

ACCESS STATEMENT FOR

Bedford Holiday Flats

November 2007

ADDRESS: 10 ADELPHI ROAD, PAIGNTON, SOUTH DEVON, TQ4 6AW

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Web Address: www.bedfordholidayflats.co.uk

LOCATION

Located within easy access of the railway and bus stations. Collections and drop off from/to the stations can be arranged with independent taxi company. Alternatively the building is an easy 5 minute level walk. 2 minute level walk to the promenade and beach, with the pier a further 5 minutes away. Mobility is relatively easy for wheel chairs and electric scooters as Paignton is mostly on the level. The Harbour is five minutes easy walk along the front. There is a main road to cross but this has islands as well as pelican crossings to aid access to the promenade. The Town Centre, restaurants, shops and cinema are in easy reach and accessible on foot.

BUILDING

Elegant four storey Victorian Town house built around 1890 with a lower ground floor with two separate flats with their own external entrances. There are a further five flats on the 1st and 2nd floors. The owner's accommodation is located on the ground floor. There is a car park at the front of the building with space for one car for per flat. Access to the garden, which is lawned with a concrete path is from the side of the house or from Torbay gardens. The building has been tastefully renovated to provide seven beautiful self contained flats each with differing layouts. All flats are centrally heated out of season, with the exception of flat 10 which has a large electric panel heater. Electricity is provided by £1.00 coin meters. The windows have all been replaced with new UPVC double glazing. The building has a fire safety inspection annually.

SERVICE PROVIDED

In the summer season and main holiday periods flats are provided for self catering holidays. All flats are cleaned and beds made up on arrival.

Dustbins are located at the side of the building, we are recycling so this means that different bins are available and labelled for different household waste.

Towels are provided at a small cost.

BEDROOM ACCOMMODATION

Double beds are (4ft 6 ins). There are two pillows per person, per bed provided. Single beds are (2ft 6ins). All rooms have wardrobes, bedside lamps and sets of drawers.

RESIDENT PROPRIETORS

Steven and Sharon live on the ground floor.

THE WELCOME

- The property is a 3 Star, no smoking facility.
- All guests are welcomed in person by Sharon or Steven who take them to their flat and explain the facilities in detail. There are also information sheets in each room. Each flat has a number, and this is displayed on the door.
- Additional keys can be provided on request. Each key ring has a front door key and key to the flat on it.

RECORD OF GUESTS FOR FIRE AND INSURANCE

- Guests are recorded using the original booking form showing their requirements and details.
- Fire Alarm details are displayed on the back of each flat door.

STEPS

- Access to the front door of the main building and reception is via 4 steps which are all 180mm high.

HANDRAILS

- To aid access there is a handrail on the left hand side of the steps to offer support when using the steps on the approach to the front door.

APPROACH/CAR PARKING

- The car park is at the front of the building and offers parking for one vehicle per flat. Parking is two deep and a notice board is located in the hall to record car details so that the risk of being blocked in can be reduced. The car park is less than 15metres from the front door and the doors to the lower ground floor flats.
- There is space to drop passengers off at the front of the building. When required, assistance with luggage will be given.
- Lighting is provided around the outside of the property by security lights which work off sensors.

DOORS-EXTERNAL

The two flats on the lower ground floor and have their own external doors.

- Both lower ground floor flats can be accessed by a door at the side of the building which is 750mm wide and has to be pushed into the lower hall way to open and there is a step which is 60mm high. Usually guests with wheel chairs will leave them in the hall. The door handle is a lever style which is pushed down to open and has to be pushed up to be locked (like a conservatory door)
- Flat 2 is at the rear of the building with access from the garden, but to prevent flooding there is a 300mm x 100mm step to stride over. The door into the flat is 790mm wide and the handle needs to be pushed downwards to open the door and upwards to secure it.
- Internal door ways are very narrow and wheelchair movement would not be possible.
- The garden gate opens inwards from Torbay Gardens and is 120mm wide with a downward step 17mm high.

INTERIORS

There are fitted carpets throughout and cushion floor in the kitchen and bathroom areas.

- Light switches are 1400mm or lower.
- Bathroom fittings, kitchen cupboards and beds are of conventional design and height
- TV's have remote controls and free view

- Bedrooms have double beds 4ft 6in and single beds are 2ft 6in.
Bathrooms: Flat 8 has a 900mm shower tray with shower curtain and step to enter
All other flats have 760mm shower trays with a shower curtain and step to enter.
All flats have instantaneous electric showers.
- Kitchens have fire blankets.
- There are cordless kettles in all apartments
- Litter bins are provided

GARDEN

- Is for the use of all guests. It is level and lawned with flower beds at the side and rotor driers in the middle. There is a garden patio set for guests to use.