'The Hayloft' at Chitty Lane, Chislet, Canterbury, Kent.

ACCESS STATEMENT 2011/2012

**Location**

The Hayloft is a converted thatched barn situated off a quiet country lane forming part of the village of Chislet. Chislet is situated 8miles from Canterbury and although a bus service operates from the adjacent village of Upstreet (2.5 miles from The Hayloft), a car is essential.

**Parking**

A private, secure gravel drive is provided directly adjacent to the Hayloft. This area allows easy parking for three cars and a fourth if necessary. This area allows easy unloading of the car within feet of the barn. The area is covered by external lights which are automatically controlled. A security floodlight also operates for very late arrival/departure providing good and safe visibility at night when moving from car to the barn.

**Access into the barn**

A brick paved drop off area allows for easy wheel chair access via a shallow ramp up to the level threshold of the front door. All the ground floor doors have a clear width in excess of 800mm allowing easy wheelchair access. The west facing terrace has a timber deck also accessible via level threshold doors.

**Emergency Refuge Area**

In the event of an emergency the entrance courtyard should be used to provide easy and safe exit from the building. The owner lives in the property adjacent and can be contacted by phone. The normal emergency services can also be called by dialling 999.

**Disabled Facilities**

The ground floor bedroom is accessed off the main living area and has en-suite facilities, beds can be arranged either as a double or twin beds. Preference should be provided when booking. The beds are above normal height and have a high quality matress with allergy free pillows.

The en-suite is provided with a wet room floor with a level threshold. A grab rail is provided along the side wall and a shelf along the end wall. A plastic seat is stored in the wardrobe for use in the shower. A thermostatic mixer shower ensures even temperature control and the wash basin has lever taps.

**Heating**

Underfloor heating is provided throughout the ground floor and is controlled by thermostats in the kitchen, living area and ground floor bedroom allowing separate control of each area. The upper area is heated by radiators with thermostatic valves. A fire guard is provided to use as required for the log burning stove.

**Emergency Lighting**

Emergency lights are provided to the living areas and above the stairs to give safe travel in the event of power failure.Each bedroom has mains powered torches to assist if required.

**Other Safety Facilities**

A fire blanket is provided in the kitchen, adjacent to the cooker and three fire extinguishers are provided; the kitchen one is foam type to cover electrical fires.

All televisions are remote control operated.

All bedrooms have a mirror/shelf suitable for wheelchair users.

Property conversion completed in 2010 was fully inspected and approved by Canterbury City Council Building Control and the local Fire Officer.

Fire extinguishers tested and serviced annually.