

DESIGN & ACCESS STATEMENT

China Palace

67 High Street, Arundel, BN18 9AJ

Proposed Conversion of the Existing First Floor Restaurant Overspill Area into Three Staff Bedrooms

INTRODUCTION

China Palace is a authentic Chinese restaurant whose staff are chefs and waiters all have a Chinese origin. Some of the staff live on the top floor in small cramped bedrooms while others are in rented accommodation scattered over the Arundel region.

The existing first floor was last used as an overspill seating area, but it has not been used as such for several years and has been used as a store.

The owners wish to utilise the first floor to add three new Bedrooms for their staff and remove one bedroom from the second floor to improve the cramped sleeping arrangements.

USE

The property will remain as a restaurant with the first floor being converted to staff Bedrooms.

AMOUNT

The total existing floor area amounts to 305m². The first floor has a total area of 75m² including the stairs and toilet. The floor area taken up by the proposed three Bedrooms amounts to 55m².

LAYOUT

The layout provides three Single Bedrooms each around 15m² in area.

SCALE

There will be no alterations to the exterior or the internal architectural features.

LANDSCAPING

N/A.

APPEARANCE

The new partitions will be made up with light gauge metal studs and a skin of 12.5mm thick plasterboard each side. Where the partitions abut the ornate cornices, strips of fire resistant foam will be inserted to avoid damaging these features. Half hour fire rated doors will be fitted to each Bedroom.

ACCESS

There will be no changes to the access of this property.