

The Angel Inn.
Addington Green
West Malling
Kent
ME19 5BB

Disability Access Statement

The purpose of this document is to highlight the compliance of the above mentioned site with the Building Regulations Part M. This statement relates to the existing design of the building with no further works being planned or undertaken at the time of writing. This document does not therefore exhaustively cover all regulations relating to compliancy and instead focuses on the existing building's current design.

The definition of disability for the purpose of this document is taken to be that in Part 1 of the disability discrimination act 1995.

Introduction

The Angel Inn can be accessed via Trottscliffe Road which adjoins the A20 "London Road". The pub is the centre point of the local community and is the only public house. It is situated next to the village green and is the oldest building in Addington. (See photo 17)

Addington is a small village situated between Wrotham Heath and West Malling with a long history and is one of few villages that can claim to have had 5000 years of constant habitation.

The Angel Inn is a 14th century Grade II listed public house serving the local community. The building comprises of a number of extensions which have been added over the course of the buildings life. This constitutes in a multitude of varying levels throughout the ground floor plan and access routes to the building.

Access

The design has been adapted over the history of the building. On entering the main entrance you are greeted with a large step down into the interior (See photo 06 & 04). This is the lowest point of the main building and access from here requires steps up into the bar/ dining areas (See photo 05).

The bar and a number of tables are then on a constant level. This main "levelled" area can only be accessed via a number of stairs and fails to comply with the regulations (See photos 03 & 05).

There is a raised area which can also be accessed externally which houses further seating. Access into this raised area comprises of steps both internally and externally (See photos 03, 12 & 13).

The Angel Inn also comprises of a further extension to the main building which houses a dining area with extra seating. This can be accessed from the main entrance or externally but all entrances have steps to suit the varying levels of the ground floor. (See photos 06,07,08,09, 14 & 15)

The Angel Inn also boasts a substantial garden to the rear of the property to be used by its patrons. This garden is built on a considerable gradient and so to compensate has been built on a number of levels. All varying levels have stepped access and so do not comply with the regulations. (See photos 01 & 02)

Summary

In summary the Angel Inn does not comply with current regulations in order to provide suitable disability access. The disability access will never be achieved on the Grade II listed property without a serious detrimental effect on the character and charm of this historic public house.

Please refer to the photographs and site map attached on the following pages:

Photograph Reference:

- 01 – External - Garden access into the Angel Inn
- 02 – External - View from garden to the garden access into the Angel Inn
- 03 – Internal - View of the front of bar/ Internal steps
- 04 – Internal - View looking back at entrance steps
- 05 – Internal – View looking at entrance steps to bar and seating area
- 06 – Internal – View from the Angel Inn main entrance
- 07 – Internal – Fire Exit
- 08 – Internal – Fire Exit
- 09 – Internal – View back to entrance. Steps to highlight varying levels
- 10 – External – Main entrance into the Angel Inn
- 11 – External – Main entrance into the Angel Inn
- 12 – External – Angel Inn access. Mainly used as seating area
- 13 – Internal – Angel Inn access. Mainly used as seating area
- 14 – External – Fire Exit
- 15 – External – Fire Exit
- 16 – External – Fire Exit view from car park
- 17 – External – Angel Inn view from village green
- 18 – External – The Angel Inn dining area
- 19 – Trottiscliffe Road towards the A20 “London Road”
- 20 – Trottiscliffe Road towards The Angel Inn
- 21 – View of the Angel Inn from Trottiscliffe Road







