

**41 HIGH STREET, ARUNDEL
WEST SUSSEX BN18 9AJ**

DESIGN AND ACCESS STATEMENT

1.00 INTRODUCTION

This design and access statement accompanies a listed building consent to alter ground and first floor areas of 41 High Street, Arundel. It has been prepared to meet the requirements of Article 4c of the Town and Country Planning (General Development Procedure) Order 1995. Due to the scale of works proposed some aspects such as social and economic contexts are irrelevant.

2.00 DESIGN

2.1 Use

Ground floor - A1 : shops - proposed A3.

First and second floors - A3 : restaurants and cafes together with residential.

2.2. Amount

Removal of (as shown on existing plan number 301 and 401)

Timber stud partitions

Lowering of floor in main retail area.

Installation of staircase between rear ground floor and first floor.

New window to rear first floor west facing elevation.

Removal of timber stud partitioning at first floor level, provision of floor to match existing.

2.3 Layout

The alterations have been designed to create an open plan layout to ground floor areas and improve access through ground floor and to enhance residential accommodation first and ground floor.

2.4 Scale

Volume to be removed -

Timber stud partitioning 4 m³.

Lowering of flooring main retail area 4.5 m³.

Staircase opening 0.45 m³.

Window 0.33 m³.

Total = 9.28 m³.

Volume of building is 360 cubic metres resulting in just over 2.5% of total building to be altered.

2.5 Landscape

No landscape works involved.

2.6 Appearance

The appearance of the works in relation to the building are described in more detail within the Heritage Statement.

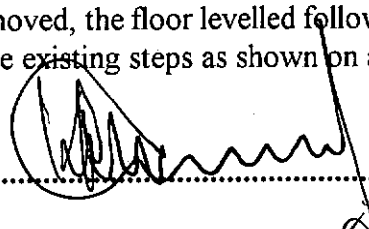
3.00 ACCESS

3.01 Vehicular and Transport Links

To remain the same.

3.02 Inclusive Access

The present difference of 300 mm in floor height between the two front retail areas is to be removed, the floor levelled following removal of the dividing wall and chimney breast and the existing steps as shown on approved plan BN05090025/201.

Signed 

K S Hurdley FRICS
Chartered Surveyor

Date : 12th March 2009