

HERITAGE STATEMENT

CHINA PALACE
67 HIGH STREET
ARUNDEL, BN18 9AJ

1. Introduction

China Palace is positioned on the corner of High Street and Maltravers Street in central Arundel. 67 High Street is a Grade II listed building and is made up of a restaurant and a self contained maisonette, (1 Maltravers Street).

2. Architectural Heritage

67 High Street is a prominent building described in the Historic Website as:

'House, now subdivided into house and restaurant. Early C19 altered in C20. Stuccoed with hipped slate roof Two or three storeys; 6 windows to Maltravers Street elevation. Moulded eaves cornice to 67 High Street. Left hand side of Maltravers Street elevation is of two storeys with three 12-pane sashes in reveals to first floor and three round-headed windows to ground floor. Right hand part is of three storeys and has irregularly spaced C20 casements. Centre C20 door with C20 Neo-Georgian wooden pediment and Ionic columns. No 1 has on right hand side a flight of steps leading to 6-panelled door with semi-circular fanlight and mid C19 moulded hood supported on brackets. Cast iron area railings with oval and curved lozenge design'.

Internally, there are periodic ornate fire places on the ground and first floors. The ground floor front restaurant area has a grand coffered plaster ceiling and ornate cornices.

3. Description of the Proposed Alterations

The proposal relates to the restaurant seating area that was used as an overspill for the ground floor which has not been used as such for several years. It has become a large store.

The owners wish to convert the first floor restaurant area into three bedrooms to accommodate China Palace staff. Each single bedroom will each be approximately 15m² in area.

On the second floor level there are three existing staff bedrooms that are very small and inadequate. It is proposed to take out one of the dividing stud partitions between the two smallest bedrooms, which will improve the bedroom space.

4. Impact of the Proposals

- a. The proposals will have no impact to the exterior of the building.
- b. The first floor overspill restaurant area will be fitted out with lightweight stud partitions to form three single staff bedrooms.
- c. The new partitions will abut the ornate cornices leaving a small gap that will be sealed with fire resistant foam strips. No internal works will impact on the ornate features of this building.
- d. The fire place, skirtings and cornices will be disturbed.
- e. An unsightly petition will be carefully removed on the second floor to allow the two smallest staff bedrooms to be made into one.