19 Westbury Road
Warmininster

Client: Tom Shepherd & Emma Landry

Supporting Information

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Abi McGillivray Architecture

7 Goose Street, Beckington,
Somerset, BA116SS

tel: 01373 831585
e-mail: mail@amarchitecture.co.uk
www.amarchitecture.co.uk

Context

19 Westbury Road, Warminster

This is an existing detached family house located along the south side of the Westbury Road, leading into Warminster.

The house was originally built in the late 1950's, with a two storey extension added to the rear in the late 1980s.

The house, like others along the road is set back from the road by some 17 - 18 metres, and has a generous drive and garden to the front.

The original house was finished in painted render and re constituted stone cladding with concrete pitched roof tiling.

At the rear, the two storey extension was built with two new gables with a first floor terrace level between; and similarly finished in painted render.

The house is built into a gentle slope, sloping down to the bottom of the garden, and subsequently, the rear extension has been built at a lower level - with the extension ground floor level some 300mm lower than the original house.

The rendered facades of the house are all in poor condition exhibiting peeling and cracking on all elevations. It appears that construction movement jointing was not included, which has resulted in the masonry cracking at the junction where new meets old, which will be remedied as part of the development works.

The house was recently bought by the applicants, who wish to invest in the much needed renovation of the property and to redevelop and extend to house to meet their own family needs.

The house is in a generous plot and may be extended to the south east without affecting neighbour's amenity or over developing the site. Proposed works do not affect the vehicular and pedestrian access or parking arrangements, or materially affect the open garden areas.



View of Front facade from Front Drive



View of Front facade from Front Drive



View of side and rear facade from south - looking north



View of rear facade from garden - looking east



South-east - Side Elevation



Side Elevation of next door Property - No 18, other side of Queen's Chase

Proposal

The Proposal includes the removal of the existing side storey utility extension which has exhibited some movement relative to the main house, and the removal of the UPVC conservatory.

In their place and simple, new two storey extension on the same south-east gable side of the house is proposed

The new extension will follow the existing facade, roof form and eaves lines as the original house.

The side extension floor levels will step down the slope to align with the existing floor levels of the original house and later extension.

Smaller additions and alterations also include:

1. To the rear, the leaking flat roof of the unwanted terrace will be infilled to create an extra bedroom at first floor level,

2. A small back door entrance and boot room area will be added on under an extended and continued sloped roof of the garage. Thereby, also providing internal direct access to the double garage.

The entire house will be renovated and improved both visually and in term of thermal and construction performance.

The house will be re-rendered in an off white through-coloured render, with all existing bradstone and plinths over clad in a black slate cladding.

To finish the overall appearance and design, the concrete tiles will be removed and replaced with Spanish slate; eaves and soffits ref refurbished and new metal rainwater goods.