

DESIGN & ACCESS STATEMENT

Property / Site address:	The Lamb Inn, The Square, Angmering, West Sussex, BN16 4EQ		
Applicant Name:	Mr Martin Newbon	Agent Name:	Mrs E Galloway
Applicant Address:	Badgers Ham Manor Way Angmering West Sussex BN16 4JQ	Agent Address:	41 Willowhayne Avenue East Preston West Sussex BN16 1PL
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1. Design

1.1. Amount

The applicant is in the process of upgrading, refurbishing and refurnishing this neglected property throughout.

This proposal is to:

- replace two crittal windows on the rear elevation
- Block up rear kitchen window on ground floor
- Block up one rear first floor WC window.
- replace the fire escape to the rear
- re-fit and provide new extract system in the ground floor pub kitchen

1.2. Layout

The current layout will not be altered.

1.3. Appearance & Original Features

The crittal windows are dilapidated and showing signs of breaking down (see pictures in Heritage Statement). It is proposed to replace these with aluminium white upvc coated windows in a style and profile similar to the crittal. The particular style is shown in the drawings and is SAPA Crown profile.

The reason for blocking the two windows is to suit the new layout for the property.

The fire escape is currently a non-compliant timber fire escape which is not only dangerous in that it is not fireproof, but it is also slippery when wet and does not constitute a safe passage of escape from the first floor. It is proposed to replace this with a galvanised steel spiral staircase as shown on drawings and illustrated by two photos of typical fire escape, also on the drawing.

The existing kitchen extract is below standard and it is proposed to replace this with a new unit to current standards. Details of the design and technical elements will follow as soon as they are to hand.

It is also proposed to re-fit the kitchen. This is not a Planning matter but may have some elements which could need Listed Building Consent and details will be provided as soon as they are to hand.

Original features will be retained where ever practicable and will become features of the new areas.

2. Access

2.1. Vehicular, Cycle & Pedestrian

Access is not affected.

3. Neighbouring properties and street scene

3.1. The proposal does not extend the building in any way. It therefore does not impact on neighbouring properties. The rear elevation, where the windows and fire escape are to be replaced, and the extract will terminate, overlooks the pub car park and thus the replacement of these items.

Signe [REDACTED] nd November 2011.....
Electronic transmission

On behalf of Mr Newbon