

Design and Access Statement

The Dorset Arms, 58 High Street, East Grinstead RH19 3DE

2490.1006

Background

The Dorset Arms sits in a prominent position in the High Street of East Grinstead. It is a Grade II Listed building and has been used as a coaching Inns since the early 17th Century.

The premises sits over 4 storeys with there being a basement including outside terrace area, ground floor trading areas, first floor function room/kitchen and managers accommodation to the second floor.

The Proposal and Objectives

Our clients are looking at undertaking a much needed refurbishment of the interior and exterior of the premises. The last refurbishment being undertaken in 2014.

As part of the refurbishment works the clients are looking at improving the current toilet facilities as the main ladies and gents toilet facilities are located up on the first floor with just an accessible toilet at ground floor level. This is proving to be an issue for the customers as if they are using the outside lower terrace area they have to travel up two floors to access the toilet facilities.

The proposals include:

- Creating a new ladies toilet facility within the existing kitchen storage area on the ground floor along with a small store cupboard.
- Creating a new gents toilet at basement level within an existing storage room.

Use

The building is now and will remain a public house.

Amount

The proposed ladies toilet facility will be contained within an existing kitchen storage area on the ground floor and has an area of approx. 9.6 sq metres.

The proposed gents toilet facility at basement level will be contained within an existing store area and has an area approx. 5.8 sq metres.

Appearance

The current store at ground floor level is an old kitchen storage area with altro flooring, white gloss wall tiles etc.

The new flooring to both the ladies and gents toilet floors will be Polyflor Ref: Eton Oak Parquet. Code 3392. See details on drawings 2490-1002 and 1003.

There will be half height bead and butt wall boarding within the toilet areas all as detailed on drawings 2490-102 and 1003 and will have a painted finish.

Localised wall tiling above vanity basins and to the gents urinal wall will be by Tiles Direct Ref Naples Base Hexagon Blue.

All of which is detailed on the drawings included with this application

Landscaping

As part of the proposed works the client will undertake some making good and tidying of the existing planted beds and replanting of existing planters as well as part of the refurbishment works.

Access

All entrances to the premises will remain as existing. Vehicular access onto the property will not be affected by these proposals.

Conclusion

The proposed works are minimum and are an important element for the owners to continue to provide the necessary service to the customers

We trust the application will be viewed in a positive light.