

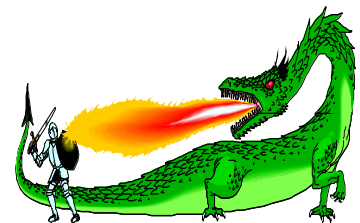
ACCESS STATEMENT

DISABLED ACCESS STATEMENT



SURF, 15 CRANTOCK BAY
WEST PENTIRE
CORNWALL
TR8 5SE

PRODUCED BY RJ BREWER GFireE. MIIRSM
PENDRAGON SAFETY CONSULTANCY
01637 879989/ 07718 530966



ACCESS STATEMENT

Premises Particulars

Address: Surf, 15 Crantock Bay, West Pentire, Cornwall TR8 5SE

Use of Premises: domestic property used as a short term holiday let.

Proprietor: Miss Kate Henwood
Address: Stonar, Betty's Grave, Poulton, Gloucestershire GL7 5ST
Tel No: 01205 850707

Date of Access Statement: May 2014

Date of Review:

Name and relevant details of person carrying out the survey:
RJ BREWER GIFireE MIIRSM
PENDRAGON SAFETY

INTRODUCTION

This access statement does not contain personal opinions as to our suitability for those with access need, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

All measurements quoted are approximate and are provided to give an overall view of the property. Floor dimensions do not include areas covered with fixed furniture such as baths or kitchen worktops. Where door openings are in excess of standard measurements they will be described as "unrestricted".

General Description of Premises

Location:

Surf is situated at the end of West Pentire Road which is overlooking the main beach at Crantock and is approximately two miles from the village centre in which there is a general shop and public house. The property has stunning views over Crantock Beach towards East Pentire, Goose Rock and the coast beyond. A bus service runs between the village and Newquay or Truro. Local buses are provided with disabled access facilities.

Description:

A three storey, four bedroom house located at the end of a newly converted block of apartments (formerly a hotel) in its own grounds provided with car parking facilities. The building is configured as follows:

The entrance door is located at the end of a pathway with open access from the car park.

The building main entrance door leads to an open hallway providing access to the lounge/kitchen/dining room, 2 bedrooms, bathroom, toilet, utility room and open plan staircase to the two first floor bedrooms both containing an en-suite. A second open plan staircase from the lounge leads down to a further lounge.

Patio doors at the front of the lower ground floor lounge lead to the terrace and garden area. Under floor heating and hot water are provided via a heat exchanger located in the utility room.

Arrival, Key collection and car parking

Pedestrian and vehicle access to the premises is provided directly from the West Pentire Road. The car parking area is situated at the front of the building. Access is through the main entrance door located at the side of the building. Details of arrival times and key collection will be provided on confirmation of booking.

Access

Pedestrian access is possible via the front entrance door or the patio doors at the front of the building via pathways from the communal gardens.

The exterior of the building and pedestrian walkways are of sound construction. They are well maintained to avoid slip, trip and fall risks.

Entrance to Property

Entry is via the inward opening ground floor main entrance door which is 32 inches/82 cm wide located at the end of the pathway by the allocated parking spaces. The handle is 41 inches/104 cm, with a thumb turn to open 37 inches/94 cm high.

The entrance is step free and leads to the 19feet 10inches x 17 feet/6 x 5.2metre hallway providing access to all ground floor rooms i.e. the open plan lounge, kitchen, dining room, toilet, bathroom and two ground floor bedrooms.

Two coat hook racks are provided the highest being 71inches/180cm from the floor. There is also a small ottoman, timber hall table and wicker chair.

The hallway is well lit at all times via overhead lighting and borrowed light through the window. The floor is covered with timber and is non-slip. All door handles are 39inches/1m high. Light switches are 45inches/116cm.

Open plan lounge, kitchen and dining area

To the left of the hallway the open plan living area is accessed though a set of double doors opening 50inches/127cm wide. The whole floor area is approximately 24 feet x 24 feet/7.3 x 7.3metres.

Kitchen

The floor area including the island and breakfast bar is approximately 124 x 90 inches/315 x 229 cm with step free level access from the hallway. The floor surface is covered with timber.

The kitchen contains an island unit 38inches x 85inches x 35 inches high/97 x 216 x 89cm. An induction hob and extractor fan are fitted in the centre of the island along with telescopic power points. It contains a wine chiller, two base units and four drawers. The other side of the island is a breakfast bar with four adjustable chairs.

Other cooking appliances consist of an electric fan oven and grill, combi oven /microwave with a warming drawer underneath. The highest oven door is 42 inches/117cm from the floor and the handle 52inches/132 cm from floor level.

Granite worktop and one and a half bowl sink are 35 inches/89cm from the floor. There is a spray tap with controls 4 inches/10 cm above the sink. A Quooker is provided for instant boiling water.

An integral fridge, freezer and dishwasher are provided. The highest shelf in the fridge is 71inches/180cm from the floor. A toaster and coffee machine are located above the worktops.

Socket outlets are 10 inches/16cm above the worktops.

Eight overhead cupboards are located around the kitchen area. All have adjustable shelves. Handles are 27 inches/69cm above the worktop. The spur units for the kitchen appliances are located in one of these cupboards. Six base unit store cupboards are also provided. .

Glasses and crockery can be moved from wall cupboards to lower cupboards, if required, please request this when booking.

The kitchen is well lit with natural light from the window, lights in the ceiling supplemented by under cupboard lighting.

Lounge

The lounge has level entry from the kitchen. Floors are timber.

The room has a mixture of seating with upholstered suite consisting of a 5 seat corner settee, swivel chair and two pouffe stools. The seating height of the settee is 20 inches/50cm.

There is a widescreen TV on a low timber unit with cupboard and drawers which also contains a DVD player and sky box with remote control units. An iPod docking station has also been provided.

There are two small coffee tables and a lamp table containing a CD player.

A set of patio doors with an opening 69inches/175cm lead to a large balcony 17feet x 6ft 10inches/5.2 x 2.1metres. There is a 5 inch/13 cm step down from the lounge to the decking. The glass balustrade is 44inches/112cm high.

Lighting is natural day light from the patio doors and by night levels are overhead lighting supplemented by under cupboard lights in the kitchen area.

Dining Room

The dining area is at the left side of the lounge and contains timber dining table 92 inches x 35.5 inches/235 x90cm x 29.5 inches/75cm high. Eight upright chairs are provided.

They are constructed to standard height (20inch/50cm) and can be moved to provide unrestricted access.

No obstructions are present between the kitchen, lounge and dining area to assist in the safe movement between the three areas. Floors are timber.

Ground floor toilet.

A toilet and hand wash sink are located in the hall.

The floor area is 5 feet 10inches x 5 feet/180 x 53 cm. The door opening is 30 inches/76cm wide. The toilet is 17 inches/43cm and the flush 39 inches/1m from the floor. The hand basin is 34 inches/87cm high and the taps 5 inches/13 cm above. Lighting is via overhead lights. The floor is covered with tiles. Walls are part tiled or painted.

Utility room

The L- shaped utility room has a floor area of approx. 80 x 75inches/204 x 190cm with a door opening 30 inches/77cm wide. It contains a worktop with fitted sink 36inches/91cm high. The tap controls are 5inches/13cm above. Power points are provided 9inches/23cm above the worktop. A washing machine and tumble drier are provided.

Three wall cupboards are provided one contains the property's two consumer units and the heat exchange unit providing under floor heating and hot water.

Hall storage cupboard

A storage cupboard 5feet x 3feet 3inches/153 x 100cm with a door opening 30inches/77cm contains the high chair, vacuum cleaner and ironing board.

Bedroom 1 Ground Floor

The bedroom has a floor area of 10 feet 4 inches x 12 feet/3.2 x 3.6 metres. The door opening is 30 inches/77cm wide.

The room contains a super-king size zip and link bed which is approx 26 inches/66cm high according to the thickness of the bedding. There are two bedside cabinets with drawer and a lamp on top and a six drawer chest of drawers. The height of the cabinets is 22 inches/57cm. The room has a double built in wardrobe each door has an opening width of 27.5 inches/70cm. The hanging rail is 65 inches/164cm from the floor with a single shelf above.

All wall mounted flat screen TV with remote is provided.

Lighting is provided by overhead lights and lamps supplemented by natural light from the window. The floor surface is carpet.

Bedroom 2 Ground Floor

The bedroom has a floor area of 9 feet x 14 feet 3 inches/2.75 x 4.3metres. The door opening is 30 inches/77cm wide.

The room contains twin beds which are approx 26 inches/66cm high according to the thickness of the bedding. There are two bedside cabinets with a drawer and a lamp on top. The height of the cabinets is 22 inches/57cm. The room has a double built in wardrobe each door has an opening width of 27.5 inches/70cm. The hanging rail is 65 inches/164cm from the floor with a single shelf above.

All wall mounted flat screen TV with remote is provided.

Lighting is provided by overhead lights and lamps supplemented by natural light from the window. The floor surface is carpet.

Stairs and landing

The open plan staircase leads from the entrance foyer to the first floor landing and is constructed of timber covered with carpet.

It is 35 inches/ 88cm wide with a timber handrail. There are 14 steps with 7 inch/18cm risers.

The landing on the first floor provides access to two bedrooms. It is 100 inches x 39 inches/255 x 1m including the opening to the staircase. Lighting is provided by ceiling lights.

Main Bedroom and en-suite First floor

The bedroom has a floor area of 13 x 19 feet/4 x 5.8 metres including the en-suite. The door width is 30 inches/77cm. The floor surface is carpet.

The room contains a king size bed which is approx 28 inches/72cm high according to the thickness of the bedding. There are two 3 drawer bedside cabinets with lamps and a clock radio. The height of the cabinets is 22 inches/57cm. There is also a wicker chair with seating height of 19 inches/48cm. There are two sloping five door built in wardrobes with a minimum door opening of 21.5 inches/55cm. Both contain a four drawer chest and numerous shelves, the highest is 66.5inches/169cm. The hanging rail is 64 inches/162cm from the floor.

There is an ottoman with flat screen TV with remote control on top. A bistro type table and two chairs are also provided.

The room has two steps with 7 inch/18cm risers up to a set of patio doors which lead onto a balcony. The door opening is 25 inches/64cm width and the handle 39 inches/1m from the floor. The balcony 175 inches x 180 inches/440 x 457cm and is covered with slabs. The glass balustrade around the balcony is 43 inches/110cm high.

En-suite

The en-suite is 7 feet x 5 feet/214 x 152cm floor area. The sliding door is 25 inches/63cm wide. It contains a shower, toilet and double vanity sink.

The shower cubicle is 46 inches x 29 inches/ 117 x 74cm with a door opening of 16 inches/ 40cm. There is a mixer shower with spray head at ceiling height and controls 45 inches/114cm above the tray. The step into the shower is 2 inches/5cm. The height of the toilet is 17 inches/43cm and the flush 39 inches/1m from the floor. The double vanity unit is 35 inches/88cm high with the tap 5 inches/12cm above. Three storage cupboards are provided under the vanity unit. The en-suite is fitted with an extractor fan and heated towel rail. Lighting is via overhead lights. The floor surface is ceramic tiles.

Bedroom 2 and en-suite First floor

The bedroom has a floor area of 8 feet 9 inches x 12 feet 8 inches/2.7 x 3.8 metres including the en-suite. The door width is 30 inches/77cm. The floor surface is carpet.

The room contains twin beds which are approx 27 inches/69cm high according to the thickness of the bedding. There are two bedside cabinets with drawer and lamps on top. The height of the cabinets is 22 inches/57cm. There are two sloping five door built in wardrobes with a minimum door opening of 21.5 inches/55cm. Both contain a four drawer chest and numerous shelves, the highest is 66inches/168cm. The hanging rail is 64 inches/162cm from the floor.

A wall mounted TV with remote control is provided.

En-suite

The en-suite is 41 x 62 inches/104 x 158cm floor area. The door is 27 inches/69cm wide. It contains a shower, toilet and sink. The shower cubicle is 35 inches x 34 inches/ 89 x 86cm with a door opening of 19 inches/ 48cm.

There is a mixer shower with spray head 78 inches/2m high and controls 44 inches/112cm above the tray. The step into the shower is 2 inches/5cm. The height of the toilet is 17 inches/43cm and the flush 30 inches/77cm from the floor. The sink is 33 inches/84cm high with the tap 6 inches/15cm above. It contains a hatch-type storage cupboard. The en-suite is fitted with an extractor fan and heated towel rail. Lighting is via overhead lights. The floor is ceramic tiles.

Main bathroom:

The bathroom is on the ground floor and is approximately 7 feet x 5 feet 6 inches/ 214 x 168 cm floor area and contains a bath with overhead shower and screen. The bath is 24.5 inches/62cm high; taps controls are 13 inches/34 cm above. There is a shower spray head at ceiling height and additional shower spray 30 inches/77cm above the bath. A toilet and hand basin is also provided. The toilet is 16 inches/41 cm high. The flush is 39 inches/1m. The sink is 34 inches/87 cm high with the tap controls 5.5 inches/14cm above.

The door opening is 30 inches/74cm wide. There is a heated towel, vanity mirror and extractor fan. The floor surface is ceramic tiles.

Staircase ground to lower ground floor:

The open plan staircase runs from the lounge area to the lower ground floor and is constructed of timber.

It is 33 inches/ 84cm wide with a timber handrail. There are 14 steps with 7 inch/18cm risers.

Lighting is provided by ceiling lights.

Lower ground floor lounge:

The lounge is approximately 18ft 3 inches x 24 feet/556 x 732cm. Floors are timber.

The room has a mixture of seating with upholstered suite consisting of 2 x 3 seater settees, an armchair and two pouffe stools surrounding a timber coffee table. The seating height is 18 inches/46cm.

There is a widescreen 50inch TV on a low glass unit which also contains a DVD player, Sky box and Xbox 360 with remote control units.

There is a book case with five shelves containing a stereo unit. A rectangular ratten style table with 8 carver and 2 easy chairs is also provided

A set of patio doors with an opening 69inches/175cm leads to a large slabbed terrace and garden overlooking Crantock Beach. There is an 8 inch/20 cm step down from the lounge to the terrace. The door handle is 41 inches/104cm from the floor.

Lighting is natural day light from the patio doors and by night levels are overhead lighting supplemented by lamps around the room.

External Areas and Garden:

The entrance and car parking area are gravel. A surfboard store and communal bin store are provided. The surfboard store is 39feet/12metres from the apartment door. The two designated car parking spaces are adjacent to the front of the property and are 38 feet 6 inches/12 metres to the main entrance door. External lighting is provided in all pedestrian areas.

The terrace is 40ft x 10ft/12 x 3metres. A flight of steps lead to an outside sun deck which is 26 x 17feet/8 x 5metres. Access is via 9 steps with 6inch/15cm risers. A handrail 39inches/1metre and glass balustrade 44inches/112cm high are provided.

Paths lead from the car park to the entrance door, around the building to the rear terrace and from the terrace to the sun deck. A further path leads to the large open communal gardens and the beach. All are sound, non-slip and constructed from concrete slabs. Use of a torch in dark conditions is recommended.

The complex contains a reception, bar-café-bistro with outside dining area, pool and fitness suite. The Bowgie Inn, which is family friendly and provides excellent food is located next to the complex. There are footpaths from the car park leading to the Headland and Crantock Beach.

.

Additional Information

Additional Information

Assistance dogs are welcome.

The mobile phone reception is generally good but check different parts of the building and surrounding areas to ensure you know where to make an emergency call should it become necessary. **Dial 112 as it will route the call through any service provider with a signal.**

The location of the nearest hospital with a minor injuries unit and the nearest Doctor's surgery can be found in the guest information folder.

The nearest hospital with full 24 hour service is Treliske at Truro.

Most taxi companies provide vehicles with wheelchair or disabled access facilities. Enquire when booking.

Further information is in the welcome folder.

There is also a list of nearby attractions and information provided, where available.

Future Plans

We are planning a review of our facilities to make them more accessible. Your comments and suggestions are welcome.