

Design and Access Statement

Site Address,
Westside Cottage
254 Aldwick Road
Bognor Regis
PO21 3QH

List Entry Number; 1353787
Grade II

Property Description

Westside Cottage is one of two neatly designed and detached cottages positioned side by side, built circa 1800.

It is set back from the road behind a wall of Bognor rubble.

Stucco-faced to two elevations and built primarily from local flint with some red brick quoin detail around windows and doors.

In the past the building has had a paint finish applied to three elevations.

The property has three separate slate roofs with brick modillion eaves cornice. There also features chimneys at either end.

Four Georgian bar style casement windows feature at the front of the property with the main entrance doorway set in a central position. The doorway has a convex metal canopy over understood to be of the original period.

The property has benefitted from a number of additions to the rear. It is understood that there had been a single story extension initially. This was followed later by a second storey being added to one half of this addition and finally another second storey extension being added and giving symmetry to the rear aspect of the building.

Proposed Annexe

A single storey self-contained one bedroom dwelling, featuring kitchen, bathroom and living space designed to mirror the existing garage.

Conclusions

The dwelling is intended for use by a retired parent, the care of which will be shared by other siblings.

During periods that the annexe is not occupied, short term lets may be considered.

Access and Impact to Highway Resulting from Works

The property benefits from having off road parking in the region of 104sq metres. There will also be an area of hardstanding adjacent to the building offering parking for one vehicle, so no burden of additional parking will be felt either by the existing property or surrounding properties.

An existing access to the highway will be the sole means of access and egress from the building.

Any deliveries will be driven onto the property and unloaded here, minimising the impact on traffic using the adjacent highway.

Sustainability

All materials and resultant debris will be stored on site until used or carted away to a licensed waste transfer station.

It is estimated that there will be around 12 cubic metres of clean topsoil and a further 1 cubic metre of concrete waste resulting from the reduce level dig and foundations.

It is also estimated that following brick works and rendering, there is likely to be in the region of 1 cubic metre of waste associated and will be sent to a local licensed waste transfer station.

Any timber waste will be offered to local charitable organisations such as the Aldingbourne Trust where it may be used for projects which help people with learning disabilities within our local community.

The applicant has recently and will continue to support the Forrest Club based in Lewes by donating and delivering items such as packing pallets.

They are also actively seeking other organisations which would benefit from items such as these.

It is proposed that although built to sympathetically match the existing building and adjacent property, some modern elements will be included in the design and construction.

Upvc double glazed windows are to be employed along with thermally efficient Pu insulation to walls, floors and roof.

A fuel efficient condensing boiler will be employed to supply in floor heating throughout the property and handle hot water demand.

Where possible, locally sourced, reclaimed material will be used to further enhance the carbon footprint.

However, it is also understood that the building will need to meet the requirements of the local building regulation and be robust in construction, therefore it will be inevitable that a large part of the construction will be carried out using modern material.