

ACCESSIBILITY STATEMENT

Panorama, 1 Dolphin Quays

Introduction

This is a 3 bedroom property located in a purpose built apartment block directly on Poole Quay. The property is self-catering.

We have tried to provide as much information as possible in this statement, if you have any queries please do call. We look forward to welcoming you.

Pre-Arrival

- We have a website providing details of the property.
- Enquiries / Bookings can be made via email, fax or telephone (our lines are open until 10pm everyday). Bookings may also be made 24 hours online via our website.
- The nearest bus stop to the property is located approximately 750 metres from the entrance.
- The nearest train station is Poole and is approximately .75 miles distance from the property. There are accessible taxis at the station.
- We can arrange for shopping to be accepted on your behalf prior to your arrival for a nominal fee.

Car Parking Facilities

- There are one parking spaces located in the developments own secure parking block. There is level covered access from the parking block to the apartment front door (using lifts).
- The parking area is levelled concrete, flat and even.
- There is no street parking.
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Communal Entrance and Areas

- The front entrance has no steps. There is a choice of two entrance doors, both 115cm wide.
- There is a threshold of 60mm when entering the apartment block.
- The entrance may be opened by presenting the swipe card to the control panel outside the door which is 150cm from the ground.
- Inside the lobby/reception area is spacious with security front desk reception facility. Access to 2 lifts and stairways.
- Hallways on level 2 for this property 205cm narrowing to 165cm and again to 116cm.
- The décor in the communal area is contrasting colours of skirting, carpet and doors.
- The floor is tiled on the ground floor and carpeted on the upper level corridors throughout with short pile carpet.
- The lift doors are 90cm wide, the internal area 230cm by 94cm. It has visual and audio floor indicators. There is an emergency intercom fitted.
- The staircase is 2 flights to the first floor which leads to the mezzanine level.
- The stairs are 19cm high, 26cm deep and 120cm wide. They have hand rails either side.

Entrance Doorways

- The front entrance has no steps. There are no hand rails.
- The apartment door is 90cm wide inwards opening into the apartment. It is a fire door so is heavy and has an assisted closer.
- There is a threshold of 200mm when entering the apartment.
- The key hole is 92cm high.

ACCESSIBILITY STATEMENT

- The property can be identified by a stainless steel number affixed to the wall adjacent to the front door.

Inside the Property

Hallway / Entrance Lobby

- Access from the front entrance door.
- Inside the front door the hallway is approximately 175cm wide by 490cm long.
- In a clockwise direction (from the front door) there are doors to – family bathroom, bedroom 3, master bedroom, living/lounge area, locked cupboard, bedroom 2 and boiler cupboard.
- Décor is contrasting with skirtings and doors (light skirting and light walls).
- The floor is wooden,
- Smoke alarm is fitted.

Dining Room/Lounge

- Door width is 150cm
- The dining room is open plan with the lounge.
- The shape of the table is oblong – the legs are on the outer edges. There is 63cm between the floor and the lowest part of the table (underspace). The table is 220cm long by 90cm wide and 75cm high.
- Free space between table and walls is at least 180cm wide by 170cm at the ends.
- There are 8 chairs (moveable) each with seat padding and no arms.
- Sofa – 3 seater and 2 seater with arms and one easy chair with arms.
- Flooring is carpeted.
- Television – 26” TV with built-in stand and remote control located in the corner of the room. Also available is separate DVD/CD player.

Balcony (from living area)

- There are double sliding doors. 103cm wide either side with small lip of 20cm deep and a step down of 19cm.
- The balcony area is approximately 8ft deep and 23ft long. There are no steps. There is no hand rail.
- The doors are glazed, sliding open and 206cm wide.
- The key hole is 110cm high.
- There is a threshold of 200mm onto the balcony.
- The balcony has glass and steel balustrading up to a maximum height of 110cm.

Kitchen

- Worktop height is 92cm.
- Sink is 92cm high with cupboards underneath.
- Oven door is drop down, height of lowest shelf is 72cm metres. There is space to access from the side.
- Hob is 92cm high
- Fridge and Freezer, highest shelf in fridge 175cm.
- Flooring is tiled lino.
- Free space - at least 119cm wide by 210cm free space between all furniture and worktops.
- Lights - evenly lit kitchen with spotlights and under unit lighting above work surfaces where required.
- Decor - good contrast between floor, cupboards and other surfaces. Cupboards are cream, tiling is cream.
- Smoke alarm is fitted.

Bedroom (bedroom 1)

- Door width 80cm.
- Bed – Super king double bed – 6ft.
- Bed height 40cm floor to top mattress.
- Duvets and Pillows are provided – please ask if you have any specific requirements.
- Sheets, duvet cover and pillow cases are 100% cotton.

ACCESSIBILITY STATEMENT

- Transfer space - largest transfer space available to left of bed is 9cm and to the right of the bed is 52cm.
- Free space - the largest freespace clear of doors and furniture is 160cm by 320cm.
- TV with remote control.
- Door to ensuite bathroom.

Ensuite Bathroom (for bedroom 1)

- Door width 80cm
- Free space - in bathroom (free of doors and furniture) is 85cm by 100cm.
- Shower – walk-in style with one step up height 23cm.
- Bath – height of bath is 60cm. There are no additional hand-rails.
- Toilet seat height is 40cm.
- Floor is tiled.
- Decor - good colour contrast between floor, walls and furniture. Tiles are cream, bathroom suite is white.
- Washbasin has no pipes or vanity unit.
- Release mechanism on outside of locked door.

Balcony (from bedroom 1)

- There is a single sliding door 118cm wide with a small lip of 9cm deep and a step down of 8cm.
- The balcony area is approximately 4.3ft deep and 12ft long. There are no steps. There is no hand rail.
- The door is glazed, sliding open and 118cm wide.
- The key hole is 110cm high.
- There is a threshold of 9cm onto the balcony
- The balcony has glass and steel balustrading up to a maximum height of 110cm.

Bedroom (bedroom 2)

- Door width 80cm.
- Twin beds – 3ft.
- Bed height 40cm floor to top of mattress.
- Duvets and Pillows are provided – please ask if you any specific requirements.
- Sheets, duvet covers and pillow cases are 100% cotton.
- Largest transfer space available to left of bed is 400cm and the right of bed is 100cm.
- Largest free space clear of doors and furniture is 85cm by 350cm
- TV with remote control.
- Ensuite to bathroom.

Ensuite Bathroom & WC (from bedroom 2)

- Door width 80cm
- Free space - in bathroom (free of doors and furniture) is 120cm by 100cm.
- Shower – walk-in style with one step up height 23cm.
- Toilet seat height is 40cm.
- Floor is tiled.
- Decor - good colour contrast between floor, walls and furniture. Tiles are cream, bathroom suite is white.
- Washbasin has no pipes or vanity unit.
- Release mechanism on outside of locked door.

Balcony (from bedroom 1)

- There is a single sliding door 80cm wide with a small lip of 15cm deep and a step down of 8cm.
- The balcony area is approximately 3ft deep narrowing towards one end and 10ft long. There are no steps. There is no hand rail.
- The door is glazed, sliding open and 80cm wide.
- The key hole is 110cm high.
- There is a threshold of 150cm onto the balcony
- The balcony has glass and steel balustrading up to a maximum height of 110cm.

ACCESSIBILITY STATEMENT

Bedroom (bedroom 3)

- Door width 80cm.
- Double bed – 4ft 6inch.
- Bed height 40cm floor to top of mattress.
- Duvets and Pillows are provided – please ask if you any specific requirements.
- Sheets, duvet covers and pillow cases are 100% cotton.
- Largest free space clear of doors and furniture is...
- TV with remote control.
- Ensuite to bathroom.

Family Bathroom & WC

- Door width 80cm
- Free space in bathroom (free of doors and furniture) is 180cm by 80cm.
- Shower – walk-in style with in step up height 23cm.
- Bath – height is 60cm. There are no additional hand-rails.
- Toilet seat height is 40cm.
- Floor is wooden.
- Good colour contrast between floor, walls and furniture. Tiles are cream, bathroom suite is white.
- Washbasin has no pipes or vanity unit.
- Release mechanism on outside of lock.

Laundry Facilities

- There are no separate laundry facilities but there is a standard size washer and separate dryer in the utility cupboard off the kitchen area which is front loading.

Additional Information

- There is a Visitor Guide & Local Guide in the property.
- Good mobile phone reception.
- Fire Notice procedures are posted on the rear of the front door in the property in case of emergency.
- The property is non-smoking.
- No pets allowed.

Contact Information

- Quay Holidays, Orchard Plaza, 41 High Street, Poole, Dorset BH15 1HH
- Telephone: 01202-683333
- Fax: 01202-684444
- Email: stay@quayholidays.co.uk
- Website: www.quayholidays.co.uk
- Office Hours of Operation: 9:30am – 6:00pm everyday (closes 4pm Sundays)
- Telephone Hours of Operation - Lines Open 7 days a week from 9:30am to 10:00pm

Useful Contacts:

- Adult Social Services (Carer): 01202-633902
- Shopmobility Poole: 01202-661770
- Coach – National Express: 08750-808080
- Poole Train Station – National Rail Network: 08457-484950
- Bus – Wiltshire & Dorset Bus Services: 01202-673555

We welcome your feedback to help us continuously improve our services – if you have any comments please let us know by phoning 01202-683333 or emailing us at stay@quayholidays.co.uk