

ACCESS STATEMENT

28 The Waves, Watergate Bay, Newquay

October 2011

28 The Waves is a 1-bed, garden facing apartment capable of sleeping up to 4 using a futon (sofa bed) in the living area. The apartment is located on the 4th floor which is accessed either by stairs or one lift. Parking for one vehicle is allocated in the car park to the front of the apartment.

The block comprises 31 flats in total. There is an outside garden to the rear which can only be accessed by outside steps and the pathways are loose stones.

Car entrance is through an electronic rising/lowering steel bollard giving added security to the cars and apartments.

Parking

Entrance to the apartment is through a key fob activating a rising/lowering bollard. Look also for the green light symbols before proceeding. The apartment has one allocated parking space as indicated on the map provided to guests. Additional parking may be available in the car park over the road which is independently run and has to be paid for.

Entrance to building

The name of the Waves is clearly marked at the entrance to the car park in front of the apartment block. A key safe is located outside the main front door and is clearly marked. There is outside and inside matting. Main door heavy and opened with a key and turning a small knob. The door can be difficult to open as it is heavy and requires someone to turn the key and push the door. There is a call system to the left of the main entrance.

Once inside rubber flooring. Seating area. Stairs to all floors. Lift to all floors. Fire exit signs clearly visible.

28 The Waves

The apartment is well-fitted to make life as comfortable and homely as possible.

It is a 4th floor apartment. The door leading to flat has 2 deadlocks.

A high chair and travel cot is made available should one be required.

Various 'beach accessories' are stored in the cage area on the ground level. Guests may use the buckets, spades, beach chairs and blankets and return them to the caged area.

Hall

Double lock front door. Door width 84 cm. Level threshold leading to hallway. Narrowest point 1.2 m Doors leading off to bedroom, bathroom and kitchen/living. Several clothes hooks.

Fire extinguisher located to the right of the door.

Bathroom

Door width 84 cm level threshold. Tiled floor. Rectangular shape. Height of bath 59 cm. Shower over bath. Height of toilet 40 cm. Non slip mat in bath if required. Main spot light and light over basin. Narrowest point in bathroom 1.08 between door and toilet. Under-floor heating

Bedroom

1 x double zip and link bed (2 x 3 ft joined) Floor wood laminate. Level threshold. Main overhead light and 2 beside lamps. Width at narrowest point 84 cm from bed to wall. Opening width of walk in cupboard 84 cm. Under-floor heating.

Kitchen

Open plan from lounge area. Door width 84 cm; level threshold. Galley style kitchen units with integral breakfast bar and 4 stools. Standard worktop height. Breakfast bar stool height 32cm Turn handle taps. Microwave 108 cm from floor – over oven. Free standing fridge freezer at of worktops end. Breakfast bar divides kitchen area from lounge area. 4 bar stools located round breakfast bar. Floor wood laminate through to lounge area.

Fire blanket and extinguisher located to the right of the sink.

Lounge area

Open plan from kitchen area. Divided by wooden framed 3 seater sofa bed (futon), 2 wooden framed chairs to match. All with arms. Centre light and 3 sets of wall lights plus additional lamps. 1 loose rug with non slip matting under. Coffee table 41 cm height. Double doors to Juliet balcony. TV, DVD player with remote. Nintendo Wii with a 2 games available (additional games can be brought by owners). Various leaflets describing local facilities (restaurants, places of interest, etc. as well as local maps) are provided. Some books, playing cards and board games available. Radio with MP3 player facility with remote. Under-floor electric heating. Width at narrowest point 64 cm from sofa to chair.

Refuse

8 large refuse trolleys are located behind a wooden door at the entrance to the Waves. Guests are asked to bag their rubbish and leave it in these trolleys. This area is also the FIRE MEETING POINT.

Downstairs lock up store and Shower

The apartments all have their own lock up store for wetsuits, surfboards and general beach stuff. There is an additional entrance to the right of the block – entrance via a key code system – numbers given to guests on arrival. Guests are encouraged to enter through this way when returning from the beach in order to try and minimize the amount of sand.

Local facilities

The Waves apartments are located just across the road from Watergate Bay. Whilst there is no local shop the Phoenix pub does take away pizza and offers a good evening meal. The Beach Hut Café has recently re-opened and offers food from breakfast through to evening meal as well as wonderful hot chocolate, coffees and teas. Bar food and restaurant is also

available at Watergate Bay Hotel. Fifteen Restaurant is located above the Beach Hut Café overlooking the beach. It too offers meals from breakfast through to evening meals but bookings may be necessary for lunches and evening meals.

The Extreme Academy offers the hire of wet suits, surf boards as well as offering tuition. The Beach has life guards at weekends and daily through the summer season.

The coastal path is easily accessed but can be narrow, steep and difficult in places.

Watergate Bay is about 4 miles from Newquay itself. Padstow is 10 miles.