

**ANGMERING MANOR, ANGMERING
DESIGN & ACCESS STATEMENT**

Application for Planning and Listed Building Consent for alterations to the Grade II Country House Hotel.

Amount	The proposal is to form additional bedrooms in the garden to the rear of the property attached to the existing swimming pool building.
Layout	The additional bedrooms (5 No.) will be constructed to the south of the existing building on the western side of the garden and attached to the existing swimming pool building. Non of these areas are the original listed building.
Scale	The finished height of the proposed extension will of a similar height to the existing swimming pool building. The west elevation of the building will be mainly obscured by the existing boundary wall.
Landscaping	The garden area will be landscaped to suit.
Appearance	The exterior walls of the extension will match the restaurant and be clad in horizontal boarding and painted white with the roof tiled as the swimming pool building. Windows will be full height with a fixed side pane and tilt and a turn window.
Use	The alterations and improvements are:- 1. To provide an additional five en-suite hotel bedrooms.
Access	Angmering Manor is a high class Country House Hotel and is located on the High Street and all local services are within walking distance and it is served by the local bus service. No alterations to the access to the premises are necessary for the proposed alterations and improvements.
Amenity Space	There is adequate car parking within the grounds of the hotel for use of patrons. There is also a large garden and patio at the rear of the premises, part of which will be taken up by the proposed bedrooms.

11th December 2013