

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 Internal Alteration Works

The proposal is to make some small changes to two of the front bedrooms.

The proposed works are in two parts and include the removal of a small partition wall which currently creates a lobby between Bedroom 2 and the bathroom. By removing this small stud wall we will create a bedroom that has direct access to the main bathroom, therefore creating en suite facilities.

The wall to be removed comprises of studwork with a plaster board and skimmed finish. The ledge and braced door will be salvaged and re-used in the original doorway as marked on the enclosed drawing.

The second phase of the work involves creating a small studwork enclosure in Bedroom 1 to form an en suite wc. A ledge and braced door that matches the existing ones in the property will be used in the new enclosure.

Conclusions

The proposed works do not remove any of the important historic fabric of the building and we believe it will enhance the current layout of the bedrooms. It will also allow us to utilise the lobby area which is of no value into the bedroom making better use of the space.

Access and Impact to Highway Resulting from Works

The property benefits from having off road parking in the region of 104sq metres. There are also further gardens and hard standing areas to the rear and sides.
Any deliveries will be driven onto the property and unloaded here, minimising the impact on traffic using the adjacent highway.

All materials and resultant debris will be stored on site until used or carted away for disposal.

Sustainability

It is estimated that there will be 4m sq of plasterboard resulting from the removal of the stud wall which will be carted away for disposal at the Chichester recycling centre which accepts gypsum based products.

The ledge and braced door will be re-used in the original opening to the current lobby area.

I intend to salvage and re-use the door lining in the new studwork enclosure proposed in Bedroom 1.