

The Planning Department
New Forest District Council

Dear Sir/Madam,

Planning Statement for 2 Queensway, Ringwood, Hampshire BH24 1QF

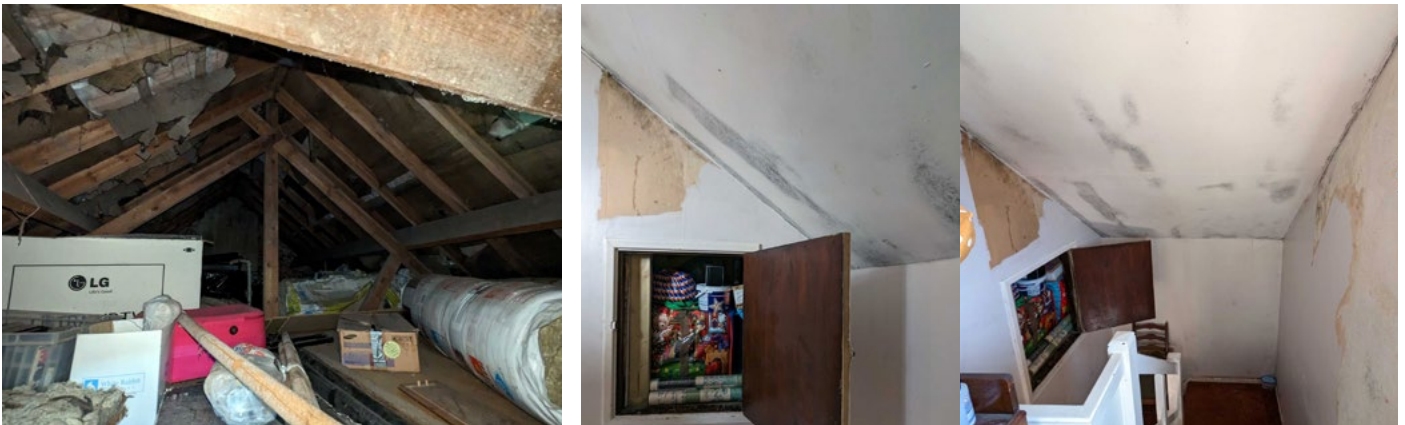
I am writing on behalf of Emma Rothwell and Martin Evans to apply for planning consent for the proposed work required at 2 Queensway in Ringwood, Hampshire.

Project Overview: Urgent Repairs and Property Enhancement

The project at 2 Queensway, Ringwood, entails a dual objective: addressing critical health concerns by undertaking immediate repairs and concurrently enhancing the property's utility. The urgency of the project arises from the deteriorating state of certain areas of the house, particularly the roof, which has become a source of health-related issues, primarily due to a failing roofing breather membrane.

Critical Roofing Issues: Health and Safety Concerns

The condition of the roof has given rise to alarming consequences as a result of the deterioration of the roofing breather membrane which has resulted in permitting moisture infiltration into the building. This, in turn, has led to the pervasive growth of severe black mould, as evident in the provided images.



The photographs captured in mid-summer (August) following a cleaning attempt showcase the extent of the problem. It is important to note that mould proliferation exacerbates during the autumn and winter months. This persistent black mould poses a category 1 hazard under the Housing Health and Safety Rating System (HHSRS). Such a hazard is known to induce a range of health issues, including respiratory complications, allergies, and infections.

Resolving Health Hazards and Roof Repair:

To address the pressing issue of black mould and remediate the deteriorated roof, our plan necessitates the removal of roof tiles. This process will enable comprehensive repairs and the mitigation of water infiltration. It is crucial to emphasise that these repair activities align with a like-for-like replacement, which, according to regulations, does not necessitate planning permission.

However, it is during this roof repair phase that we propose an additional enhancement to improve the property's functionality for the homeowners. Specifically, we aim to introduce a dormer, which, while the roof is temporarily exposed, will allow for the creation of a third bedroom. This enhancement will significantly augment the property's liveability and utility.

Introducing a Third Bedroom:

We are seeking consent to support a young family in expanding their existing two-bedroom semi-detached house by adding a third bedroom. In our approach, we have drawn from established precedents in the local area as the foundation for our proposed development. Central to this is the inclusion of a dormer window on the South Elevation. This modification enables an internal layout reconfiguration, facilitating the relocation of the stairs and the creation of space for the third bedroom.

Site Location and Historical Context:

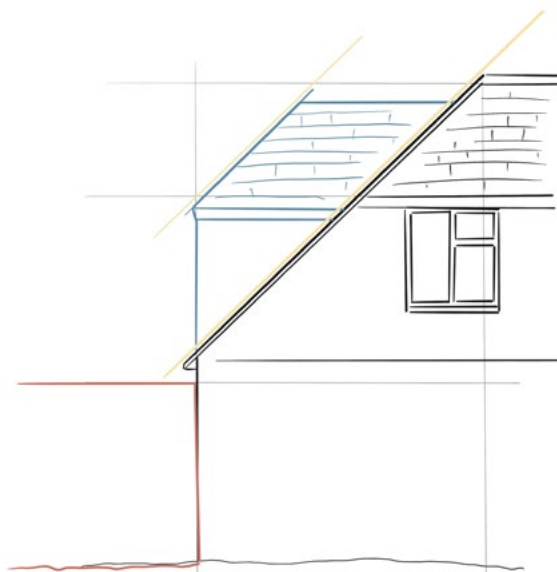
The site is located on Queensway, Ringwood, and comprises a semi-detached house occupying a central plot on the street, as indicated by the red outline. The house has previously undergone a single-story extension at the rear of the property, constructed under permitted development. It's important to note that this application does not involve extending the current boundary of the building. Instead, our primary emphasis lies in internal alterations achieved through the introduction of a dormer window spanning the South Elevation.



As shown in the image to the right, our site (highlighted in red) is situated within the context of similar alterations through dormers and extensions within the neighbourhood (highlighted in blue). In particular, we will examine the work carried out at number 23 to provide additional context and evidence in support of our application.

Preservation of Local Aesthetic:

To ensure our design and application harmonise with the prevailing street scape and the neighbouring area, we have taken inspiration from the existing alterations executed at number 23 Queensway. As illustrated in the image below, this includes the addition of a dormer window on the lower roof line to the side of the property.

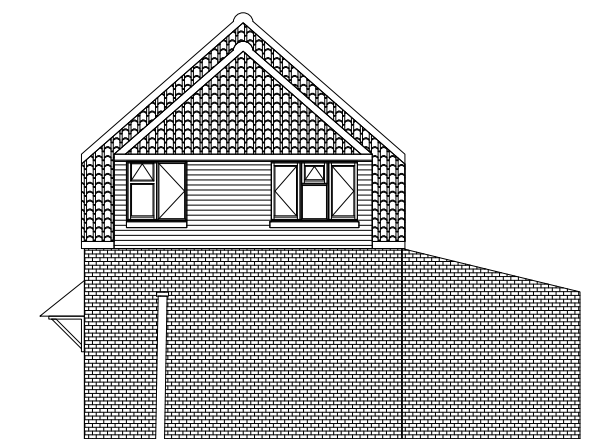


Proposed Alterations:

Our proposal closely emulates the dormer positions observed at number 23 and 17, with the distinctive feature of running along the entire southern elevation. We have taken great care to ensure that the roof line, angles, and placement of the dormer in relation to the main roof line remain consistent with the existing proportions. This approach guarantees uniformity and visual harmony when viewed from the street.



Proposed west elevation (Drawing QW-04)



Proposed south elevation (Drawing QW-05)

The introduction of the dormer plays a pivotal role in facilitating the relocation of the stairwell, thereby creating the necessary space for the incorporation of a third bedroom. For a comprehensive view of the existing floor plan, please refer to drawing QW-01. The proposed floor plan, detailed in drawing QW-02, showcases the envisioned layout.

Our application also encompasses the addition of a bay window and a door canopy to further enrich the building's overall aesthetic. This complementary addition contributes to a well-rounded and harmonious appearance.

Biodiversity Considerations:

This project is structured in two distinct phases. The first phase entails the urgent repair of the roof, undertaken under permitted development rights. In the second phase, while the roof is temporarily absent from the building, we propose the construction of a dormer to enhance the property's utility for which is the subject of this planning application.

Considering the nature of the project and the sequencing of the two phases, we firmly believe that the additions planned in phase two will not have any detrimental impact on local biodiversity within the scope of this planning application. Our commitment to biodiversity preservation and responsible construction practices remains unwavering. We will work in harmony with guidelines during both phases of the project to ensure that no harm or adverse impact is imposed on any species or their habitats within the scope of this planning application.

Conclusion:

The central aim of this planning application is to make a safe and healthy home for the family while creating additional internal space, facilitating the inclusion of a third bedroom, all while adhering to a design that seamlessly integrates with the existing character of the Queensway neighbourhood.

We hope that this application will help facilitate an open discussion about the proposed work. We look forward to receiving your feedback and guidance on the project.

Please do not hesitate to contact us if you require any further information or have any questions regarding the application.

Yours sincerely,

Tom Le Mesurier
Architectural Designer (ARB/RIBA Part 2)
LM/S

info@lemesurier.studio
lemesurier.studio
07872 968759