December 2023, Issue 2







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INTRODUCTION

SITE ANALYSIS

0 Direct
Urban
Topographical

CONCEPTUAL DESIGN

1A Ideas
1B Sketch Layouts (Feasibility)
1C Options Appraisal
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DESIGN DEVELOPMENT

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INTRODUCTION

We were approached by Conor and India to help reshape their home, **64 Westwood Road,** in Salisbury with a view to accommodate the changing lifestyles of their family.

Over the past year **SCRACE** ARCHITECTS have been developing detailed options for the previously approved scheme. In working through proposals this new design presents a more modest and economic alternative to its predecessor.

Working with our clients we aim to maximise the potential of their home and to bring the property up to modern standards. As per the previous planning approval this scheme manages scale to help realise these ambitions.

This report identifies the various factors that shaped the design of the proposals and presents our response in the form of a refurbishment with a two storey side extension to their property.



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With each project **SCRACE** ARCHITECTS carry out a contextual analysis of the specific site. This helps the team get a feeling for the site in question and an appreciation for the local area. Collated data is subsequently employed to derive and direct the conceptual development of proposals.

64 Westwood Road is located in Bemerton Heath in Salisbury and is situated on the corner where Rambridge Crescent and Westwood Road meet. The house is a semi-detached property built of stock brick with concrete roof tiles. The house has a large plot with a front garden with plenty of room to extend off the side of the existing property.





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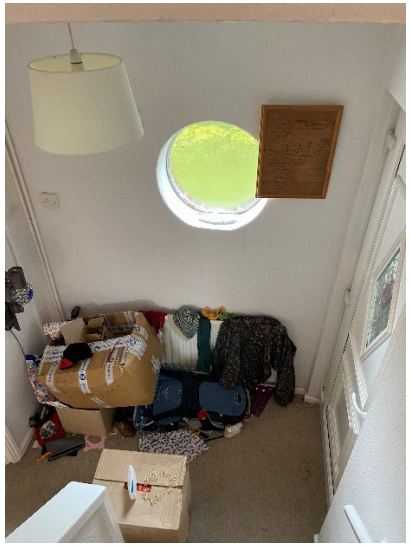
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The house is a late 1950's detached house of average build and design quality. The building is made of a stock brick and roofed in concrete tiles. The property is in reasonable repair but as with most properties of this era suffers from;

- Poor levels of insulation
- Poor levels of airtightness

As part of the refurbishment the proposals aim improve the external appearance as well as the usability of the existing house. Existing lean to structures are in disrepair.





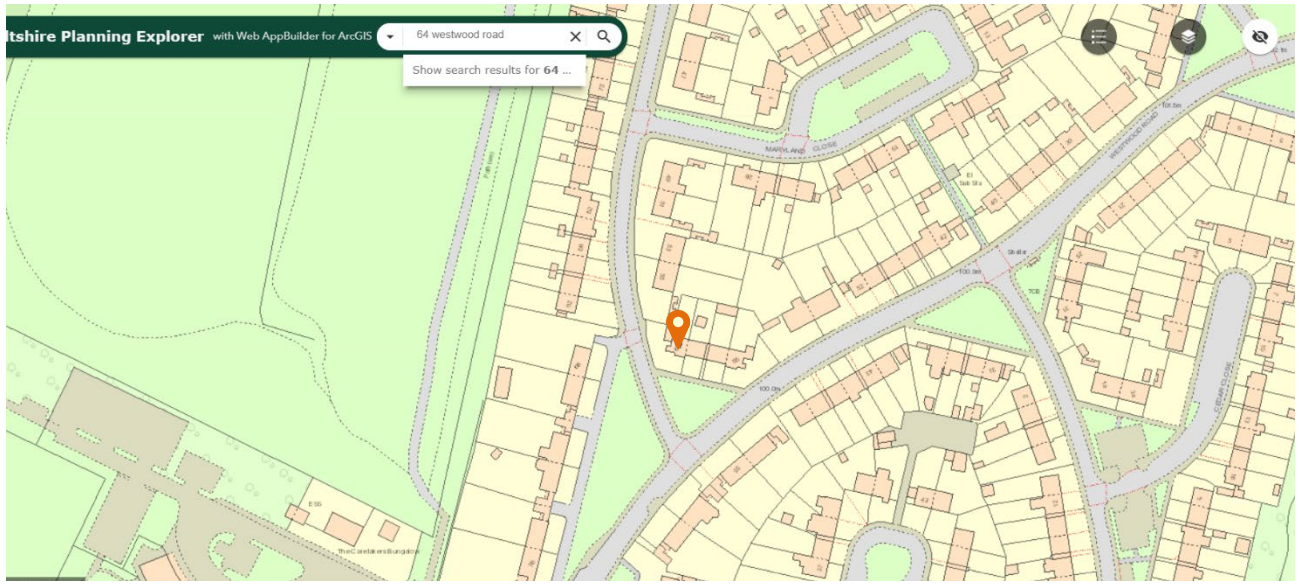


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Bemerton Heath and its environs are away from any conservation areas. However, in developing proposals for Westwood Road, consideration has been given to the local area and its vernacular.

In reviewing the site, we noted Sarum Academy and Bemerton Folly were adjacent to either side of the site. However, the site is does not directly impact these locations and the Wiltshire Planning Explorer and Know Your Place map show no previous historic reference.



Imagery courtesy of Google © 2021 and Wiltshire Planning Explorer



View for builidng access

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IDEAS /

With each project **SCRACE** ARCHITECTS take time to listen to our clients and to establish exactly what they want and how to realise the best out of their property. The scale and type of proposals are balanced with the level of investment required. When looking to refurbish and extend our clients home in this instance we took time to reflect on its character, form and function. The following ideas influenced the design of the current proposals…



Sunshine (Natural Light)



Entertaining (Kitchen/Dining Room)



Flexibility / Modern Life



Family Life

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The aim of this refurbishment is to update the appearance and functionality of the existing house. The new side extension includes a modern open plan living and dining area. These have been designed to create an extended family living space.

Through the proposed design **SCRACE** ARCHITECTS have sought to improve on the family home without impacting on setting.

The new layout provides better circulation through the existing property with improved lighting to the back through rooflights. The raised void above the dining area enables a lighter, airier, space to the open plan family area.

The proposed two storey side extension continues the line of the existing building with a new entrance situated at the front of the property. This new porch allows for extra storage and allows the side of the plot to be used for parking which better suits their needs. Since submission this has been reduced in size.



Existing view of rear



Proposed view of rear

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The scheme presented is of a suitable scale to conform to guidelines (Core 57), new views out are focused towards the rear to ameliorate concerns of overlooking.

A three-dimensional model was prepared to investigate the opportunities for the shaping of proposals. Proposals have been scaled down appropriately to fit sensibly within context (Core 57).

The internal layout of the proposed design allows for the natural light to be provided by the velux window in the roof into the extended part of the property. Placement of windows to the front and side of the proposed extension only provide views into the surrounding area.

One small change to the previous scheme is the addition of a modest glass bay. This is to facilitate access to the extension without the removal or adaptation of the existing staircase. Making it more affordable and sustainable in avoiding the need to replace it. This feature is set back from the front elevation and roof to porch area below. It is subservient to the gable and existing property.



Neighbouring Property – No.62

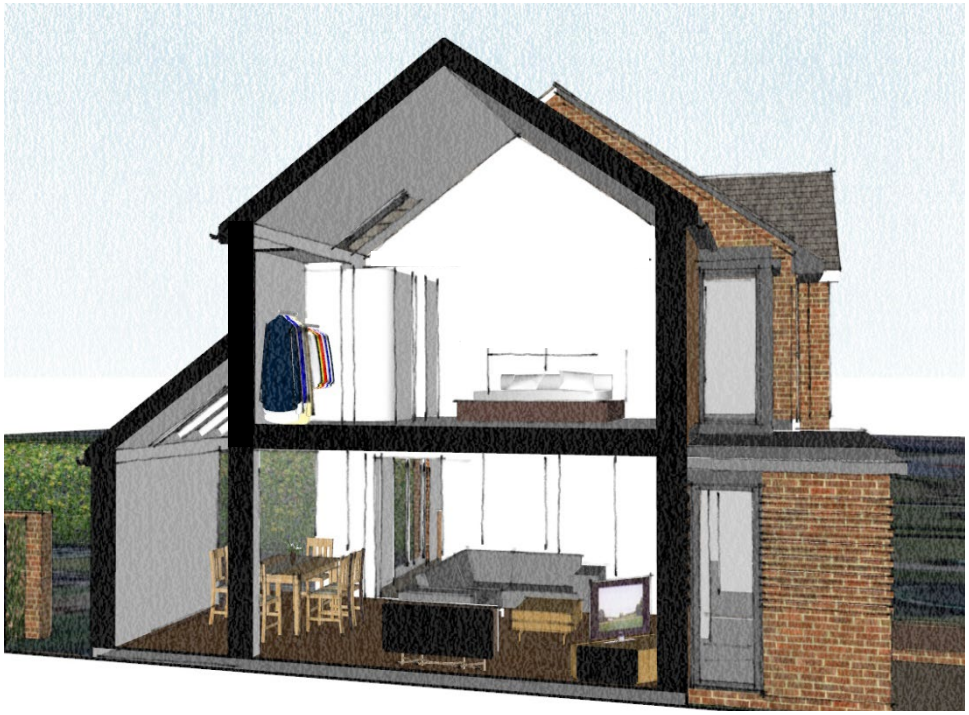


Aerial view of 64 Westwood Road

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The proposed extension has been designed to accommodate a modern larger living space for the clients. A large velux window in the roof and rear of the extension allow for plenty of natural light to enter the open plan space. All of this ensures light gets to center of the plan and is usable throughout the day and seasons. A loftiness not often afforded at this kind of property.



Section view showing inside new bedroom and open plan living area.



Proposed view showing rooflights in dining room.

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Planning

Pre-application advice was sought in respect of proposals. This identified policy and advice relevant to application. Core policies 1,2, 20 and 57, of the Wiltshire Core Strategy were noted. These policies outline design and place shaping.

Developed to accord with these policies we believe that designs will enhance the appearance of the existing building and its setting.

As part of the feedback received, we were pointed towards the larger home extension prior notification process as the extension barring material change might not have even required a full planning application.

In response to the pre-planning advice, the use of timber cladding has been removed and a more traditional design of brickwork to match the existing property will be used to better integrate in the local surrounding area. The gable end has been designed to match the existing whilst the step-in from the front elevation helps reduce the perceived scale of the extension towards the road.

Sustainability (NPPF Section 1 Achieving Sustainable Development)

Initial review with an Approved Building Regulation inspector has ensured that the best construction methods and thermal standards are met. (Core 43).



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The external material palette of the existing building is limited. Proposals mimic the existing building. Where possible, modern details will be incorporated, but these will all be geared to tying in and reflecting elements of the local vernacular (NPPF Section 7 Requiring good design).

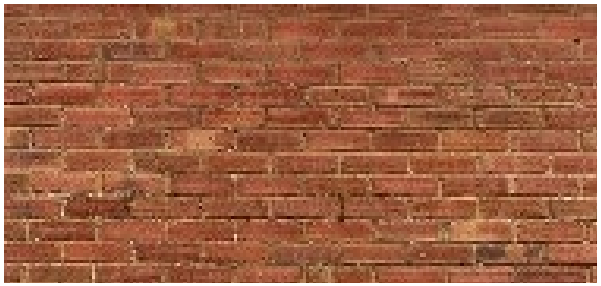
Material choices have been adapted to limit any difference in appearance. Using similar materials and form to the existing terrace will help blend the extension into its setting

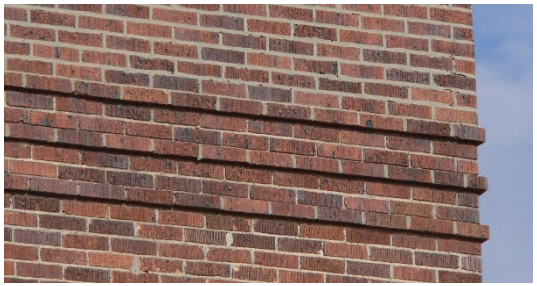
In response to advice, we have reviewed the finish of the proposed extension and reverted to a brickwork finish instead of timber cladding. Coupled with the use of brickwork to match the existing, the use of recycled brickwork for the finish to the porch and a decorative banding strip around the corner of the proposed extension has been included, this ties in with the setting, neighbouring residential properties and the existing house.

Proposed Materials:

Walls	Brickwork / Recycled Brickwork
Roof (other)	Concrete Tiles as existing.
Windows	Aluminium / Timber
Rainwater	Aluminium

Brickwork to match existing with protruding decorative banding to flow around corner.





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SUMMARY

As before, proposals for **64 Westwood Road** involve a simple two-storey side extension to the main body of the house and its refurbishment. This new side extension offers a modern environment and the space necessary to accommodate a growing family.

Changes have been made to the original approved application to help them achieve what they desire for less. Material costs, Covid and market have all contributed to the fact that the design originally submitted could cost more than planned. Changes now proposed are necessary to enable the realisation of this exciting design.

The proposed extension to the dwelling is minor but has been tailored to make the most of existing accommodation to realise our clients' needs. The scale and massing of proposals have been developed in such a way to mitigate visual impact (Core 57).

The proposed works to Conor and India's home will raise the standard of the property making it more accessible and usable for modern day living. The new work will ensure the sustainability of this dwelling as an attractive and family functional property for the foreseeable future (Core 45).



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