

AW/90/14/L

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 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 whole building.

Proposed Internal Alteration Works

The proposal is to make some small changes to two of the front bedrooms in the property. The proposed works are in two parts.

Part one is to remove a small stud wall measuring 1070mm which currently forms a lobby area between bedroom 2 and the main bathroom. The removal of this stud wall will create a larger bedroom that has direct access to the main bathroom therefore creating en suite facilities.

The wall to be removed comprises of studwork with plaster board and skimmed finish. The ledge and braced door will be salvaged and reused in the original doorway as indicated on the plans submitted.

Part two is a proposal to create a small studwork enclosure in Bedroom 1 to form an en suite wc. A reclaimed ledge and braced door that matches the existing ones in the property will be used in the new enclosure.

Conclusions

The main purpose of this work is to create a larger bedroom and in doing so would return the property to its former/original layout.

The addition of the new proposed enclosure in Bedroom 1 is not a permanent structure and it could be removed without leaving any damage to the original building.

The work we are proposing does not remove any of the important, early historic fabric of the building and we believe will enhance what is already a beautiful home without damaging the interesting character and charm of the property.