

Heritage 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 throughout 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 whole building.

Proposed Annexe

A single story detached and self-contained annexe with services fed from the main house, is proposed within the garden to the east side of the property.

This has been designed to mirror and attach to the existing garage (also included within the list entry above).

Purpose/ use of building

The purpose for this building is to offer occasional, safe and independent retirement accommodation for the applicant's parent. This care will be shared by other siblings, so the building may be let for short term holiday bookings when empty.

Conclusions

Following pre-planning guidance by the Conservation Officer, the building will mirror the existing garage, itself subject to the list entry above.

Where possible, the construction will be carried out to match the existing finishes such as brick quoin, sand and cement render, painted finish below a slate roof.

Conservation style roof lights will be fitted to the roof structure to allow air flow and additional light.

Doors and windows will also be in a conservation style to mirror the main property within the curtilage but will employ modern material and double glazing to assist in producing an efficient building with the smallest carbon footprint that is practicable.

The applicant would like to confirm that they are willing to take guidance regards the above from the planning department and conservation officer.

The doors at the front of the proposed structure will be of timber construction to exactly match the existing garage doors. These will benefit from insulation within the cavity to avoid any cold spot.