

Design, Heritage & Planning Statement

12 College Road
Ringwood, BH24 1NX

February 2024

Introduction

This project seeks to improve and enlarge 12 College Road, which is a single fronted Edwardian Villa built in a spacious plot at the turn of the twentieth century. Number 12 has not been altered or enlarged in recent years and consequently the accommodation is not suitable for modern family life. The proposed design aims to achieve improvements which compliment the design of the house, are legible as additions and positively contribute to the character of the street and wider conservation area.



Conservation & Heritage



College Road was added to the Ringwood Conservation Area in 1993 with a short description:

“The red brick villas are individually treated, with building lines set well back from the road, and a noticeably lower density of development.”

In common with a number of properties on College Road, number 12 is identified on Ringwood Neighbourhood Plan local list:

“This property externally remains in original condition with doors and windows, albeit with replacement roof covering. 2019 estate agent's images show original cornices in the two principal reception rooms and encaustic tiling in the hallway. The staircase retains original newel posts, albeit with the original spindles having been replaced mid-20th century with horizontal bars. To the front of the property is the original low wall with stone copings.”

“The building contributes to the overall aesthetic appearance of College Road as part of the Conservation Area. 1-29 (odds) and 2-34 (evens) College Road were originally built on land owned by King's College, Cambridge and were known collectively as the Kingsfield Estate. These houses, along with those numbered 31 onwards (odds) and 36 onwards (evens) form a group of high status houses whose residents over the years have included the stationmaster, police superintendent, schoolmaster and manager of local engineering company, Armfields, along with local businessmen such as Messrs Frampton, Chilvers, Barrow, Brown and Davis (of Cox & Hicks).”

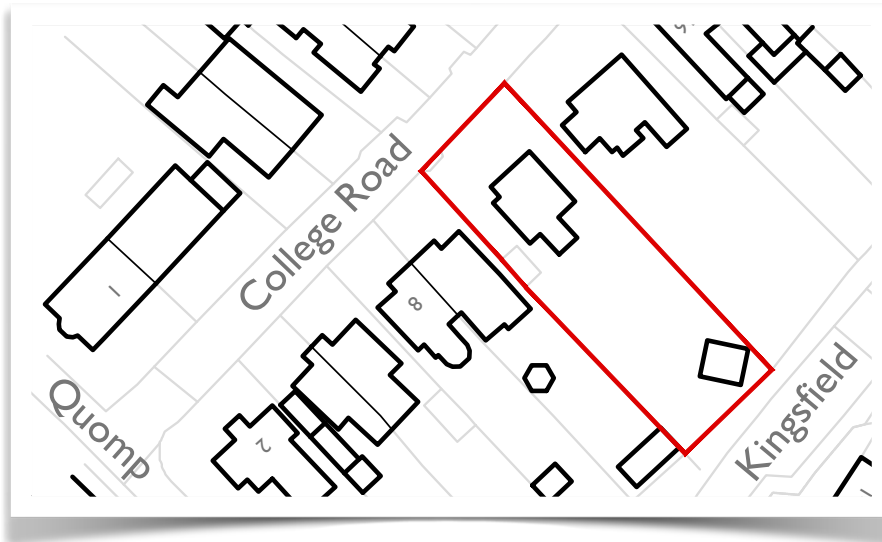
The project includes a number of positive contributions such as replacing the heavy concrete tile roofing with natural slate, reinstatement of an original College Road iron gate to the front boundary treatment and removal of the poor quality first floor square bay window at the rear.

Retention and restoration of the surviving original features such as fretwork, timber windows and timber windows are also proposed.



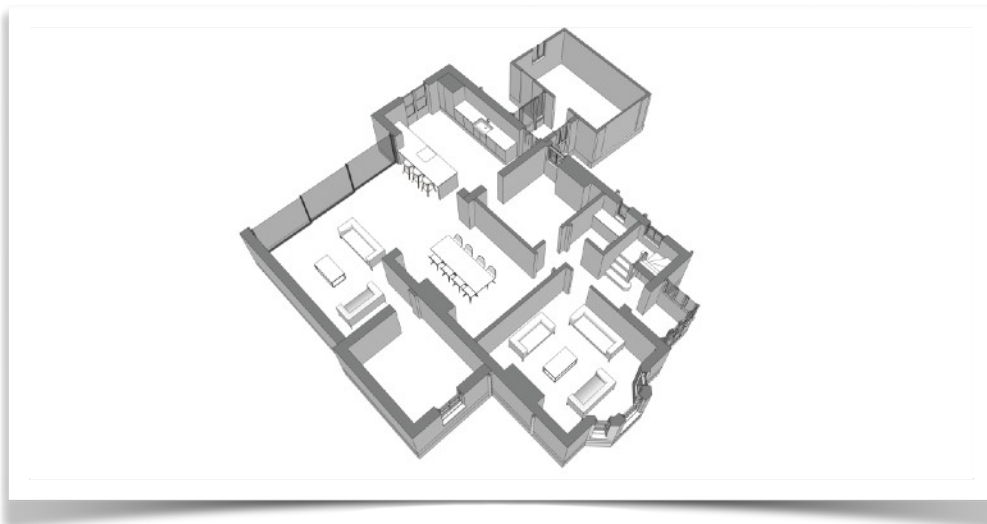
Amount

College Road is characterised by houses in reasonably spacious settings, however (as illustrated by the location plan) number 12 has a particularly wide plot in relation to the house. This provides sufficient space for a two storey side extension without excessively narrowing the space between the neighbouring properties and ensuring the house continues to contribute to the character of the street scene.



Layout

The proposed layout better serves modern family life by providing a family space in place of a small scullery style kitchen, segregated from the sitting and dining room. Ensuite accommodation is created at the first floor level.



By adding whole rooms, rather than combining existing rooms with extended floor area the plan form of the original house remains clearly legible.

The additions are clearly subservient to the main part of the house by virtue of their rearward setting.

Scale

The proposed extensions have narrower, and consequently lower ridge heights and less dominant, roof forms than the main part of the house. It is not thought appropriate to set the eaves of these lower than the main part of the house as this would introduce alien features such as wall or forward facing dormer windows.



Small detached garages are characteristic of the street. In order to retain and make optimal use of the garage, which is too small for a modern car, a discrete link to the house is proposed.



Appearance

A combination of approaches has been taken with regard to the style of the proposed extensions. Work above first floor height and two storey elements are proposed in a traditional style that faithfully matches the house and contributes to the character of the conservation area.



Proposed brick sample board.
Ibstock Handmade Restoration Red

A more modern approach is taken for the single storey element, which by virtue of providing a more light and open space lends itself to this approach and will not make visible impact on the conservation area.



Rear facing dormer windows are an appropriate addition in this context and one is proposed to serve the loft conversion. This is of a traditional form and scale.



Conclusion

As confirmed by the Local Planning Authority response to a pre-application enquiry, the proposals successfully meet the aims outlined above and are acceptable in relation to planning policy.

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