

BUILD Architects

SCHEDULE OF MATERIALS

October 2025

Proposed Restoration, Renovation & Extension

Dewey House
North Row
Warminster
BA12 9AD

May 2026

Dewey House is a Grade II listed building which lies on North Row in the centre of Warminster, the building forms part of a secluded town centre street which has a variety of architectural styles & periods of development from the 18th century to the present day with an eclectic mix of design styles, adaptations, extension, developments, & building uses.



Fig 1 – Front elevation of building to North Row

This report has been prepared in support of the planning / listed building consent application submitted to the local authority in order to obtain approval for the proposed works including a new side extension to be executed in a complimentary but contemporary style.

The design proposals have been prepared following discussion and development of a brief with the client and are considered to be a high-quality design which is sensitive and in proportion to the existing building, its neighbours and the wider context. Materials have been carefully chosen to maintain the character of the area and to reflect the setting.

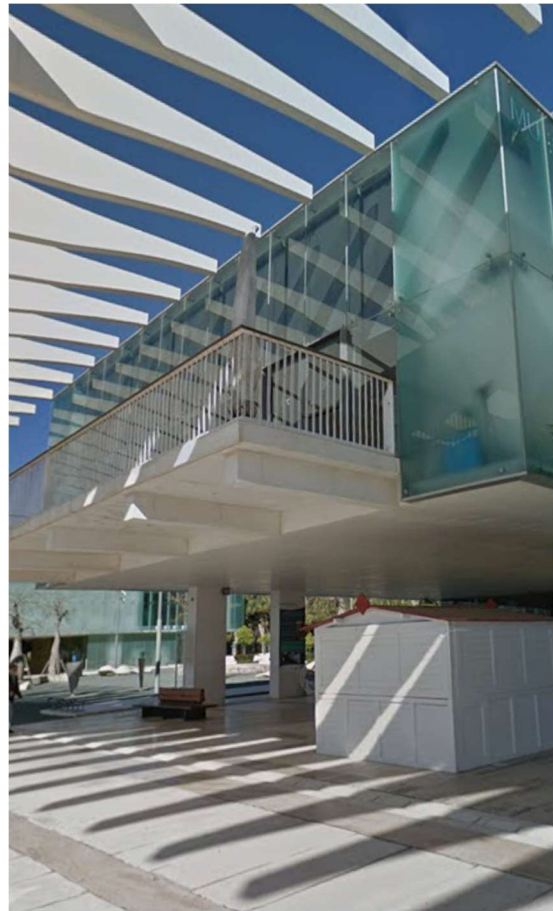
The proposals do not seek to overdevelop the site and, in our opinion, offer harmony, proportion and balance all elevations, massing and appearance.

In addition to these general principles the proposals have been prepared to reflect the information given in the planning advice documents from the local authority. Attention has been paid to similar developments in the area which have previously been approved.

External Glazing

Frosted / patterned glazing is proposed to the upper floor this will be toughened as a safety & security measure & will be acid etched / sandblasted to allow for a translucent finish with light still able to pass but privacy & security maintained.

The system will be supplied by IQ Glass (or equal approved) & will be a “frameless” system offering a sleek, simple & elegant appearance, below is an example of similar glazing from another project.



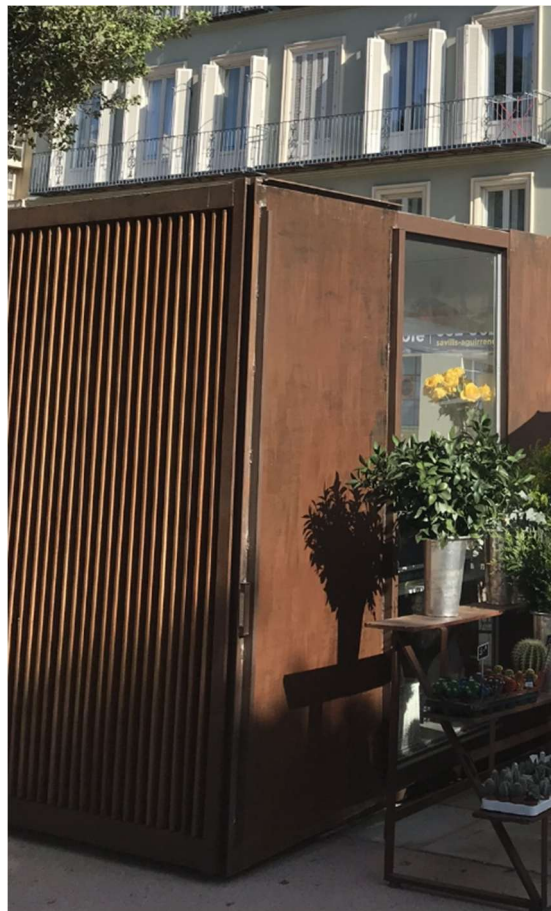
To the ground floor the same glazing system will be used but in clear glass for the entrance door & stepped back / recessed link.

This recessed link will define the narrative of “old / new” between the original / historic host building & the new extension & is an architectural feature well defined in such developments & has been discussed at length with the local authority in the preparation & submission of this application.

Core-ten Steel

Core-ten steel will be used in the framing of the ground floor server element, this material is modern yet rustic & will compliment the historic brickwork with its texture & colour as finding a modern brick to match the existing would be difficult & likely to result in either a pastiche or an inappropriate or inaccurate finish.

The use of such a weathered steel finish is often used in modern architecture especially when looking to create an element which will sit against another often older building.



Timber Cladding

Elsewhere on the ground floor we propose to use a natural timber cladding to the servery façade & also to the secondary element forming the access to the kitchen & back of house spaces.

This timber will be treated to enhance its lifespan & deal with fire regulations for spread of flame but will otherwise appear as a natural finish & will weather & age over the passage of time, we are looking at a Thermochar Magma from QTD or similar vertical cedar cladding which is available from Hewin's in Somerset or Warminster Timber & Mouldings / Cedar Direct who are both local suppliers.

It will be laid as a "board on board" pattern thus providing a textural & visual variation & contrast to the elevation.



Careful consideration has been given to the design and how it will impact on the building and its wider setting. As part of the design process, we have reviewed and responded to information provided by the local authority and believe that the proposed design offers the following in terms of its justification;

- **The design is well considered and of high quality**
- **Relationship between existing and new elements are complimentary / well proportioned**
- **Traditional materials and construction methods will be specified**
- **New materials will be selected to match or complement the existing material palette**

A full measured survey of the property has already been carried out and a further detailed survey will take place to identify and potential structural or material hazards moving forwards including the presence of asbestos or other materials hazardous to health.

While the proposed extension is contemporary in its style we have based the proportions carefully around the classical form of the original building picking up key lines & features from the original elevation to allow the new extension to sit elegantly against its historic host.

There is a clear glazed “linking” section to the design which clearly separates the historic building from the contemporary extension, this principle is well grounded in dealing with extensions to historic buildings & has been discussed with the conservation officer at the local authority.

We believe that this is the most appropriate solution is & an improvement on the rather crude wing previously executed & also favourable rather than a pastiche faux classical elevation which would not describe the narrative & development of the building; ours is a 21st century intervention & in our opinion all the more successful for that.

Existing materials will be carefully removed, labelled, catalogued and retained on site for re-use in the property either being refixed in their original position where possible or re-used elsewhere where practical, any new materials will be carefully selected to match the existing and will be agreed with the local authority as required.

