Access Statement for St Thomas's

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

Introduction

St Thomas's is a self catering, 5 bedroomed Georgian town house situated in historic Old Portsmouth. It sleeps up to 12 guests within beds and possibly another 4 guests on bed chairs/sofa beds etc and is suitable for get togethers, family holidays, business or crew accommodation. The property is situated on a quiet street, the surrounding area being fairly flat with some cobbled paving. The house is well appointed with good access to local shops, the town center, attractions and local bus routes. It provides a comprehensive welcome folder for guests outlining important and useful information with contact numbers available for the owners

Pre-Arrival

- For full details and maps of how to reach the property see the directions and maps section of www.completeholidayhomes.co.uk. Alternatively, you can plan your journey by car or public transport using http://www.theaa.com/route-planner/index.jsp; simply enter your postcode and the house number, which is *PO1 2EZ (45)* to get directions.
- The nearest railway station is Portsmouth Harbour which is just under a mile away.
- The property is set over four levels and would not be suitable for those who are chair dependent.
- The Welcome Folder for The Dairy House and this Access Statement are available in larger print on request.

Key Collection, Welcome and Car Parking

- You will be given a code for a key box located at the front door.
- There is secure off-road parking for 2 small to medium sized cars within the rear garage, which is rare within this area.

Entrance to Property

- The front door is 35'' wide.
- There are 2 locks with the bottom lock being 25" from the floor and the top lock being 53" from the floor.
- There are 5 steps up into the property which are 7" high.
- The entrance is well lit by ceiling spot lights.
- The flooring is laminate wood.

Hallway

- The passage way to the ground floor is 39'' wide.
- The floor is laminate wood.

Downstairs Sitting Room/Lounge

- The 1st sitting room / lounge is situated on the ground floor.
- The floor covering is carpet,
- The door opening is 29'' wide.
- The room has a good mixture of seating with a 7 seater corner sofa, large foot stool, and single arm chair. There is good access around the whole of this room.
- The room is well lit with 2 large windows providing a great deal of natural light, additional light sources are a tall corner lamp and ceiling spot lights.

Kitchen / Dining Room

- The kitchen/dining room is situated on the ground floor with level access from the hallway. The floor covering is laminate wood.
- The door opening is 29'' wide.
- The oven doors drop down and the maximum height of these is 59'', the hob is 36'' from the floor.
- The microwave is 74” from the floor level.
- Work surfaces / food preparation areas are 36'' from the floor.
- The cupboards containing crockery and foodstuffs are floor to ceiling with some set above the work surfaces.
- The height of the highest shelf to the fridge is 59'' and the lowest drawer 16'', the freezers top shelf is 56'' and the lowest 16''.
- The sink tap is a single lever mixer type Quooker hot water system tap.
- Lighting is good with a lot of natural light from large bi folding doors and sky light. There are also spot lights in the kitchen
- The table can seat up to 14 guests and is 31” from floor to table top. The seating is a mix of individual seats and a wooden bench. The furniture is all movable if necessary, however again there is good access to the room and a good space within for maneuverability.

Ground Floor WC

- There is a WC located on the ground floor, with access from the hall way.
- The door opening is 30” wide
- The toilet seat is 17” from the floor
- The sink is 34.5” from floor to basin
- The room is lit by a single pull cord light from the ceiling
- The flooring is laminate wood

Stairs from ground floor to first floor

- The stairs are carpeted and lit by pendant lighting
- There are 7 steps leading to a half landing and then a further 8 steps to the first floor
- The steps are 7” high and 37” wide
- There is a handrail

Bedrooms and Sleeping Areas

- There are 5 bedrooms within the property, 1 is located on the first floor, 2 are located on the second floor and 2 are located on the third floor.
- All bedding materials are cotton sheets and polyester pillows and duvets

Bedroom 1 (First Floor – En suite)

- The doorway is 29” wide in to the bedroom and the door to the ensuite is 30” wide
- This room has a 4 poster king size bed, a sofa and wardrobe. The flooring is laminate wood
- The height from the floor to the mattress is 26”
- Access around the whole room is spacious
- Bedding materials are cotton sheets and polyester pillows and duvets
- The room has a lot of natural light from the big windows which also have plantation blinds on. There is a chandelier light hanging from the ceiling
- The en-suite bathroom is a shower room with ceiling spot lights
- The height from the floor to the sink basin is 37” and the height from the floor to the toilet seat is 17”

First Floor Sitting Room / Lounge

- The floor covering is laminate wood with 1 large rug.
- The door opening is 29'' wide.
- The room has a good mixture of seating with a 2 sofas (3 and 4 seater), large foot stool, single arm chair and a small table with chairs. There is good access around the whole of this room.
- The room is well lit with 3 large windows providing a great deal of natural light and there are also ceiling spot lights.

Stairs from first floor to second floor

- The stairs are carpeted and lit by pendant lighting
- There are 8 steps leading to a half landing and then a further 7 steps to the second floor
- The steps are 7” high and 37” wide.
- There is a handrail

Bedroom 2 (Second Floor – En suite)

- This is the master bedroom. The doorway is 29” wide in to the bedroom and the door to the ensuite is 29” wide
- This room has a super king size bed, dressing table and chest of drawers. The flooring is carpet
- The height from the floor to the mattress is 27”
- Access around the whole room is spacious
- The room has a lot of natural light from the big windows which also have plantation blinds on. There is a pendant light from the ceiling
- The en-suite bathroom is a shower room with ceiling spot lights and vinyl flooring
- The height from the floor to the sink basin is 33” and the height from the floor to the toilet seat is 17”

Bedroom 3 (Second Floor)

- The doorway is 29” wide in to the bedroom
- This room has a double bed, a set of bunk beds and chest of drawers. The flooring is carpet.
- The height from the floor to the mattress o the double bed is 26”
- The height of the top mattress on the bunk beds is 56” from floor to mattress . The first step is 22” from the floor
- The room has a lot of natural light from the big windows which also have plantation blinds on. There is a pendant light from the ceiling

Family Bathroom (Second Floor)

- This room leads off the landing. The door width is 29”
- The flooring is laminate wood
- There is a free standing bath with over bath hand held shower. The height of the bath is 22”
- The height from the floor to the toilet seat is 16” and the sink is 35” from floor to basin

Stairs from second floor to third floor

- This stair case is narrower than the other stair cases. The door width is 29” with each step being 8” wide by 9” deep at the widest point.
- There are 13 steps which are carpeted
- There is a handrail to one side
- The landing at the top is also carpeted and the narrowest point is 32”

Roof Terrace

- The roof terrace is accessed from the third floor landing. There is a 10” step up to a 30” wide door frame

Bedroom 4 (Third Floor – En-suite)

- The doorway is 28” wide in to the bedroom and the door to the en-suite is 29” wide with a 0.5” step into the en-suite.
- This room has a king size ‘zip and link’ bed which can split and make 2 singles and chest of drawers. The flooring is laminate wood.
- The height from the floor to the floor to the mattress is 26”
- The room has a lot of natural light from the big windows on either side. There is also ceiling lighting.
- The en suite is a shower room with the shower stay having a 6” step into the tray and a door opening of 21”.
- The toilet seat is 16” from the floor to seat and the sink basin is 32” from the floor to basin.
- The room is lit by coiling spot lights.

Bedroom 5 (Third Floor – En-suite)

- The doorway is 28” wide in to the bedroom and the door to the en-suite is 29”
- This room has a king size bed, a bean bag style sofa and small table. The flooring is carpet.
- The height from the floor to the mattress is 26”
- The room is an attic room with vaulted ceilings.
- The room has natural light from 2 Velux windows. There is also ceiling lighting.
- The en suite is a shower room with the shower stay having a 6” step into the tray and a door opening of 21”.
- The toilet seat is 16” from the floor to seat and the sink basin is 32” from the floor to basin.
- The room is lit by coiling spot lights.

Courtyard Garden

- The courtyard garden to the rear is laid with flagstone slabs with shrubs to its borders making it usable in most weathers complete with outdoor seating.