

# **Access Statement for Mimosa Cottage, Studland – October 2021**

## **Introduction**

Our cottage is single storey in its own grounds. We have tried to provide as much information as possible in this statement, if you have any queries please do call.

## **Pre-Arrival**

- We have an informative website
- Bookings / enquiries can be made via email or phone and via our website
- The nearest bus stop is 180m from the entrance [bus no. 50] and one way takes you to Swanage, the other, via the Ferry, to Bournemouth.
- The two nearest main line train stations are: Bournemouth – nine miles [via car ferry], and Wareham – 10 miles
- There are accessible taxis at Bournemouth and Wareham

## **Arrival & Car Parking Facilities**

- There is car parking for one car at the front of the Cottage
- The parking area is level, concrete paved and even and three steps from the front entrance
- There is no road parking
- There is car parking for two cars at the rear of the Cottage
- The parking area is paved – 5m leading to the back gate [100cm wide]. A paved area 2.63m long leads to two crazy paving steps, 19cm drop to second step 10cm drop to crazy paving path 3.2m long. This leads to a decked area via two steps 15cm high bottom step, 8cm high top step
- The decking – 12.6m long leads to the back double doors with one step 13cm high into the back entrance double door

## **Main Entrance**

- The entrance at the front of the Cottage has 3 steps – 20cm high, 26cm deep [bottom], 16cm high, 37cm deep [middle], 9cm high [top] into the Sitting room
- It is a double door, the main door hinged on the left. Each door is 90cm wide. The keyhole lock is 135.5cm high
- The entrance door opens straight into the Sitting room

## **Sitting Room**

- 2 x 3 seat settees, 1 armchair, all armed, 1 large footstool/seat – all moveable
- TV with remote control, with Freeview, DVD and Video
- Flooring is wood plus a mat
- 4 occasional tables
- Free space 1.17 x 2.47m clear of doors and furniture

## **Dining Room**

- Double doors from Sitting room to Dining room each 80cm, main door opens to 76cm
- Oblong table [moveable side to side] – legs on each corner, with 60cm floor to lowest point of table [underspace], 1.81m long, 91cm wide
- Chairs – moveable – 8 chairs with padded seats and no arms
- Free space between table and walls is at least 1.02m x 1.04m all round
- The dining room is open plan with the kitchen
- On the table is the “Welcome Pack” which has all details about the Cottage within it
- Flooring is wood

## **Kitchen**

- Kitchen open plan with Dining room, entrance between two areas 88cm
- Worktop height 90cm
- Double oven – door drop down, height of lowest shelf 99cm, can be accessed from side
- Grill in second oven 150cm high
- Sink is 90cms high with cupboards underneath
- Hob is 90cm high and calor gas
- Microwave – worktop height
- Fridge – under worktop – highest shelf 61cm
- Fridge freezer in Dining room, highest fridge shelf height 69cm – Freezer lowest shelf height 1.03m
- Washing machine – under worktop
- Dishwasher – under worktop
- Crockery and cookware in cupboards under and above worktop  
Cutlery in drawers at worktop height
- At least 1.8m free space between all furniture and worktops
- Evenly lit kitchen with spotlight above work surfaces where required
- Flooring is wood

## **Long Room**

- The back double doors lead into the Long room which is open plan and goes into the Sitting room at the far end, and double doors half way down, into the Dining room
- Each back door 70cm x 30cm – keyhole height 94cm
- Room includes two cane chairs, Games box, drop-leaf table – all moveable
- Free space 4.35m x 88cm
- Flooring is tiles and mats

## **Hall from kitchen leading to bedrooms and bathroom**

6.55m x 94cm – cord carpet throughout

### **Double bedroom with Ensuite shower / w.c.**

- Door width 71cm
- Double bed provided – 5ft
- Bed height 63cm floor to top of mattress
- Non feather duvets and pillows provided
- Largest transfer space available to left of bed 2.1m
- Largest free space clear of doors and furniture is 2.1m x 1.53m
- Flooring is cord carpet throughout

### **Ensuite shower/w.c.**

Door between bedroom and Ensuite – 66cm

Basin height 78cm

Pedestal washbasin, free space underneath

Toilet seat height 44cm

Space either side of toilet 23cm and 27cm

Shower door opens to left – width 49cm

No hand rails

Shower booth 71cm x 90cm

Flooring is laminate

### **Double bedroom**

- Door width 71cm
- Double bed provided – 5ft
- Bed height 63cm floor to top of mattress
- Non feather duvets and pillows provided
- Largest transfer space available to left of bed 60cm
- Largest free space clear of doors and furniture is 1.8m x 60cm
- Flooring is cord carpet throughout

## **Twin bedded room**

- Door width 71cm
- Each bed – 3ft
- Bed height 63cm floor to top of mattress
- Non feather duvets and pillows provided
- Central space between beds 63cm
- Largest free space clear of doors and furniture is 1.58m x 74cm
- Flooring is cord carpet throughout

## **Bunk bedded room**

- Door width 70cm
- Bunk beds each 39cm x 1.73m
- Bed height 86cm floor to top of mattress – bottom bed, 1.32m – top bed
- Non feather duvets and pillows provided
- Largest free space clear of doors and furniture is 2.67m x 86cm
- Flooring is cord carpet throughout

## **Bathroom**

- Door width 73cm
- Bath with flexible shower taps.
- Bath height 52cm Bath rail on wall opposite bath
- Free space in bathroom is 40cm x 61cm [from bath to basin]
- Toilet seat height 42cm
- Space to right of toilet 20cm, to left 15cm
- Basin height 79cm
- Pedestal washbasin, free space underneath
- Flooring is laminate

## **Garden**

- Patio with wooden garden table and wooden chairs
- Grassed areas
- Flower and shrub beds
- Decking on to grassed areas
- Step from back door to decking – 13cm
- Step from decking to second step – 21cm
- Second step to grass – 13cm

## **Additional Information**

- The cottage is non smoking
- Mobile phone reception
- Pets and service dogs not accepted

## **Contact information**

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- Open all year subject to availability