

Access Statement for No. 9 Old Rd, Ynysmeudy, Pontardawe, Swansea, SA8 4PN.

2 storey cottage - unsuitable for wheelchair users

The Approach

No. 9 is a semi-detached cottage situated on Old Road, a fairly narrow tarmac road, on a slight incline. The street number is clearly displayed. There is parking space for 2 vehicles on a level gravel driveway to the right of the property.

The Main Entrance

There is stone step up from the driveway to the front garden; there is one step up to the front door which is 850mm wide, painted a light colour contrasting with the stone walls and fitted with a contrasting coloured door knob at 1000mm. There is minimal outside lighting to the front. There is access to the side kitchen French doors along the level gravelled driveway/hard standing to the door which is 2 leafs that open up to 1.2m wide; the door is up one step 150mm high. The steps have risers of less than 200mm. The side entrance is quite well lit.

Internal Circulation

Lighting throughout is low energy compact fluorescent lighting which has a few seconds delay from switching on to achieving full brightness. The front door leads directly into the living room; the side door leads directly into the kitchen. The ground floor is on one level and open plan apart from the utility room and cloakroom/shower room which are accessed off the kitchen. The utility room door is 750mm wide. The cloakroom door is 675mm wide with a 50mm threshold. The opening between living room and dining room is more than 1.2m wide. The doorway into the kitchen is 850mm wide. The living room and dining room floors are formed in wood block flooring with occasional rugs; the kitchen and utility room floors are laid in Spanish hand made tiles which have a slightly uneven surface. Walls are finished in a matt cream paint throughout. The wood block floor has a contrasting dark band laid around the perimeter of the rooms. A straight timber staircase with a 42 degree pitch leads to the 1st floor bedrooms and bathroom.

Living Room/ dining room

There is a leather 3 seater corner settee and 2 armchairs in the living room and a dining table with 6 chairs on 4 sides in the dining room. The armchair have arms, the settee and dining chairs do not have arms. The furniture takes up around half the

floor space in the living room/dining room. Both spaces are bright and well lit. There are 2 easily accessed sets of shelves with books, tourist and local information. There is a television with subtitles available and DVD player with remote controls; there is a CD player/radio. There is a wood burning stove for additional heating – the main heating and hot water is gas fired. No fire guard is provided.

The Kitchen

The kitchen is well laid out with no obstructions with 930mm high work surfaces on two adjoining walls. The worktop is a dark slate colour, the cabinets are oak with steel handles. The inbuilt oven/grill has is hinged at the base, the gas hob has side controls. The sink is white ceramic in a dark worktop. The extractor fan controls are 1.5m high. The kettle is cordless. There is an inbuilt front loading dishwasher and fridge. A fire blanket is located close to the cooker.

Utility Room

There is a front loading washing machine and front loading dryer in the utility room. The gas boiler and controls are wall mounted at 1.5m high.

Shower Room

The shower room has an electric shower with controls at 1.2m high and a close coupled lavatory. A small basin and mirror are fitted. The room is laid out as a wet room measuring 900mm by 2m; the door is in contrasting natural wood with a twist knob and slip bolt. The door opening is 675mm; there is a 50mm threshold in the doorway.

Bedrooms

The bedroom doors are single leaf and 720mm wide. Doorknobs are brass twist knobs. The doors are varnished natural wood contrasting with matt cream walls. The floors are polished wood with occasional rugs. Non feather pillows and duvets with poly cotton covers and sheets are used

Master Bedroom

In the master bedroom there is a king-sized bed, chair, stool and 2 bedside tables. There is a built in cupboard with hanging and shelf space. There is a mirror with lights and bedside lights. The bed transfers from both sides.

Second bedroom

The second bedroom has bunk beds transferred from one side, built in cupboard with hanging and shelf space, mirror and light. The main light can be switched from the bedside.

Third Bedroom

The third bedroom has twin single beds accessed from a middle aisle, built in cupboard with shelves and hanging space, bedside cabinets with reading lights, mirror and light.

Bathroom

The bathroom has a 720 wide door with brass twist knob and slip bolt. There is a bath with shower and screen; the bath is 620 high and the shower is controlled by a thermostatic mixer tap. There is a close coupled lavatory, large basin with mirror and light and a shaver point.

External

There is a small front garden with shrub beds and the path/steps from the driveway to the front door. The front garden is divided from Old Road by a 750mm high retaining wall. The kitchen French door leads down one step on to a gravel side patio area/hard standing. There is low key outside lighting. A patio table and chairs are provided. There is no access to the side garden area which is currently undergoing redevelopment.

[Access Statement for No. 8 Old Rd, Ynysmeudy, Pontardawe, Swansea, SA8 4PN.](#)

2 storey cottage - unsuitable for wheelchair users

The Approach

No. 8 is a semi-detached cottage situated on Old Road, a fairly narrow tarmac road, on a slight incline. The street number is clearly displayed. There is parking space for 2 vehicles on a sloping gravel driveway to the left of the property.

The Main Entrance

There is a flight of six stone steps with a hand rail leading to the front garden; there is one step up to the front door which is 850mm wide, painted a light colour contrasting with the stone walls and fitted with a contrasting coloured door knob at 1000mm. There is minimal outside lighting to the front. There is easier access to the side kitchen French doors through the side gate and along a gravel path with 2 stone

steps without hand rails and the step up to the door which has 2 leafs and opens up to 1.2m wide. The door handle is the same colour as the frame. All steps have risers of less than 200mm.. The side entrance is quite well lit.

Internal Circulation

Lighting throughout is low energy compact fluorescent lighting which has a few seconds delay from switching on to achieving full brightness. The front door leads directly into the living room; the side door leads directly into the kitchen. The ground floor is on one level and open plan apart from the utility room and cloakroom/shower room which are accessed off the kitchen. The utility room door is 750mm wide. The cloakroom door is 675mm wide with a 50mm threshold. The openings between living room, dining room and kitchen are more than 1.2m wide. The living room and dining room floors are formed in wood block flooring with occasional rugs; the kitchen and utility room floors are laid in Spanish hand made tiles which have a slightly uneven surface. Walls are finished in a matt cream paint throughout. The wood block floor has a contrasting dark band laid around the perimeter of the rooms. An original straight timber staircase with a 45 degree pitch leads to the 1st floor bedrooms and bathroom.

Living Room/ dining room

There is a leather 3 seater corner settee, and two 2-seater sofas in the living room and a dining table with 6 chairs on 2 sides in the dining room. Access to the dining table is quite restricted. The sofa and armchair have arms, 2 dining chairs with arms can be provided on prior request. The furniture takes up around half the floor space in the living room/dining room. Both spaces are bright and well lit. There are 2 easily accessed sets of shelves with books, tourist and local information. There is a television with subtitles available and DVD player with remote controls; there is a CD player/radio. There is a wood burning stove for additional heating – the main heating and hot water is gas fired. No fire guard is provided.

The Kitchen

The kitchen is well laid out with no obstructions with 930mm high work surfaces on two adjoining walls. The worktop is a dark slate colour, the cabinets are oak with steel handles. The inbuilt oven/grill has is hinged at the base, the gas hob has side controls. The sink is white ceramic in a dark worktop. The extractor fan controls are 1.5m high. The kettle is cordless. There is an inbuilt front loading dishwasher and fridge. A fire blanket is wall mounted close to the cooker.

Utility Room

There is a fridge freezer stack, front loading washing machine and front loading dryer in the utility room. The gas boiler and controls are wall mounted at 1.5m high.

Shower Room

The shower room has an electric shower with controls at 1.2m high and a close coupled lavatory. A small basin and mirror are fitted. The room is laid out as a wet room measuring 900mm by 2m; the door is in contrasting natural wood with a twist knob and slip bolt. The door opening is 675mm; there is a 50mm threshold in the doorway.

Bedrooms

The bedroom doors are single leaf and 720mm wide. Doorknobs are black oval twist knobs. The doors are varnished natural wood contrasting with matt cream walls. The floors are polished wood with occasional rugs. Non feather pillows and duvets with poly cotton covers and sheets are used

Master Bedroom

In the master bedroom there is a king-sized bed, chair, stool and 2 bedside tables. There is a built in cupboard with hanging and shelf space. There is a mirror with lights and bedside lights. The bed transfers from both sides.

Second bedroom

The second bedroom has bunk beds transferred from one side, built in cupboard with hanging and shelf space, mirror and light. The main light can be switched from the bedside.

Third Bedroom

The third bedroom has twin single beds accessed from a middle aisle, built in cupboard with shelves and hanging space, bedside cabinets with reading lights, mirror and light.

Bathroom

The bathroom has a 720 wide door with black twist knob. There is a bath with shower and screen; the bath is 620 high and the shower is controlled by a thermostatic mixer tap. There is a bidet, close coupled lavatory, large basin with mirror and light and a shaver point.

External

There is a small front garden with shrub beds and the path/steps from the driveway to the front door. The front garden is divided from Old Road by a 900mm high retaining wall. The kitchen French door leads on to a side patio area one step down from the door. Access to Number 9 Old Road through a gate and along the 850mm wide passage at the rear of the building is available at this level. There is low key outside lighting. Two steps down from this level is a further patio area with garden furniture/ barbecue. These areas are fenced off from the Cwm Sion stream which runs past the house and from the rear garden by 1.1m high walls. There is no access to the rear garden which is undergoing improvement at this time.