ARUN DISTRICT COUNCIL:EP/88/08/

EP/88/08

Aldwick Construction & Design

Cawley Gate
Cawley Road
Chichester
West Sussex
PO19 1XB

Tel/fax: 01243 779181
Mobile: 07970 727506
E-mail: mrgorilla@lycos.co.uk

Date: 26/05/08

Proposed Indian Tandoori Restaurant
Change of use A3 Bank to a restaurant
27 Sea Road, East Preston

Please note: This statement consists of waste storage and vehicle parking statement.

Design and access statement

The property used to be a Bank that is vacant at present time. The proposed change of use is to be an Indian Tandoori Restaurant with an area of approximately118 m.sq. The main entrance to the property is via Sea road, The property is between a health & beauty salon on the right and a butcher store on the left.
The property is mainly build in brickwork and is 6m high including first floor flat above the restaurant and has a flat roof l. The width is 6m which gradually widen to 7.5m with a single storey extension with flat roof to the rear of the property. The hard standing court yard at the rear of the property is 33m.sq which has access to main road via the rear of the property. Part of this area is to be used for waste storage in special bins supplied by bin collection company eg Biffa.
The new proposal consists of main entrance lobby approximately 3.5m.sq, bar area 6.0 m.sq, waiting area 6m.sq, seating area 66m.sq, disabled WC & male WC 11m.sq, kitchen 15m.sq . the total area of the proposed development is 118m.sq with hard standing yard at the rear with an area of 33m.sq.
The kitchen is situated at the rear of the property. There will be usually two chefs and 2 kitchen assistant working in the kitchen. The kitchen is approximately 15m.sq in total with usable floor area of approximately 11m.sq not considering plant and equipment areas. The canopy above cookers position is to extract air from kitchen to outside air via galvanized steel ducting and are placed over flat roof above kitchen. The ducting system consists of stainless steel canopy over cooker position leading to filter unit comprising of plated pre filter, plated bag filter and carbon filter leading to a heavy duty axial type fan leading to an attenuator and to outside air.
The ducting plants are to be placed on rubber matt to minimize noise level.

The door opening to court yard at the rear will be a fire door FD30 with no glazing for extra protection against burglaries with keep clear sign at all time. The refuse bins are to be placed in the court yard with sensor lights for safety.
The seating area consist of 44 seats, the restaurant will be fully air conditioned operating with cool air in summer and hot air in winter.
The seating area consists of a function room for special occasions such as birthday and family gathering.
The shop front at present time looks untidy. The newly decorated shop front and inside decoration with several flower pots behind shop front glazing and attractive lighting will upgrade the area.
As the property is situated in a parade of shop and offices there are several approximately 35 car parking spaces and some allocated disabled parking spaces available and as the restaurant mainly operates during other shops and offices closing time there will be plenty parking space available, also the area is fairly residential and many customers may no need for parking.
At present time there is not an Indian restaurant in this area, this proposal is going to be a very modern and fashionable restaurant and will upgrade the parade and provide Indian food which is one of the most popular food in England and also will be good for economy and employment.

I hope this is to your satisfaction and be glad to assist if further information is required.

Yours sincerely,
Aldwick Construction & Design

[redacted]

F. Aarabi (BSc in construction)