

## **DESIGN & ACCESS STATEMENT**

In respect Rear Decking  
at

|                                 |                                                                  |                       |                                                                  |
|---------------------------------|------------------------------------------------------------------|-----------------------|------------------------------------------------------------------|
| <b>Property / Site address:</b> | The Lamb Inn, The Square, Angmering, West Sussex, BN16 4EQ       |                       |                                                                  |
| <b>Applicant Name:</b>          | Mr Lee Newbon                                                    | <b>Agent Name:</b>    | Mrs E Galloway                                                   |
| <b>Applicant Address:</b>       | Badgers<br>Ham Manor Way<br>Angmering<br>West Sussex<br>BN16 4JQ | <b>Agent Address:</b> | 41 Willowhayne Avenue<br>East Preston<br>West Sussex<br>BN16 1PL |
| <b>Phone:</b>                   |                                                                  | <b>Phone:</b>         |                                                                  |

### **1. Design**

#### **1.1. Amount**

The proposal is for the erection of 39Sq.M. of decking surrounded by Fencing of 1.89M high (as shown in plans and photographic example of fencing). It is proposed to locate the decking to the rear of The Lamb Inn to form an external seating area for patrons.

#### **1.2. Layout**

The layout, as shown on the plans, will be in the corner of the car park. The proposal will be positioned over two existing car parking areas, (1 of which is unusable due to protruding tree roots). It will be adjacent to the existing rear buildings of The Lamb.

#### **1.3. Appearance & Original Features**

The features of The Lamb Inn itself will not be affected by the proposal.

### **2. Access**

#### **2.1. Vehicular, Cycle & Pedestrian**

Two car parking spaces will be reduced by the proposal but 1 is already unusable due to tree routes protruding onto the parking space causing a hazard to any car trying to park in the space. There is currently a hatched area (equivalent to approximately 1 car parking space) which allows pedestrian access to the adjacent park. It should be noted that there is no 'right of way' access for public across the car park which is solely in the ownership of The Lamb Inn and the applicant. The access to the park is an informal arrangement. However, it is proposed to relocate the existing entrance to the park to slightly West of the new decking area.

A pathway is also retained for the owner of Conyers to exit his rear garden. This is also not a 'right of way' but an informal arrangement.

### **3. Neighbouring properties and street scene**

3.1. The proposal does not alter or extend the actual building in any way. The hours of usage of the outside seating will be restricted and to 'no later than 10pm'. No lighting will be installed in the area. The 1.89 M high fencing will shield the area. The area is surrounded by parkland on the south, The Lamb Inn itself to the East and the pub car park.

Signed: ...(Liz Galloway) Date...18<sup>th</sup> October 2012.....

*Electronic transmission*

On behalf of Mr Newbon