

Access Statement for Acacia Cottage

1 Mill Street Colchester Essex CO1 2AH

Introduction

Acacia Cottage is a self catering cottage, within easy walking distance of Colchester town centre and railway and bus stations. The route is slightly on the incline on the return journey from town.

We have tried to provide as much information as possible in this statement, however if you have any questions or would like any other information please give us a call, 01206 504048.

We look forward to welcoming you to our cottage.

Pre-Arrival

- Please see our website at www.acacia-cottages.co.uk or call us for information.

Bookings and enquiries can be made:

Via email hc.brown@ntlworld.com

By text or mobile phone to 07986 803221 or 07709429385

By landline 01206 504048

In writing to me - Mrs Helen Brown at 42 Military Road Colchester Essex CO1 2AN.

- The nearest bus stop for access to the town is 35 metres away
- The nearest train station with access to Clacton and Walton and London is 200 metres away

Please see our website for directions to the cottage

A Welcome pack can be pre ordered for your arrival for a small additional charge

Please let us know if you have any special requests for your arrival.

Arrival & Car Parking Facilities

- If you would like any assistance with your luggage on your arrival we are more than happy to help.
- We offer private off road parking at the back of our house in Military Road, just across the road from the cottage, at no extra charge. This is approx 50 metres away from the cottage entrance. The car park is locked at night and all guests to the cottage who would like to use this facility are given a key on their arrival, so as they are able to access the gate at any time.
- There are no designated spaces, you are welcome to park any where that you can find a space and where you feel most comfortable, although there are no specific spaces for a guest with a disability, if you have any specific requirements with regards to this, we are more than happy to make any necessary arrangements if you let us know at the time of booking or on your arrival.
- The Car Park is a gravel surface
- There is a drop off point at the roadside just outside the cottage for you to offload your things and then we can show you where to park
- The entrance to the car park has a dropped down kerb
- There is rear access to all cars who park forward into the space
- There are no speed bumps in the car park
- There are several PIR lights situated in the car park to allow for the whole site to be well lit at night for all our guests
- The route from the car park to the cottage is well lit by street lighting and is on a flat wide tarmac pathway with only a very shallow kerb of 7cms to step down to cross the road to reach the cottage
- Pets are generally not allowed at the property however guide or hearing dogs are very welcome.

Main Entrance

- Entry to the property is via a 12cm step up onto the path through the garden gate and along the concrete path 4 or 5 paces to the black painted front door (contrasting with the surrounding walls of red brick)

The door is 78cm wide, the entrance to the door has a small slope and on entering there is a small step down of 6cm onto a coconut door mat and then onto the wooden floor boards of the dining room.

An alternative route is via the garden gate which is 90cm wide and is accessed via a gravel path in the front garden approx 8 paces from the main path. On entering the gate there is a concrete surface 4 paces forward will bring you to a step up of 20cm and then onto a further concrete patio, a further 10 paces and then there is a step down of 12cm onto a path leading beside the lawn to the side passage with a width of 105cm to the grey painted back door which is situated on the left hand side and is 74cm wide and has a small step up onto a rubber mat placed outside and a further step of about 4cm up over the threshold and a step down of 6cm onto a coconut door mat on the inside. You are now in the galley kitchen at the back of the property.

Both doors are single leaf and hung to the left hand side and open inwards.

The lock for the front door is approx. 125cm from the floor.

- Lighting for the downstairs is accessible from the front door on either side for lounge, dining room and the stairs and landing
- Lighting for the back entrance is in the form of a PIR light at the back door.
- I can provide assistance on your arrival to aid your entrance into the property or help with any luggage when I come over to show you round, please don't hesitate to ask.
- Any signage within the property is clear.

- Seating is available in the first room on entry in the way of 4 dining chairs and also a leather armchair, further settees are available in the lounge to the left of the dining room which is accessed via a very wide open plan entrance stepping up over a wooden threshold 2.5cm up and one pace across and another 2.5cm step down onto the lounge carpet.
- I can offer a familiarization tour or escorted visit on your arrival
- The television and music sound can be set by yourselves to your own requirements, Please be mindful of our immediate neighbours and keep noise to a minimum, late at night or early in the morning
- Pen and paper is readily available in the right hand drawer of the dining room cupboard
- Lighting is available as wall lights, ceiling lights and a shaver light placed throughout the house with the addition of dimmer lighting by way of table and bedside lamps.
- The cottage has many windows and has very good natural light which greatly adds to it's ambiance as well as giving good light during the daytime.
- Additional keys to the cottage are available on request
- A provision for service dogs can be made of water and food bowls if so required.

Hall, Stairs and Landing

- The first floor of the cottage is accessed from the Dining room via the stairs. The stairs consist firstly of 6 steps, then the 7th, steps up onto a half landing, then the stairs turn and continue up with 6 more steps and then the 7th, steps up into the upstairs hallway. The stairs are 69cm in width, 25cm in depth and 18cm in height and are even throughout.
- The hand rail is situated on the left hand side and is consistent throughout the flight of stairs.
- All doors inside the cottage are made of wood and are painted in white, with the addition on the front and back doors of small glass windows at the top of each of them, enough to let some light in but too high to be pushed in accidentally when opening
- All windows are UPVC double glazed and opened by a push in button lever. Each have locks

Dining room and lounge

The Dining Room is entered via the front door

- There is provision on the wall for hanging coats at a height of 162cm from the floor
- The floor has been stripped back to show the old floorboards and a rug of a contrasting colour is laid on the floor.
- The oval table and 4 chairs are made of pine and are easily moved to give full access to any area - there is plenty of space. The height of the table is 74cm and the chairs are sturdy and have a padded faux leather seat at a height of 47cm and have no arms - a further pine chair is available in the twin room should it be required.
- There is a further leather armchair in the corner of the room next to the window
- A CD/Radio is available on the sideboard with easy to use dials. A lamp is also available here for extra light

The Lounge is accessed by a large opening of 143cm from the dining room here, there is a threshold step going up 2.5cm and down onto the cream short pile carpet by 2.5cm on the other side

- There is a 2 seater and a 3 seater leather settee both with arms on two sides of the room each under a window. Each has the cushioned seat at 40cm from the floor. In the corner between the two is a pine coffee table where there is a table lamp for extra light
- There is a standard lamp next to the 3 seater settee to light this corner further
- The 26inch digital TV and DVD player both have remote controls
- The lounge has lots of room in the centre of the room for ease of movement
- The walls of both rooms are emulsioned in cream and all wooden door frames are white.

Laundry

- There is a front loading, standard size washing machine in the kitchen.
- A whirly line is provided outside in the private garden for your use and is stored in a down position with a cover, if you would help to open this, please don't hesitate to ask us
- An ainer is provided in the small bedroom should the weather be poor, again we can erect this for you.

Leisure Facilities

- There are public leisure facilities - swimming pools, gym, courts and sauna facilities all within 30 minutes walk or 10 minute drive away

Bedrooms & Sleeping Areas

- The bedrooms are all located on the first floor and accessed via the stairs
- The **double bedroom** can be found to the left of the landing at the top of the stairs through the door the entrance is 68cm wide
- The mattress measures 144cm by 188cm and the height of the bed is 52cm
- The bed can be accessed from either side and should further space be required on one side of the bed it is easily moved to create further room - The space on one side is currently 66cm and the other side 85cm
- The window centrally to the bay has an opening at the top and the bottom and at it's largest point is 55cm wide and 70cm high
- There is a bedside table either side of the bed at a height of 64cm, each has a bedside lamp on it and will give ample light once the main light is switched off

- From this room there is a further room beyond which is accessed via a door measuring 67cm wide
- In here there is access to a wardrobe and a dressing table, this is 90cm from the floor and has a stool under which is 46cm high - above the dressing table there is a mirror lit by a pull string light here there is also a shaving socket.
- The window has an opening at the bottom and the top and at it's largest point it is 60cm wide by 70cm high
- The **twin room** can be accessed by turning right at the top of the stairs through a door of 66cm
- Each mattress is 188cm by 92cm
- The distance between the two beds is 90cm - there is no room to make this gap bigger
- The right hand bed can only be accessed from the left hand side
- The left hand bed can be accessed from either side and there is a 74cm gap between it and the radiator on the wall under the window
- The window has an opening at the top and bottom and at the largest point this is 66cm wide by 70cm high
- There is a chest of drawers which sits between the 2 beds which is 76cm high and has lamps on top of it giving light to each single bed when the main light is out.
- All bed linen provided is of a high percentage of cotton
- All pillows and duvets supplied are non feather
- All upstairs areas have a short pile cream carpet
- The walls are all painted in cream with white paint to the door frames and doors

Bathroom

The bathroom is situated downstairs and is accessed at the rear of the property there are no steps on entering

- The width of the door is 66cm, it opens inwards and is hinged on the left
- The bathroom lock can be accessed from outside
- The bath can only be accessed from one side but there is room so that you can transfer into the bath either from your left or right, the shower is over the bath at the opposite end to the turn/twist taps. The shower is applied by user of a lever. The shower head is flexible and can be lowered or highered to suit or used free of the stand.
- The bath is 51cm in height and at its widest point is 55cm
- A cotton bath mat is available from which to enter and exit the bath.
- The bathroom has a grey ceramic floor tile
- It has white tiles to 2/3rds of the walls
- A window is situated above the toilet giving good light and ventilation with a large fan light opening and has a roller blind for privacy.
- The toilet has a handle flush and a seat which is 40cm from the floor
- The pedestal basin has twist/turn taps and is 80cm high and free space under with no vanity unit
- The low level bathroom cabinet is 75cm high and is hinged to the side

Self-Catering Kitchen

- The kitchen is galley in style and is accessed from the dining room by a 15cm step and through a doorway measuring 82cm. The step is dark brown in contrast to the grey ceramic tiles on the kitchen floor
- At its narrowest point the kitchen is 76cm between the worktops
- The kitchen worktops are 92cm in height.
- The cooker comprises of 2 ovens and a halogen hob - the height of this is 92cm. The oven and grill situated just below the hob has a dropped down door. The second oven has a left hand hinge, both are glass fronted. All the shelves can be adjusted accordingly.
- The sink and draining board are set into the worktop which is at a height of 92cm - the taps are twist/turn
- The fridge with small freezer enclosed is 83cm high and has the microwave placed on top of it
- The slim line dishwasher is placed under the work top and has a drop down door and can be accessed from the side
- The kitchen bin has a flip lid and is 42cm high
- The kitchen is lit by 3 spotlights on the ceiling
- There is a fire blanket in case of emergency
- At the end of the kitchen is the back door and access to the rubbish and recycling bins and the garden

Garden

- The cottage has a garden which has smooth patio slabs to the side way and concrete areas and paths - at the narrowest point the path is 60cm wide. The patio area as previously mentioned above has a step onto and off of it. Here there is a table and 4 chairs, these are easy to move if you feel there is a more suitable location in the garden for your needs
- The garden has a small lawn - the whirly line (height for hanging clothes approx. 180cm) can be accessed here or removed if you so wish
- Surrounding the lawn there are flower beds - some containing larger shrubs which give seclusion and some shade. To the left hand side there is a walled bed. The wall is 43cm high and 23cm wide and can provide extra seating
- The dustbin and rubbish bins can be found to the left of the back door and are clearly marked and colour coded for your ease.
- There is access to the garden not only from the kitchen via the backdoor but also as already explained above, through a garden gate accessed from the front garden.

Additional Information

- There is an information folder left available on the dining room table on your arrival to help you during your stay should you require this in a larger print please do not hesitate to ask.
- There is a good mobile phone reception from the cottage
- Please inform us on your arrival, if you should have any individual requirements in case of an emergency
- The cottage is strictly non smoking throughout
- Please familiarize yourself with the routes of escape on your arrival and take time to read the fire assessment situated on the dining room wall in case of the need for an evacuation or any other emergency.

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Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 01206504048 or email hc.brown@ntlworld.com

Many thanks