

Access Statement For Birchwood Lodge, Shaws Lane, Southwater, West Sussex, RH13 9BX

Introduction

Birchwood Lodge is a purpose-built bungalow constructed by Scandia Hus in 2002. We have tried to provide as much information as possible in this statement. Should you have any queries, please contact us.

We look forward to welcoming you.

Pre-Arrival

- In line with our environmental policy, information about Birchwood Lodge is available on our website, www.birchwoodlodge.co.uk. Enquiries and bookings can be made by e-mail, fax or telephone.
- The nearest bus stop is approximately 1 mile away in the centre of the village of Southwater.
- The nearest railway stations are: Christ's Hospital (approximately 2 miles) and Horsham (approximately 5 miles).
- Accessible taxis to/from Horsham station can be arranged in advance.
- Shopping can be delivered by Tesco, Sainsbury or Occado (Waitrose), if arranged in advance.
- Organic groceries can be delivered by Abel & Cole, if arranged in advance.
- We can provide information in large print on request.
- Horsham operates a Shop Mobility scheme.
- The nearest RADAR toilets are: Beeson House, Lintot Square, Southwater and in Southwater Country Park's visitor centre during opening hours. There are also a number of RADAR toilets in Horsham.

Arrival & Car Parking Facilities

- There is car parking for one car on the drive to the front and side of the bungalow. Space for a second car can be arranged about 50 metres away.
- The drive is surfaced in tarmac, which is smooth and even.
- The drive and entrances to the bungalow are lit at night.

Main Entrance & Reception

- The main entrance to the bungalow is at the front and is accessed via a permanent concrete ramp onto an area of wooden decking. The ramp is 2.6m long, 1.5 m wide with a 40cm rise. The distance from the ramp to the front door is 0.25m. The front door is 85cm wide (after allowing for the door width), hinged on the left and opens inwards. There is a 5cm sill. The keyhole is 110cm high.
- The back door is accessible via a paved path (0.9m wide) around the side of the bungalow from the car parking area, through a gate (0.85cm wide) and up a step (23cm high) onto a square wooden decked area, measuring 147cm by 125 cm. The back door is 70cm wide, with a 8cm sill.
- We welcome all guests on arrival and guide them around the property. Guests are provided with two keys, with each key operating both front and back doors.
- The front door opens onto the hall. The hall leads to both bedrooms and to the shower-room on the left, and to the living-room, dining-room, kitchen and utility room on the right.
- The hall is 1.1m wide, and has level wooden (beech) flooring and pine skirting, with a small rug by the front door. The walls are painted in Dulux soft stone colour.
- One well-behaved dog is welcome, subject to prior agreement with the owners. Water bowls can be provided on request. Birchwood Lodge is next to a bridleway and 10 metres from a footpath into woodland, and is ideal for dog-walking.
- The rooms are all well-lit, by natural light during the day, and by spot lighting in the evenings. The lighting levels can be adjusted by dimmer switches.

Public Areas - General (Internal)

- Not applicable

Public Areas - WC

- Not applicable

Restaurant / Dining Room, Bar & Lounges, Take Away & Cafe

- The dining room opens from the living room through double, partly-glazed doors, which are 1.4m wide.
- There is a round wooden table with four metal legs and four moveable chairs. The chairs are made of wood to match the table, with metal legs and no arms. The under space (floor to underside of table) measures 72cm high and 1.2m.
- The free space between the table and walls is at least 90cm all round.
- There is free space of 1.4m by 3m clear of door and furniture.
- The room is floored with terracotta tiles.
- The room is lit by a 3-way spot light. It enjoys excellent natural light, having windows all the way round.
- There is a door (75cm wide) from the dining room onto the decking at the front of the bungalow. The threshold is 7cm. Outside, there is a step down of 16cm, followed by a further 14cm step down to the lawn at the front of the bungalow, and access via a paved path (0.9m wide) to the back garden through a latched gate (85cm wide, latch 75cm high). A round wooden table and four folding chairs are provided in the enclosed back garden, which is laid to lawn.
- On the decking at the front of the bungalow there is a bench, 44cm high with a small coffee table 49cm high.
- The living room is accessed from the hall and opens into the kitchen and dining room. It is lit by a combination of overhead spot lights which are dimmer controlled, and by a standard lamp. It enjoys good natural light, as it is a dual aspect room.
- It has wooden (beech flooring) and pine skirting, with a rug (with non-slip underlay) in the centre of the room.
- It is furnished with a leather two-seater sofa with arms, two leather armchairs and a coffee table. All the furniture is moveable and non-feather.
- In one corner, there is a Sony TV with Freeview, SkyPlus and DVD/VCR, all operated by remote control.
- In the opposite corner, there is a desk with a moveable chair (no arms) with a phone and laptop.
- Against one wall is a bookcase with a stereo (CD/Radio), operated by remote control.

Laundry

- There is a standard-size Hotpoint Aqualtis washer dryer in the utility room. This is front loading, and adjacent to the floor-mounted boiler.
- The utility room opens from the kitchen, via a 70cm door which slides into the wall. It has grey marbled effect ceramic floor tiles, pine skirting and is painted a soft stone colour. It enjoys good natural light and is spot lit. The door from the utility room into the garden opens onto a square wooden decked step 147cm by 125 cm. The back door is 70cm wide, with a 8cm sill.
- The largest free space measures 80cm by 80cm.

Shop

- Not available

Treatment room/s

- Not available

Leisure Facilities

- See below

Outdoor Facilities

- The owners' house is a short walk from the bungalow.
- The house is accessible from the bungalow from the bungalow drive, over a paved path 0.9m wide.

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

- Not applicable

Bedrooms

- The main bedroom is accessed from the hall through an inward opening door 80 cm wide. It is next to the shower room.
- It is furnished with a king-sized moveable bed, an LCD TV with remote control, two bedside tables with clock radio/CD player and a range of fitted wardrobes and drawers.
- The bed is 36cm from the floor to the top of the mattress. The

largest transfer space is 80cm.

- Non-feather duvets and pillows are provided. Bedding is cotton or a cotton-polyester mix.
- The largest free space is 1.4m by 1.4m.
- The flooring is wooden (beech), with pine skirting and the walls are painted using Homebase own brand emulsion paint. The name of colour is Pecan. A sheep-skin type rug is provided either side of the bed.
- The room enjoys good natural light and is lit with dimmer-controlled spot lights, supplemented by two bedside lights.
- The second bedroom is accessed from the hall through an inward opening door 80 cm wide. It is next to the shower room.
- It is furnished with a child's single bed with a bedside table. Beneath the bed is a pull out truckle bed suitable for a second child. The room also contains a bed/chair that converts to a full-sized single bed.
- All the furniture is moveable so the transfer spaces depend on the number of occupants. Please make specific enquiries of the owners quoting the number of visitors.
- The room enjoys good natural light with dimmer-controlled spot lights and a child's bedside light.
- The flooring is beech, with pine skirting and the walls are painted with Dulux Baby Blue emulsion paint.

Bathroom, Shower-room & WC [Ensuite or Shared]

- The bathroom is accessed from the hall, and is between both bedrooms. The door opens outwards and is 80cm wide.
- There is an S shape walk in shower, raised 18cm above the floor. It has a horizontal handrail inside, to the right of the shower controls (lever).
- The largest free space measures 1.4m by 0.7m.
- The toilet has a push-button dual flush and the seat is 40cm high. There is a 30cm space to the right of the toilet and 25cm to the left.
- The basin has a lever mixer tap and is set into a vanity unit, and is 85cm high.
- There is a mirror-fronted bathroom cabinet mounted above the basin.
- The flooring is in a pale green ceramic tile, with co-ordinating wall tiles.
- All sanitary ware is white.

- There is a release mechanism on the outside of the bathroom door.
- It is lit by spot lights and by an overbasin shaving light, and has an outside window for additional natural light.

Self-Catering Kitchen

- The kitchen opens from the living room and leads onto the utility (laundry) room. The entrance into the kitchen is 1.3m wide.
- The worktops are 93cm high.
- The oven is an under-counter fan oven, with a drop-down oven door, which can be accessed from the side. The height of the lowest shelf is 29cm, the highest shelf is 45cm high, and has a separate grill/second oven above, 87cm from the floor.
- The halogen hob is 93cm high and set into the worktop above the oven.
- There is a microwave and a toaster on the worktop near the hob, and a kettle on the opposite worktop near the sink.
- The sink is 93cm high, with a mixer tap and fitted cupboards underneath. Next to it is an under-counter dishwasher.
- Crockery and utensils, instruction manuals for all equipment and a first aid box are stored in a range of fitted wall and floor units.
- The flooring is a grey ceramic tile, with good contrast between it and the limed oak units.
- There is free space of 1.45m by 1.5m.
- It is an evenly lit kitchen, with spot lights and good natural lighting from two windows.
- There is a larder style fridge-freezer, with the fridge over the freezer, located in the utility (laundry room). The highest shelf in the fridge is 150cm high.

Caravans, Holiday Homes & Twin Units

- Not applicable

Touring Facilities (Holiday Parks)

- Not applicable

Boats - Narrow Boat, Cruiser & Hotel Boat

- Not applicable

Attractions (Displays, exhibits, rides etc.)

- Not applicable

Grounds and Gardens

- The grounds of the bungalow are predominantly laid to lawn. There is an enclosed area to the rear of the bungalow, accessible from either side. In this area there are two sun-loungers, 30cm high, a circular wooden garden table with 4 matching folding chairs (see above), a child's moveable table sandpit and a moveable kettle-style barbecue.
- Outside the gated area is more lawn, with a greenhouse, and a shed for the storage of bicycles and children's garden toys. There is also a fishpond, set back with decorative planting and shingle, with an additional decked area, table and chairs.
- In the grounds of the owners' house is a children's play area suitable for under 12s. It is accessible from the drive of the bungalow, and on a level grass surface. Garden benches are provided.

Additional Information

- The window sills in the main bedroom and the dining room/conservatory, together with those which face west in the living room, are low and all windows throughout the bungalow are wide-opening.
- A folder with additional information about the property and the surrounding area and facilities is provided in the bungalow and can be produced in a large font on request.

Contact Information

- Address: Birchwood Lodge, Shaws Lane, Southwater, HORSHAM, West Sussex, RH13 9BX
- Telephone: 01403 731949
- Website: www.birchwoodlodge.co.uk
- Local equipment hire companies: A and K Mobility Aids 01403 263553

- Local public transport numbers: Southern Railways 08451 272920
Arriva Bus 0844 800 44 11
Compass Bus 01903 690025
- Local accessible taxi numbers: Southern Assisted Travel (for Horsham Station) 08451 23 77 70
- Horsham Shop Mobility 01403 249015

Future Plans

• The owners are committed to a policy of Green Tourism and have a Silver Award from from the certifying body. We are helped in this by the fact that the bungalow is extremely well insulated and has triple-glazing. Our policies include the use of environmentally friendly cleaning products and full recycling/composting facilities. We hope guests will get to know the many local attractions, especially those which can be reached on foot or by bike and enjoy locally-produced food. Southwater has a farmers' market at 1600 hours every Friday which has our support.

We welcome your feedback to help us continuously improve. If you have any comments, please phone 01403 731949.