Warminster Roadmap

Londonist: 53 Warminster Road Planning and Building Work

Omer Mehmet | Today at 9:59 am | 1 hr 7 min | 94 Screenshots | Copy Summary

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Summary Transcript

The meeting discussed the planning and building work for 53 Warminster Road, focusing on the approval process and structural requirements. Key points included the need for a soil test for a new build warranty, the importance of discharging 12 planning conditions, and the timeline for starting works in May-June 2025. The project involves a two-story building with a loft conversion and rear extension, requiring structural drawings and professional fees. The total build cost is estimated at £350,000, with additional costs for utilities and professional services. The team agreed to proceed with Alpha Engineering for structural drawings and to address party wall agreements.

Action Items

- [ ] Discuss VAT structure with Asim's accountant.
- [ ] Get structural drawings and calculations from Alpha Engineering.
- [ ] Serve party wall notice to the neighbor.
- [ ] Provide approved drawings to Alpha Engineering to get quotes for the loft conversion, outbuilding, and ground floor extension.

Add action item

Outline

Planning and Building Work Overview

- Speaker 1 shares a personal update about his youngest daughter's recent tongue tie operation, which has been a challenging experience for the family.
- Speaker 1 mentions the need to catch up with the group and discuss planning and approval documents for the project.
- Speaker 2 confirms that the three-story plan did not go through but the two-story plan is fine.
- Speaker 2 discusses the need to clear an amount with Shorebrook Mortgage before starting works.

Project Timeline and Funding

- Speaker 2 outlines the timeline for starting the project, aiming to begin in June next year.
- Speaker 2 mentions the need to clear an amount with Shorebrook Mortgage before starting works.
- Speaker 1 suggests discussing the Shorebrook loan in more detail to understand the implications.
- Speaker 2 explains that the funds raised were for light refurbishments, and Shorebrook is aware of the intention to do building works.

Soil Test and Structural Considerations

- Speaker 1 discusses the need for a soil test to obtain a new build warranty.
- Speaker 1 explains the importance of having a soil test for foundations and the challenges of getting one done.
- Speaker 1 suggests the possibility of title splitting the land to avoid paying off Shorebrook.
- Speaker 1 and Speaker 2 discuss the structural requirements and the need for a structural package.

Planning Conditions and Logistics

- Speaker 1 outlines the 12 planning conditions that need to be discharged before starting works.
- Speaker 1 explains the need for a construction logistics plan and the associated costs.
- Speaker 1 discusses the biodiversity net gain requirements and the need for soft and hard landscaping drawings.
- Speaker 1 emphasizes the importance of having detailed structural drawings to proceed with the project.

Materials and Professional Fees



- Speaker 3 discusses the need for materials samples, such as reclaimed yellow stock bricks.
- Speaker 1 and Speaker 3 discuss the potential costs and challenges of using reclaimed bricks.
- Speaker 1 mentions the need for a materials survey to determine the exact materials required.
- Speaker 1 outlines the professional fees involved in discharging planning conditions and the associated costs.

Project Timeline and Sequencing

- Speaker 1 discusses the typical timeline for building a project, emphasizing the importance of starting in the summer
- Speaker 1 explains the sequence of building activities, from foundations to final finishes.
- Speaker 1 mentions the need to engage with utility providers early to avoid delays.
- Speaker 1 and Speaker 3 discuss the potential costs and timelines for bringing utilities to the site.

Project Costs and VAT Considerations

- Speaker 4 discusses the potential costs of the loft conversion and the need for structural drawings.
- Speaker 1 explains the potential costs of a loft conversion, ranging from 30,000 to 60,000 pounds.
- Speaker 1 discusses the VAT considerations for building projects and the potential need for an inter-company transfer.
- Speaker 1 offers to set up a call with the accountant to discuss VAT structuring.

Final Steps and Next Actions

- Speaker 1 emphasizes the importance of getting the structural drawings and calculations as soon as possible.
- Speaker 3 agrees to get quotes from Alpha Engineering for the loft conversion and ground floor extension.
- Speaker 1 and Speaker 3 discuss the need to start the project in the summer to meet the timeline.
- Speaker 1 and Speaker 3 agree to follow up on the structural drawings and planning conditions to proceed with the project.