

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

It is proposed to upgrade, refurbish and refurnish the neglected Ground Floor Bar Accommodation.

The proposal is to bring the Bar Accommodation into use as a high class pub and gourmet dining facility.

The proposal consists largely repair and refurnishing of areas which are in a 'tired' condition due to age or neglect over many years. Every effort will be taken to preserve and retain the original building fabric and repairs and replacements will only be made to areas which could not otherwise be redecorated. The accommodation will then be re-decorated throughout with original features, such as timber panelling being retained or replaced to match.

A new bar is proposed in the 'Bar' area and the new Dining Area will have a new waitress station with a clear passage through to the 'Bar' and Kitchen with doors removed. Other doors are maintained and all walls are retained in existing positions. There is, therefore, minimal disruption to the existing layout and original walls of the property.

1.2. Layout

The layout of the property will not substantially alter except for the removal of existing fittings (as described on drawing). The works, when completed, will enhance the business carried out in the property and give the village a character property offering high quality accommodation, pub and restaurant.

1.3. Appearance & Original Features

All timber windows will be repaired in exactly the same single glazed style, profile and materials as the existing. It is proposed, however, to block one kitchen window (see plan) and finish externally and internally to match the existing. This window is not visible externally due to the covered walkway to the WCs.

Original fire places will be exposed and brought back to original state where possible. See Heritage Statement for details of treatments to fireplaces on Ground Floor.

Timber wall panelling will be rubbed down and redecorated. Original skirtings, will be rubbed down and painted. Internal doors (mainly fire doors) will be rubbed down and painted. Door furniture will be replaced where existing is non-functional. New furniture will be in a traditional style conducive to the character of the property.

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 alter or extend the building in any way. It therefore does not impact on neighbouring properties.

Signed: ...(Liz Galloway) Date...22nd November 2011.....

Electronic transmission

On behalf of Mr Newbon