Bourne Architects

Project Review

53A Warminster Road, South Norwood,
London, SE25 4DQ

26 August 2025
Document Prepared for Bourne Management & Building

RIBA
Chartered Practice

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1. Introduction

‘A **commitment beyond construction**, that protects quality, cost and time.’



- This presentation outlines our proposed design and build service for the delivery of two new self-contained flats through a two-storey side extension to the existing property at 53A Warminster Road.

- Planning permission has already been granted (Ref: 24/02402/FUL). The project is ready to move forward to pre-construction and design development stage.

2. Project Overview

Scope

Two-storey side extension + 2x new flats

Site Area approx **100 sqm**

Planning Status

Full planning approved with conditions

Construction Type

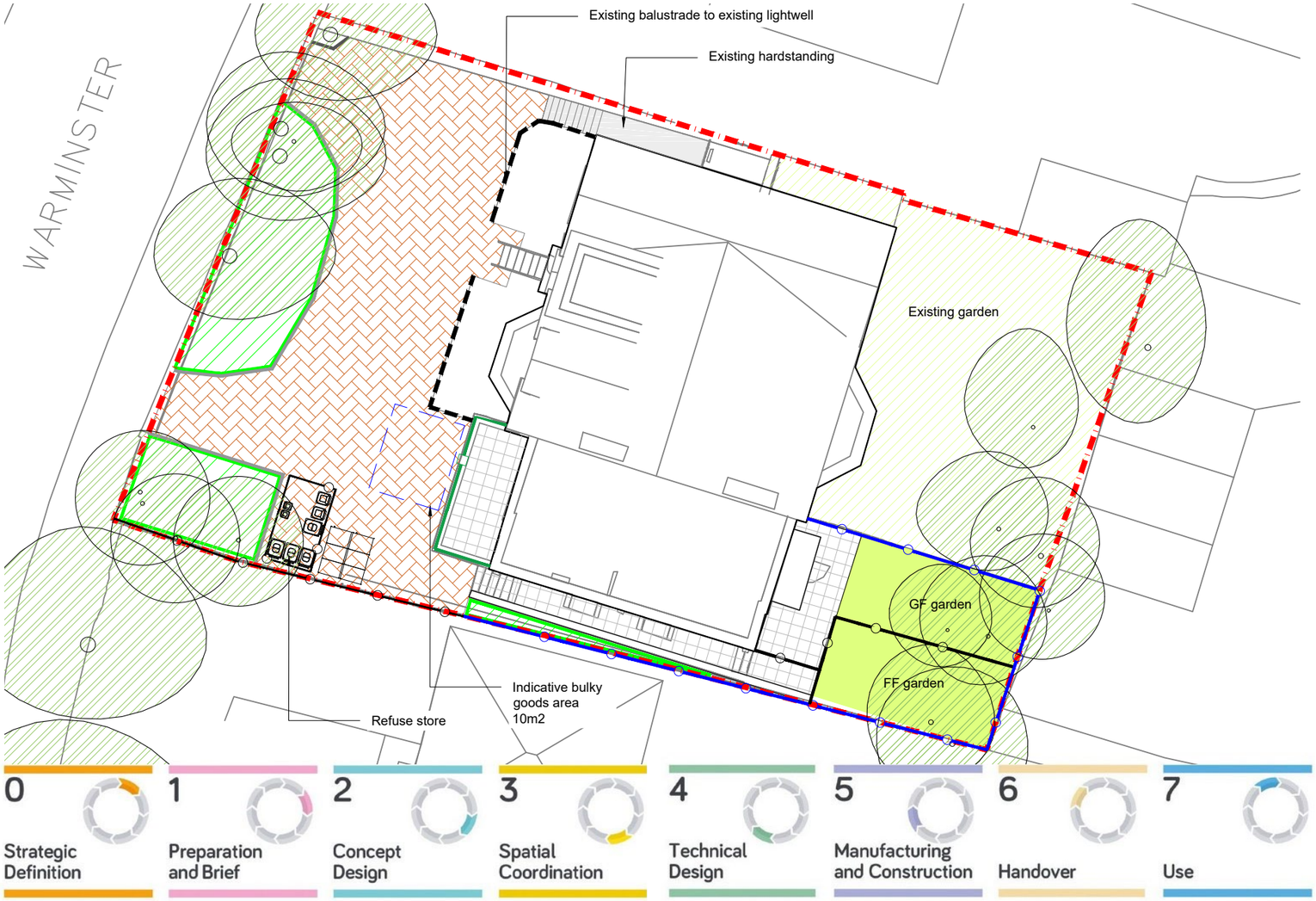
Traditional masonry, timber sash windows

Constraints

Requires piled foundation

Stage

RIBA Stage 3 Pre-construction (technical design & coordination underway)

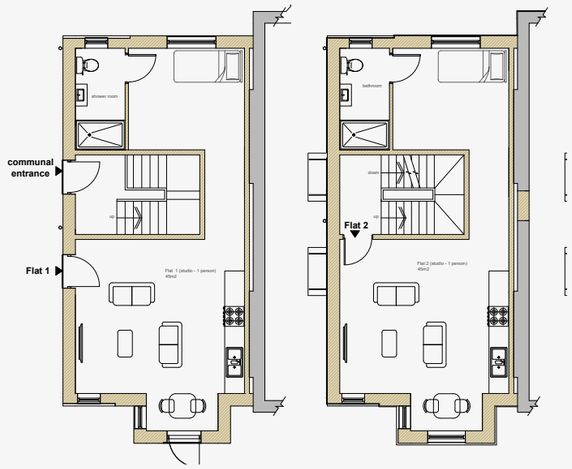


3. Key Project Features

- The approved scheme at 53A Warminster Road has been granted planning consent for a two-storey side extension and two new flats. Below is an overview of the key design features, as currently approved, which we will be delivering and coordinating during the construction phase.



- Located in a Conservation Area
- High-quality conservation-style design



- Fully self-contained residential units
- Compliant with London Plan space and amenity standards



- Integration of biodiversity, tree protection, drainage and other sustainability features
- Designed for long-term durability, efficient maintenance, and strong resale/rental potential

4. Project Stage

- We’ve reviewed the available documentation and conducted an initial project audit. Based on this, the scheme currently sits at the transition between late RIBA Stage 3 and early Stage 4. Below is a summary of what’s already been completed, what remains, and the specific architectural input required to move the project forward.

What’s Been Done

- Full planning permission secured
- Initial structural and drainage coordination started
- Some planning conditions already discharged
- Party Wall matters underway
- Site survey, levels, utilities assessed
- Technical pack preparation in progress (TBC)

- The documents we have received so far indicates the project is at late Stage 3/ Early Stage 4.

What’s Still Needed

- **Condition discharge docs :** CLP, CEMP, landscaping, SUDS, fire, biodiversity, bin/cycle storage
- **Technical coordination:** Structural & MEP coordination with Alpha Engineers
- **Construction issue drawings:** Final GA, sections, details, door/window schedules
- **Internal layouts & specs:** Kitchens, bathrooms, floor finishes, lighting plans
- **Building control liaison:** Submit and revise drawings to suit BC comments
- **Procurement:** Specifications for joinery, lighting, sanitaryware

Conditions Requiring Architectural Input

Condition	Required Architectural Deliverable
3 – CLP	Site logistics, access and deliveries plan
4 – CEMP	Coordination with ecologist, buffer zones plan
6 – Boundaries & Storage	Fence, bin and cycle storage drawings
7 – Landscaping	Planting layout, materials schedule
8 – Tree protection	Alignment with arboricultural report
9 – SUDS	Rainwater harvesting / soakaway layout
10 – Biodiversity	Bat/hedgehog boxes, green measures
11 – Fire Strategy	Escape route, access, compartmentatio



5. Key Deliverables

- This section outlines the core components of our Design & Build offering. It captures the full scope of construction, design, and project management services included in the package.

A. Construction Works

Site Management

- Dedicated site manager throughout the build
- Weekly progress updates (written + photographic)
- Proactive issue resolution and client liaison

Programme & Timeline

- Full build programme issued prior to site start
- Clear sequencing of trades (foundation, superstructure, roof, internal fit-out, services, landscaping)
- Critical path monitored and reviewed weekly

Quality Assurance

- Detailed specifications + technical drawings used on site
- Quality checks
- Snag-free handover and staged sign-offs

Coordination & Subcontractors

- All subcontractors briefed using integrated technical design
- Structural, drainage and MEP consultants fully coordinated
- All materials approved in advance (via submittals or samples)

Compliance & Inspections

- Liaison with Building Control and warranty provider
- Site inspections booked and passed at required stages
- As-built drawings and O&M manual provided at completion

B. Architectural Services

- Measured surveys and as-built verification
- Working drawings, section details, material schedules
- BC coordination and responses to inspector queries
- Liasion with Council and Discharge of Conditions
- Technical drawings + coordination
- Internal layouts/specs

4. Design & Build Package Cost Overview

Design & Build Package Cost Estimate

~£290,000 – £327,000

This is a preliminary cost estimate based on the current design information and planning documents. As no site visit has yet taken place, and technical coordination is ongoing, this figure remains indicative.

The estimate assumes standard site and build conditions. Final pricing may be subject to change based on the following key factors:

Potential Cost Variables

- Unexpected ground conditions (e.g. contamination, abnormal piling depth)
- Service diversions or major utilities rerouting
- Access limitations during construction (e.g. shared access, restricted deliveries)
- Discharge of complex or unclear planning conditions
- Party Wall matters
- Specification upgrades requested during construction
- Any changes to scope, structure, or layout post-appointment during design development

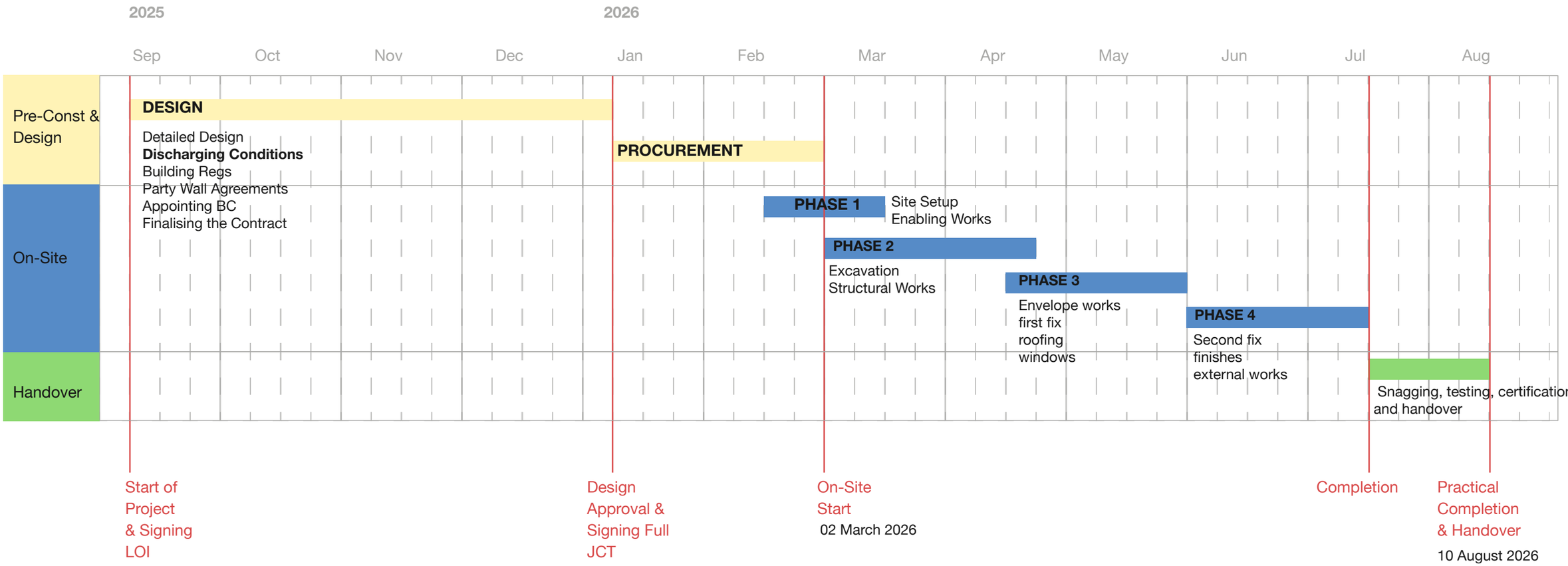


Our Strategic Advantage

- By appointing us for both design and build, you:
- Reduce risk of delay and cost overruns
- Get full control over timeline, scope, and cost
- Eliminate consultant coordination issues
- Gain one point of contact from now until handover
- Ensure high-quality design compliance

5. Project Timeline

- This section outlines the core components of our Design & Build offering. It captures the full scope of construction, design, and project management services included in the package.



6. Next Steps

- We welcome the opportunity to deliver this exciting development. Subject to your confirmation, the proposed next steps are as follows:

1	2	3	4	5	6
Site visit	Signing of Letter of Intent - Appointment & info handover	Initiation of Party Wall Process Commencement of Detailed Design Development	Final Design Approval and Full Contract Signing	Site Possession and Construction	Target Completion and Handover

We welcome you to experience Bourne’s professionalism to see us develop ‘your’ future built environment.

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