PURPOSE OF THIS CONSULTATION

WELCOME

The consultation is made up of a number of information boards including the following:

- The Purpose of the Consultation
- Introduction to Churchill Living
- Housing Need
- Benefits of Retirement Living
- Planning Policy
- Location & Site
- Context
- Constraints & Opportunities
- Proposed Site Layout
- Indicative Plans
- Preliminary Views
- Next Steps

We value your comments on the proposed development. The comments are considered following the consultation to help steer the proposals prior to a planning application being submitted to the Local Planning Authority. How Churchill Living have considered your comments will be detailed in a Statement of Community Involvement that will support any planning application.

THE PROPOSAL

Our proposal is for the comprehensive redevelopment of three properties to the eastern end of The Close, comprising of Torridge, Close Court, and Ringwood Auctions, with construction of a retirement housing development of 31 flats with one and two bedroom apartments and associated communal facilities, vehicular access, car parking and landscaping.

VISION

Churchill Living's vision for the Site is to deliver a development that meets our customers' needs and the local need for retirement apartments whilst also contributing to the character of this part of Ringwood, and making a positive contribution locally in terms of socio, economic and environmental benefits.

Our aim is to create a high quality development that embraces sustainable design, enhances the setting of the area and maintains the local vernacular.



RINGWOOD


ROMSEY



LYMINGTON

INTRODUCTION TO CHURCHILL LIVING

WHO ARE CHURCHILL LIVING LTD?

Churchill Living (CL) is a privately-owned British Company, highly trusted and respected within the housing industry. CL prides itself on building beautiful purpose-built one and two bedroom retirement apartments in desirable locations across the UK, for those looking for an active, independent, safe and secure lifestyle. Our developments can be found in 23 counties throughout the UK.

Throughout our history we have undertaken over 220 developments and sold over 9,000 units. Through our group company, Churchill Estates Management (CEM) we retain the ongoing operation, management, care and responsibility for every apartment within our completed developments.

“With first class Customer satisfaction at the heart of the business, we’ve been changing retirement living for the better for over 20 years. We continually strive to be the retirement housebuilder of choice for those looking to enjoy independence, security and peace of mind.”

Our developments not only provide well documented benefits to our customers but also to the wider community. Our customers tend to shop locally providing much needed ‘daily shoppers’ for local shops and businesses.

“People living in specialist retirement homes typically experience reduced health risks, contributing to fiscal savings to the NHS and social care services of c. £3,500 per person per year.”
Healthier and Happier – Homes for later Living, September 2019.



Spencer & Clinton McCarthy

What House? AWARDS

HBF Home Builders Federation
★★★★★
Customer Satisfaction 2026

Churchill Living
Your lifestyle • Your choice

Typically, our customers downsize from a 3 or 4 bedroom family home. Therefore, for each retirement apartment occupied, a family home is released for sale into the wider housing market.

CL is an award-winning business having recently won a number of prestigious industry and wider business awards including;

- **The WhatHouse Awards**: Churchill has won the **GOLD Award in the ‘Best Retirement Home Developer’** category at the WhatHouse? Awards for three years running since 2023. Before this category has been created, Churchill was the only retirement housebuilder ever to have been awarded ‘Housebuilder of the Year’.
- **The HBF Customer Satisfaction Survey**: Churchill retains the top **‘5 star’ status** having been recommended by more than 90% of our customers for a 11th consecutive year in 2026.

Summarised below are some of CL’s key statistics;

- Over 11,000 apartments under management
- Three divisional offices around the country

CL has a full complement of in-house professionally qualified Architects, Technologist, Surveyors and Engineers employed in the seamless delivery of projects through every stage of the process from site identification to construction completion and home sales. The business benefits from a wholly owned town planning consultancy, Planning Issues, which advises on planning related and public consultation matters.

TYPICAL DEVELOPMENT FEATURES

All Lodges come with a suite of communal features that residents will enjoy and benefit from, as part of their new retirement living lifestyle.



Owners' Lounge



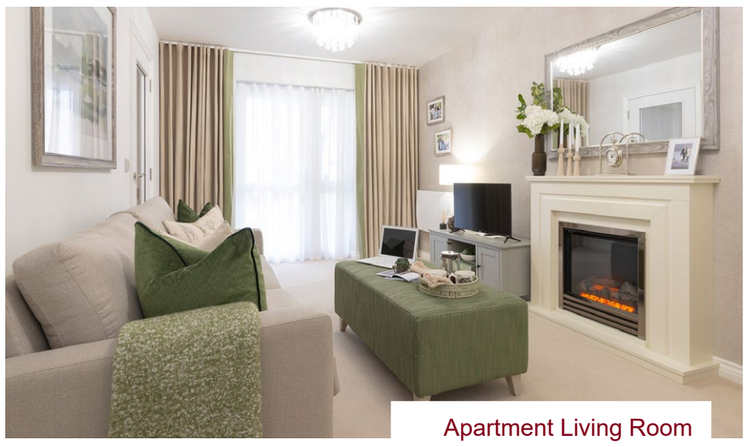
Coffee bar



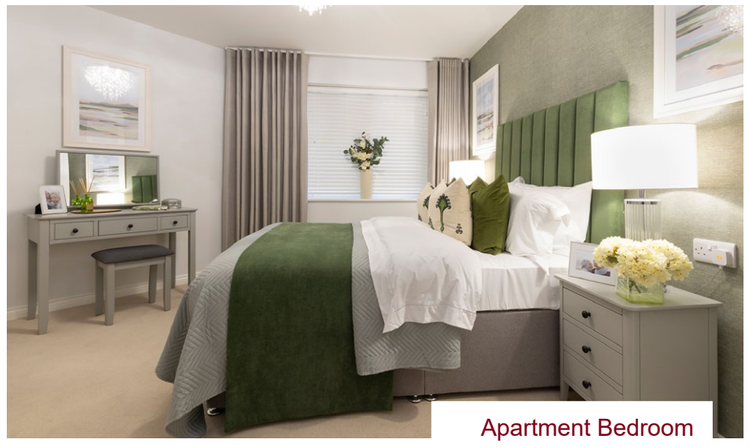
Guest Suite



Landscaped Gardens



Apartment Living Room



Apartment Bedroom



Apartment Dining Room/Second Bedroom



Apartment Shower Room



Apartment Kitchen

HOUSING NEED

A NATIONAL NEED

Providing opportunities for people to downsize to suitable and adaptable accommodation, with support on hand should they need it, meets the Government's agenda of encouraging much greater independence in old age, and reduces the pressure on social care services.

People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. Offering older people, a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems.

As recorded in 2021 Census, there are more people than ever aged 65 years and over in England. Subsequently, more than one in six people were aged 65 years and over on Census Day in 2021 equating to 18.4% of the population.

A LOCAL NEED

The New Forest had a Housing Needs Assessment undertaken in October 2025 as part of the evidence base for the forthcoming Local Plan Review.

The 2023-43 period shows a projected increase in the population aged 65+ of around 30% - the population aged under 65 is in contrast projected to see a more modest increase (of 3.2%). In total population terms, the projections show an increase in the population aged 65 and over of 12,900 people. This is against a backdrop of an overall increase of 16,200 – population growth of people aged 65 and over therefore accounts for 79% of the total projected population change.

The table to the right shows that there is a predicted shortfall of 678 market units to 2043.



Table 12.13 Specialist Housing Need using adjusted SHOP@Review Assumptions, 2023-43 – New Forest DPA

		Housing demand per 1,000 75+	Current supply	Current demand	Current shortfall / surplus (-ve)	Additional demand to 2043	Shortfall /surplus by 2043
Housing with support	Market	63	1,420	1,444	24	653	678
	Affordable	52	577	1,191	614	539	1,152
Total (housing with support)		114	1,997	2,635	638	1,192	1,830
Housing with care	Market	28	42	657	615	297	912
	Affordable	13	220	292	72	132	203
Total (housing with care)		41	262	949	687	429	1,116
Residential care bedspaces		37	683	843	160	381	542
Nursing care bedspaces		41	750	949	199	429	628
Total bedspaces		78	1,433	1,792	359	811	1,169

Source: Derived from Demographic Projections and Housing LIN/EAC

BENEFITS OF RETIREMENT LIVING

SOCIAL

- Churchill Lodges offer significant opportunities to enable residents to be as independent as possible in a safe and warm environment.
- Retirement housing helps to reduce anxieties and worries experienced by many older people living in housing which does not best suit their needs by providing safety, security and reducing management and maintenance concerns.
- The Housing for Later Living Report (2019) shows that on a selection of wellbeing criteria such as happiness and life satisfaction, an average person aged 80 feels as good as someone 10 years younger after moving from mainstream housing into housing specifically designed for later living.

ECONOMIC

- Each person living in a retirement living homes enjoys a reduced risk of health challenges, contributing fiscal savings to the NHS and social care services of approximately £3,500 per year (Homes for Later Living September 2019).
- With 31 units proposed, at a ratio of 1.3 people per apartment, there will be around 40 occupants. At a saving of £3,500 each per year, this equates to a saving of £140,000 per year in local NHS and social care costs in comparison to mainstream housing. This is a significant economic benefit.
- A report entitled Silver Saviours for the High Street (February 2021) found that retirement properties create more local economic value and more local jobs than any other type of residential development. For an average 45 unit retirement scheme, the residents generate £550,000 of spending a year, £347,000 of which is spent on the high street, directly contributing to keeping local shops open.
- An average retirement scheme will support the following new jobs:
  - 85 construction jobs
  - 1 permanent job in repairs and renovations
  - 2.3 permanent jobs in management and care
  - 3.2 permanent jobs on the local high street (residents are basket shoppers and will do their shopping locally)

ENVIRONMENTAL

- Making more efficient use of land thereby reducing the need to use limited land resources for housing.
- Providing housing in close proximity to services and shops which can be easily accessed on foot thereby reducing the need for travel by means which consume energy and create emissions.
- Providing shared facilities for a large number of residents in a single building which makes more efficient use of material and energy resources.
- The proposal includes renewable technology through the use of solar panels to assist in the reduction of CO2 emissions.
- All areas of the building will be lit using low energy lighting and where applicable utilise daylight and movement sensor controls.



Our schemes free up family housing by older people looking to downsize - a typical 41 unit retirement development generates approx 92 moves in the chain



A development that maximises the use of previously developed land reducing pressure on greenfield sites



Our developments bring health and social care savings - each person living in a Home for Later Life saves the NHS & Social Services approx £3,500 per year



Economic and social benefits of older people using local shops, services and facilities. Our Owners shop locally, supporting businesses and communities



Due to its sustainable location, retirement living housing reduces the need to own a car. Owners often shop locally on foot or by public transport



Our developments allow for independent, secure living and provide companionship which helps to reduce isolation and loneliness

CHURCHILL’S TYPICAL CUSTOMER



“The things I like best about Jubilee Lodge are the spacious and well laid out apartments, and the Owners’ Lounge which is a perfect place to socialise and meet new Owners.

“As Jubilee Lodge is so close to town, it is easy to walk to the shops, library, park, pubs and cafes – it’s a perfect location.”

“Also being local, I can still see my friends and go to my U3A meetings as well. It’s the best move I’ve made!

“I wanted to downsize, especially after seeing my late brother and sister-in-law move to a Churchill apartment in Thame. I went to stay with them in their Guest Suite and was impressed, so when a Churchill Lodge was being built near me I was very interested. I decided this was where I wanted to be and here I am!

“Tracey our Lodge Manager in invaluable, if you ever have any problems you just have to ask and she will do her best to sort them out. She is also great at organising events for everyone to enjoy and she is very friendly. It’s great fun here and we all have a good laugh.”



“Moving to our beautiful Churchill apartment has given us a new lease of life. Freedom to do what we want, when we want, and not having to worry about looking after a big house and its maintenance.

“We are safe and secure in the knowledge that security in our apartment is second to none. We’ve joined an amazing community of other Owners and can join in activities when we want to, but also have privacy should we need it. Having a Lodge Manager on site is also very helpful so that we can chat to them if we ever have a problem.

“When we decided to retire we discussed the possibility of downsizing to a bungalow, however it soon became clear that firstly we didn’t want to spend time refurbishing our new home, and secondly we wanted that sense of community. We came across Dovehouse Lodge and we have never looked back.”

“Dovehouse Lodge is in a perfect location. It’s so close to the lovely market town of Hitchin with so many coffee shops and restaurants, a market square where you can sit and enjoy many activities, a market several times per week where you can browse, and amazing walks in and around the vicinity.

“You don’t need a car as the town is only ten minutes’ walk away. Or if you want to stay closer to home Dovehouse Lodge has beautiful gardens where you can sit and enjoy the sunshine. I’ve taken up such a range of hobbies since moving here. I was never a big walker, but now I go out to enjoy the surrounding area with my husband all the time. My friends here go to lots of classes, like dancing, and I do too.

“When we told people we were moving to a retirement apartment, they often assumed we were moving to a care home. But Churchill offers totally independent living. True, there’s always someone to talk to if things aren’t going well and no one is ever forgotten about. But if you want to be left to your own devices, that’s fine too.”



“We are delighted with the peace and quiet and the wonderful outlook over the beautiful garden which we no longer have to care for.”

“We enjoy the communal activities and time spent with other Owners over coffee and meals. We enjoy the new peace of mind we have living here and the freedom that living in a Churchill development provides, together with the benefit of our kind Lodge Manager.

“Although we were already thinking of moving to a smaller, more manageable property from our old 5 bedroom house, Jean started to have some health issues which highlighted the reasons even more as to why a smaller property would suit us at this time in our lives.

“Our family were really supportive of our decision and could see the benefits to us of downsizing.”

NATIONAL PLANNING POLICY FRAMEWORK

The Government has published a new National Planning Policy Framework (NPPF), which sets out the national planning policies for England and provides the framework within which local planning authorities prepare their plans and make decisions on planning applications.

The updated NPPF seeks to support the delivery of the homes, infrastructure and economic growth needed across the country, while ensuring that development is well planned, sustainable and responsive to local circumstances.

Paragraph 3 of the NPPF confirms that the national decision-making policies in the Framework are a material consideration and should be read alongside the policies in the development plan.

The following policies of the NPPF are considered relevant to the application:

DM1 – Preparing Development Proposals

DM3 – Determining Development Proposals

DM5 – Development Viability

S3 – Presumption in Favour of Sustainable Development

S4 – Principle of Development within Settlements

CC2 – Mitigation of Climate Change

HO1 – Assessing the need for homes

HO5 – Meeting the needs of different groups

HO7 – Meeting the needs of homes

HO8 – Providing Affordable Homes

HO9 – Specialist Forms of Accommodation

TC2 – Development in Town Centres

L2 – Making Effective use of Land

L3 – Achieving Appropriate Densities

DP3 – Key Principles for Well Designed Places

DP4 – The Design Process

TR3 – Locating Development in Sustainable Locations

TR4 – Street Design, Access and Parking

TR6 – Assessing Transport Impacts

F7 – Ensuring Development is safe from flooding

N2 – Improving the natural environment

N3 – Trees in new development

HE4 – Securing the conservation of Heritage Assets

HE5 – Assessing effects on Heritage Assets

HE6 – Proposals affecting designated heritage assets

HE9 – Conservation Areas

Policy S3 sets out the presumption in favour of sustainable development. Policy S4 requires that development proposals within settlement boundaries should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects.

Chapter 6 sets out an objective to support the delivery of "a substantial increase in the supply of homes". Plan making Policy HO1 requires development plans to take into account the housing needs of older people, including those who require retirement housing, housing-with-care and care homes. Policy HO5(c)(i) requires development plans to identify sites to meet the needs for specialist housing for older people.

Policy HO7 on meeting the need for homes sets out that "substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community". This includes, but is not limited to, homes needed for different groups as assessed under Policy HO1. .

The objective of Chapter 12 is to promote the effective use of land in meeting the need for homes and other uses while safeguarding and improving the environment and ensuring safe and healthy living conditions. Policy L2(1)(b) states that substantial weight should be given to the benefits where a development proposal would make better use of vacant and underutilised land and buildings.

Policy L3 requires development proposals to make efficient use of land. Paragraph (2)(a) sets out that within settlements, residential development should contribute to an increase in density of the area in which they are situated.

Policy DP3 requires development proposals to respond to their context so that they integrate with and enhance their surroundings. It states that "this should not preclude innovation or change where appropriate, especially where an increase in scale or density is justified in accordance with policies L2 and L3". Paragraph 3 requires substantial weight to be given to compliance with relevant development plan policies when assessing the design quality of proposals.

Policy TR3 advises that development proposals should be in locations that are sustainable, which means the location should limit the need to travel, particularly by private car, and offer a genuine choice of transport modes for residents.

Paragraph TR4 encourages priority to be given to walking, wheeling and cycle movements. Paragraph 1(e) requires a suitable number of parking spaces for a range of transport modes reflecting the location and nature of the development (including its connectivity).

Policy HE4 regarding heritage assets states that development proposals which would affect the significance of heritage assets, including any contribution made by their setting should avoid, or if that's not possible, minimise harm to the significance of heritage assets and instead conserve this significance.

Policy HE6 sets out that substantial weight should be given to the heritage asset's conservation. Development proposals which would have a positive effect on a designated heritage asset should be supported. Where a development proposal would harm the significance of a designated heritage asset, the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.

Policy HE7 considers non designated heritage assets. It sets out that where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm and the significance of the non-designated heritage asset.

Policy HE9(1)(b) states that development proposals within or affecting the significance of conservation areas should consider the area's special architectural or historic interest in the design of the development. Paragraph 3 sets out that proposals which conserve those elements of a conservation area that make a positive contribution to the area should be supported.



PLANNING POLICY

The Development Plan comprises of the Local Plan 2016-2036 Part 1: Planning Strategy which reviews the planning strategy for the area (adopted in July 2020). It also includes the Local Plan Part 2: Sites and development Management, adopted in 2014, The Council have 'made' the Ringwood Neighbourhood Plan (July 2024). As well as saved police CS7 (open space) from the core strategy. A Local Plan Review Regulation 18 consultation was undertaken on March 2026.

The relevant policies to this site consist of:

LOCAL PLAN 2016-2036 PART 1: PLANNING STRATEGY (JULY 2020)

- Policy STR1: Achieving sustainable development
- Policy STR3: The strategy for locating new development
- Policy STR4: The settlement boundary
- Policy STR5: Meeting our housing needs
- Policy STR6: Sustainable economic growth
- Policy STR8: Community services, infrastructure and facilities
- Policy ENV1: Mitigating the impacts of development on International Nature Conservation site
- Policy ENV3: Design quality and local distinctiveness
- Policy ENV4: Landscape character and quality
- Policy HOU1: Housing type, size, tenure and choice
- Policy HOU2: Affordable housing
- Policy HOU3: Residential accommodation for older people
- Policy ECON2: Retention of employment sites and consideration of alternative uses
- Policy CCC1: Safe and healthy communities
- Policy CCC2: Safe and sustainable travel
- Policy IMPL1: Developer contributions
- Policy IMPL2: Development standards
- Policy IMPL3: Monitoring

LOCAL PLAN PART 2: SITES AND DEVELOPMENT MANAGEMENT DEVELOPMENT PLAN DOCUMENT (2014)

- Policy DM1: Heritage and Conservation;
- Policy DM3: Mitigation of impacts on European nature conservation sites;
- Policy DM16: Within town centres, outside Primary Shopping Areas and Secondary Shopping Frontages;
- Policy HYD4: Hythe town centre opportunity sites;

THE LOCAL PLAN PART 1: CORE STRATEGY 2009

The Local Plan Part 1: Core Strategy 2009 has been superseded by new policies in The Local Plan 2016-2036 Part 1: Planning Strategy.

The only policies that remain as 'saved' policies are Policies CS7: Open spaces, sport and recreation, CS19 Tourism and CS21 Rural economy which are not applicable to the proposed scheme.

RINGWOOD NEIGHBOURHOOD PLAN (2023-2036)

- Policy R1 – A Spatial Plan for Ringwood
- Policy R2 – Maintaining a Successful and Prosperous Town Centre
- Policy R3 – Making Better Use of Opportunity Areas in the Town Centre
- Policy R8 – Building for Life

SUPPLEMENTARY PLANNING DOCUMENTS

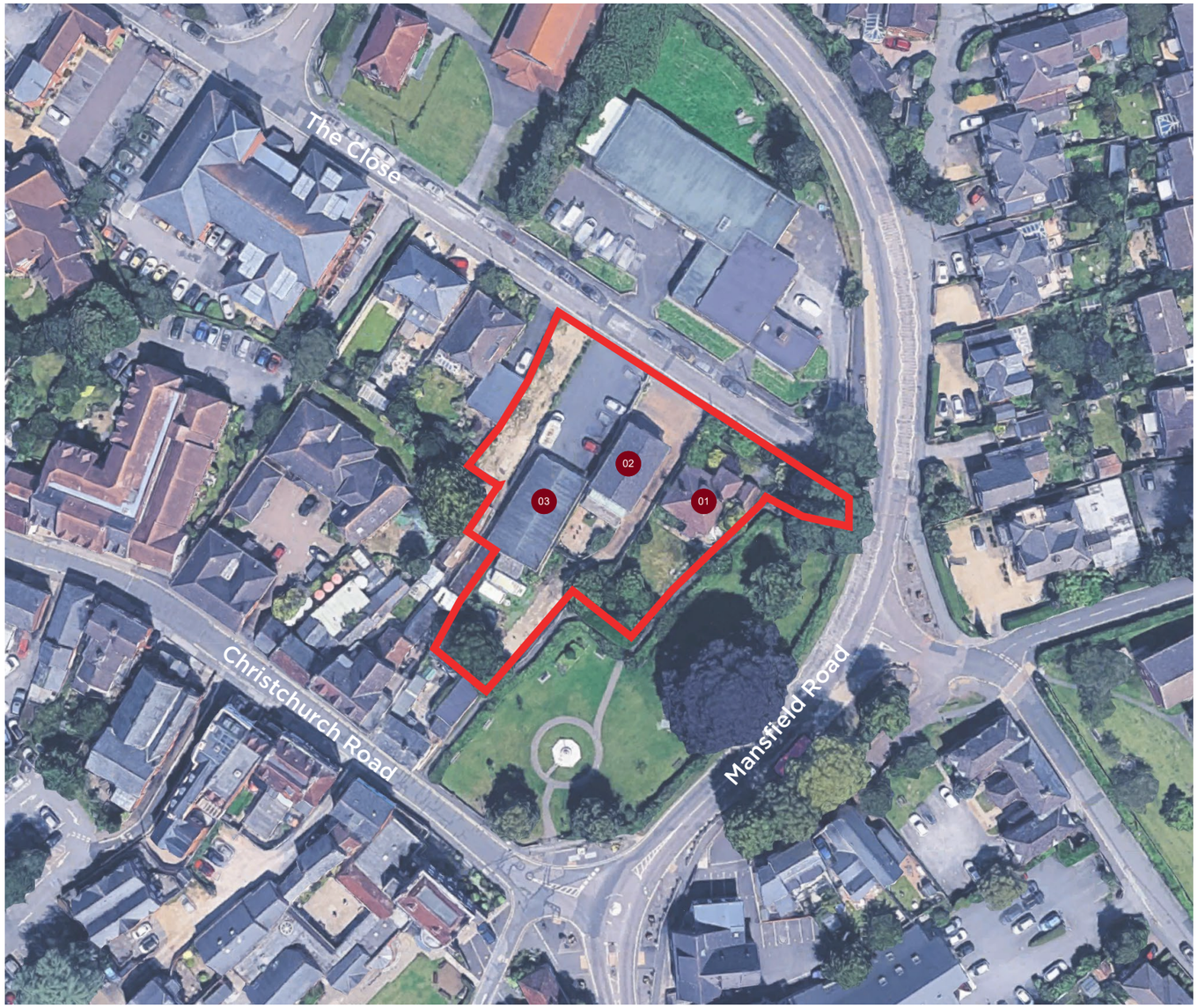
The following documents are also considered to be relevant to the application:

- Mitigation for Recreational Impacts on the New Forest European Sites

It is considered that the principle of the redevelopment of the site to retirement housing is acceptable. The auction house has relocated to a new larger facility within Ringwood and the redevelopment of Torridge and Close Court will provided much needed older person housing in accordance with the development plan.



LOCATION MAP



Aerial image of Site, courtesy of Google Earth (not to scale)

SITE & CONTEXT DESCRIPTION

The site comprises of 01 Torridge, a detached bungalow, 02 Close Court, a detached 2 storey house, and 03 Ringwood Auctions, a single storey commercial unit, all of which front onto The Close.

The site is irregular in shape and extends to approximately 0.23 hectares. It measures approximately 46m from north-west to south-east and 65m from north-east to south-west. The site is relatively level, although there is a gradual rise of approximately 1m along the frontage to The Close.

The boundary to the west is enclosed and adjoins the private amenity spaces of neighbouring residential properties. The remaining boundaries face on to the Ringwood War Memorial Garden, separated by a pedestrian footpath.

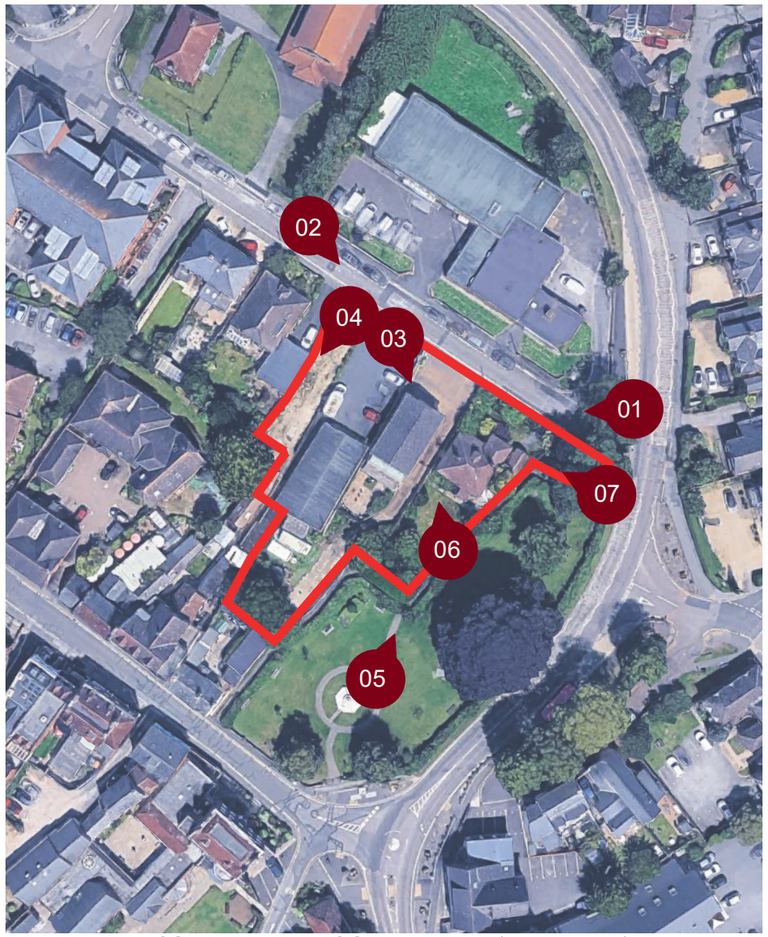
Existing pedestrian and vehicular access is provided from The Close.

The existing buildings are varied in appearance and use, and are of limited architectural interest. Torridge is a traditional brick built bungalow with a plain tile roof, and is currently in a state of disrepair. Close Court is a more modern 2 storey brick building, surrounded by block paving, with a pitched roof finished in concrete tiles. Ringwood Auctions is a low-key single storey brick built commercial unit with a low pitched roof and surrounded by tarmac hard-standing. The buildings are primarily functional in their design, with limited architectural detailing or features that contribute positively to the character of the surrounding area.

The existing buildings do not reflect the prevailing character of Ringwood, which is generally defined by more traditional forms of development, including pitched roofs, stronger architectural detailing and the use of locally distinctive materials. The redevelopment of the site therefore presents an opportunity to replace the existing buildings with a high-quality development that responds more positively to its context and enhances the appearance of this prominent location.

SITE PHOTOS

The images below are of the existing site in the context and setting of its surrounds.



Aerial image of Site, courtesy of Google Earth (not to scale)









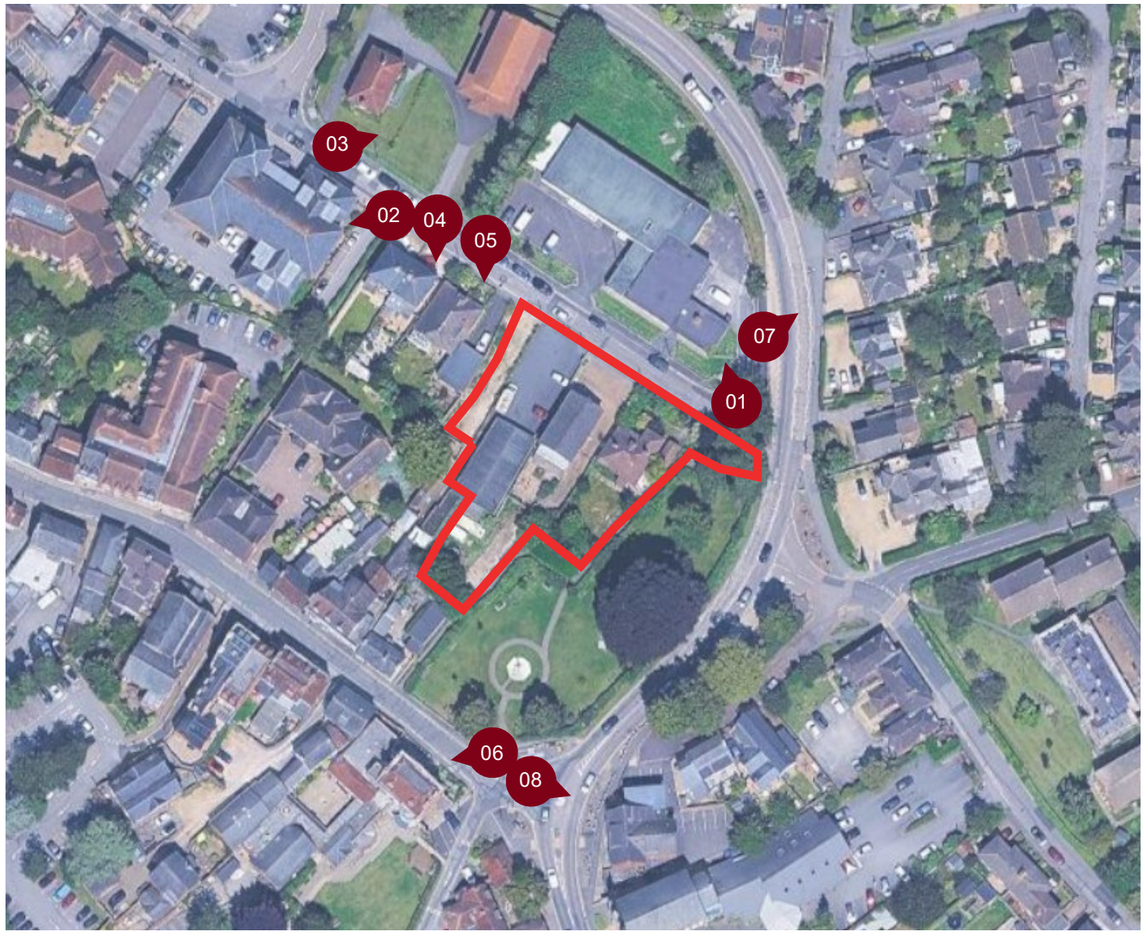






CONTEXT PHOTOS

The images below are of the existing buildings in the setting of the site. They range in a variety of ages, heights and styles.



Aerial image of Site, courtesy of Google Earth (not to scale)











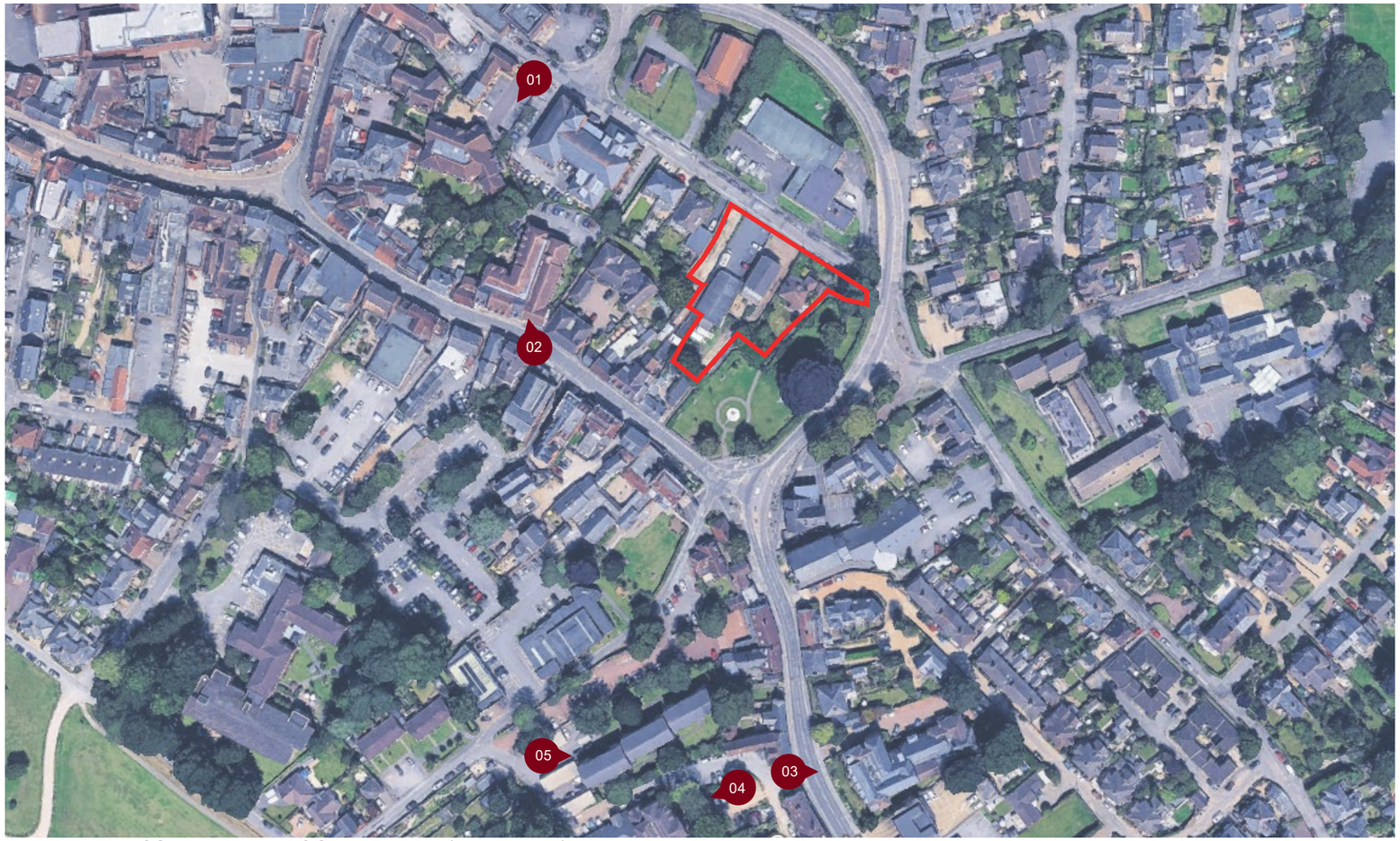






WIDER CONTEXT

The images below help to show the wider context of the site, some larger footprint buildings, and flatted developments



Aerial image of Site, courtesy of Google Earth (not to scale)











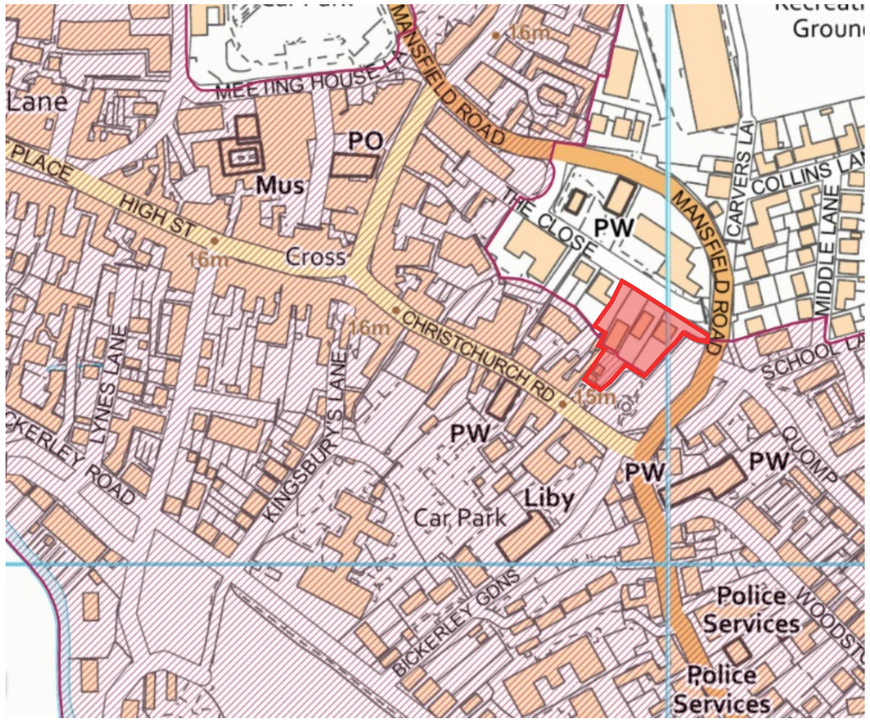
CONSERVATION AREA

The site is located partially within the Conservation Area.

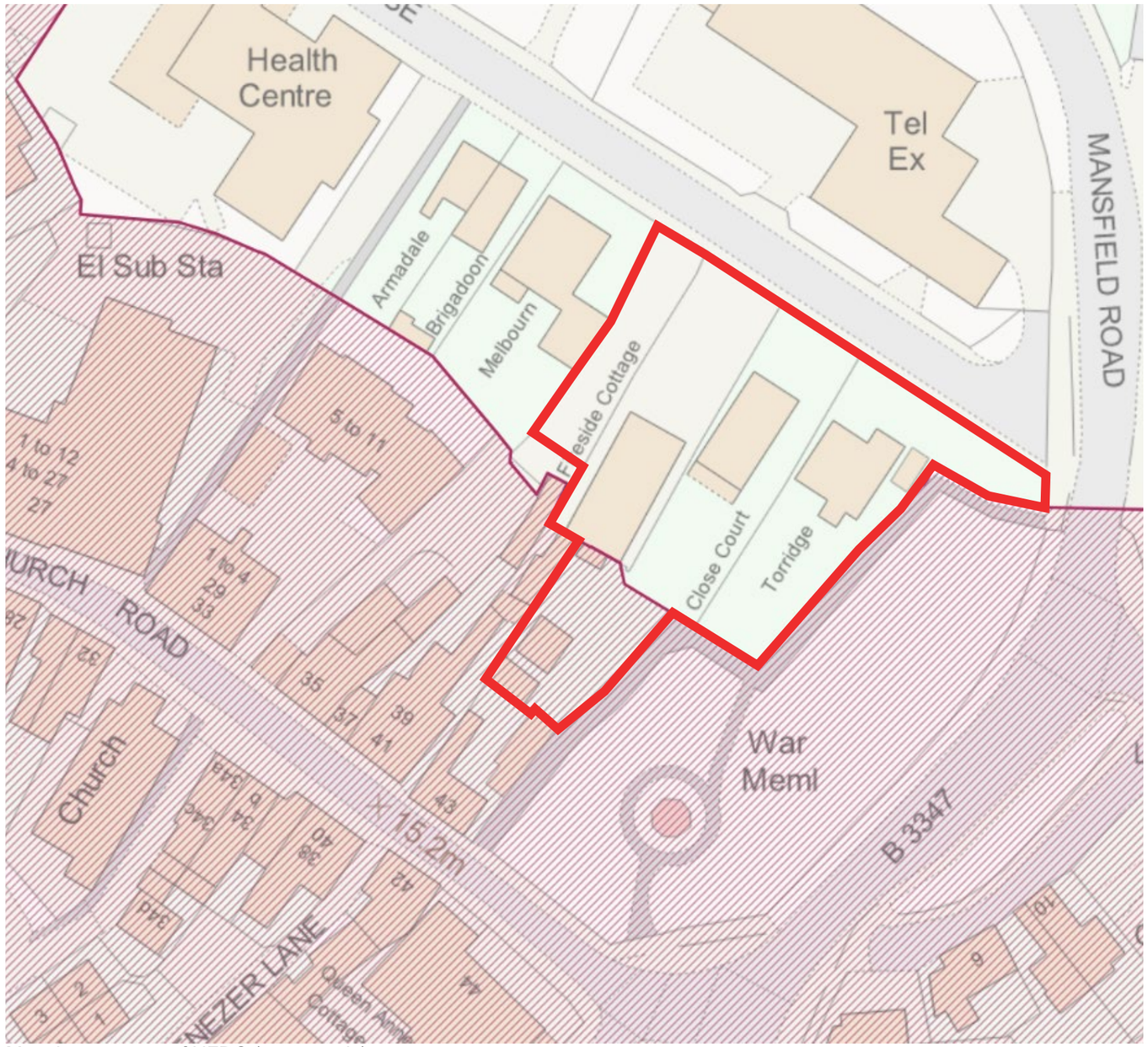
The Ringwood Conservation Area Appraisal assesses the historic development, character and appearance of Ringwood Conservation Area and identifies the features that contribute positively to its special architectural and historic character.

The appraisal recognises Ringwood's historic town centre as being principally characterised by its historic street pattern, traditional buildings, varied roofscape, building materials and relationship between buildings and open spaces. It also identifies areas where later development has made a less positive contribution to the character and appearance of the Conservation Area.

A key theme of the appraisal is that new development should respect the established character of Ringwood, particularly through appropriate scale, massing, proportions, materials, roof forms and the relationship of buildings to streets and spaces. However, the appraisal does not seek to prevent change; it recognises that redevelopment of poorly designed or visually intrusive buildings can provide opportunities to enhance the character and appearance of the Conservation Area.



Mapping courtesy of Conservation Area Appraisal (not to scale)



Mapping courtesy of NFDC (not to scale)

The proposed development has therefore been designed to respond sensitively to the local character through appropriate massing, material selection, landscaping and consideration of the setting of nearby heritage assets.

LISTED BUILDINGS

There are several Listed Buildings within 250m of the application site, the most notable of which are the Grade II listed War Memorial and the Grade II listed Greyfriars.

01 Ringwood War Memorial

A Grade II listed war memorial, dating from 1921. It comprises a Portland stone Cross of Sacrifice, based on Sir Reginald Blomfield's 1918 design for the Imperial War Graves Commission, set within the War Memorial Gardens. Its special interest derives principally from its historic association with the impact of the World Wars on the local community and its architectural interest as an elegant adaptation of the Cross of Sacrifice design. The isolated garden setting is specifically identified by Historic England as contributing to its architectural interest.

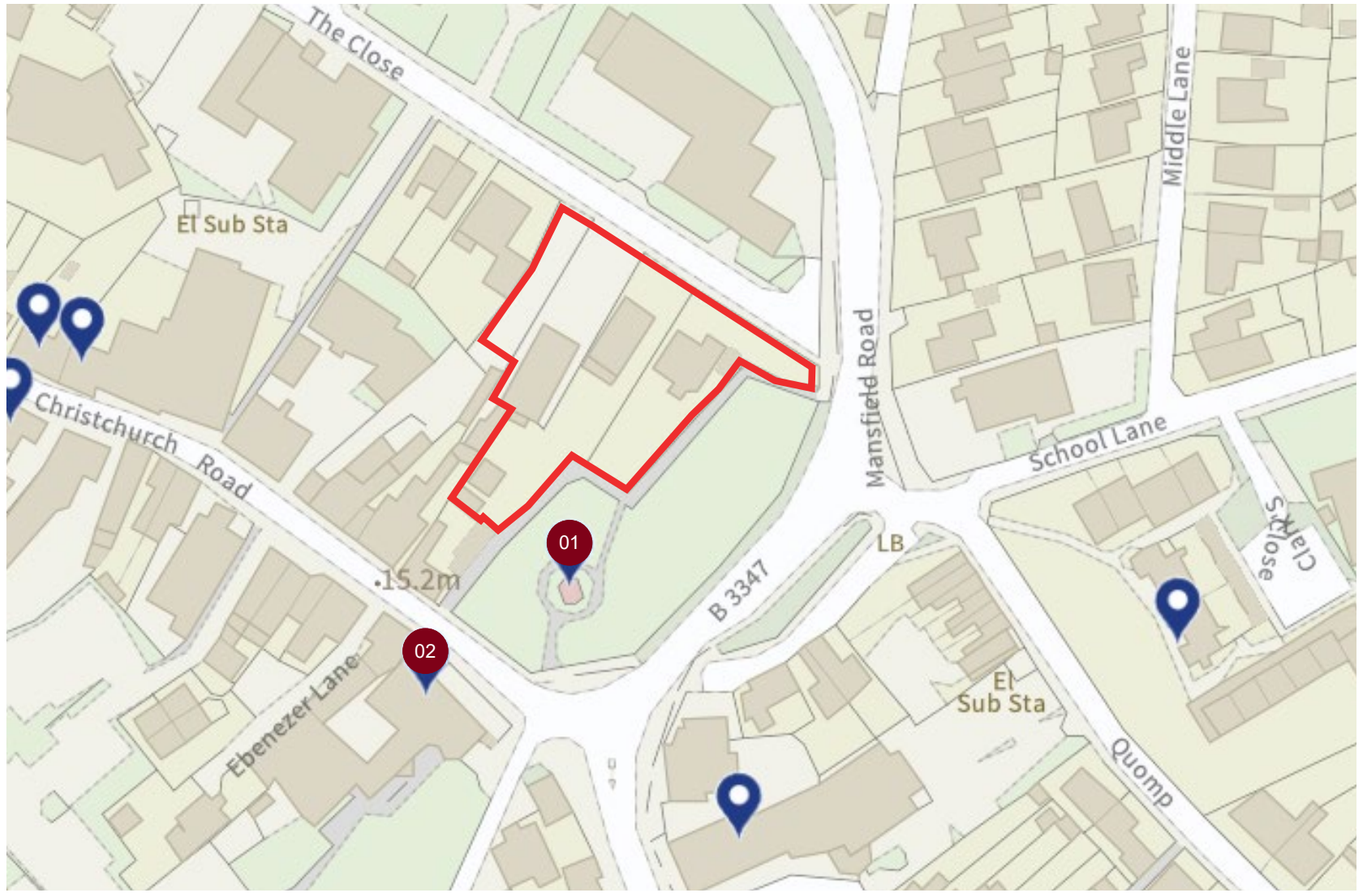
02 Greyfriars

44 Christchurch Road, is a Grade II listed large town house dating from the mid-18th century. Originally a substantial private residence, it is now used as a community centre. The building is of brick construction with stone dressings and a plain tile roof behind a parapet, and is arranged over three storeys above a raised basement with a principal five-bay elevation. Its architectural interest is expressed through its formal Georgian composition, including the projecting central bays, Doric pilasters, pediment, stone dressings and Doric porch.

Other Listed Buildings

A number of additional Grade II listed buildings are located within the wider surroundings of the site, including Trinity Congregational Church, 25 Christchurch Road, The Conservative Club and Lake House. These heritage assets contribute to the historic character of the wider Christchurch Road area but are located further from the application site and have a more limited visual and functional relationship with it. Their settings will be considered as appropriate as the proposals are developed.

The redevelopment of the site has been informed by the presence of these nearby heritage assets. The proposed design seeks to sustain their significance through an appropriate scale and form of development, a sympathetic material palette, considered landscaping and the creation of a positive relationship with the historic character of Ringwood.

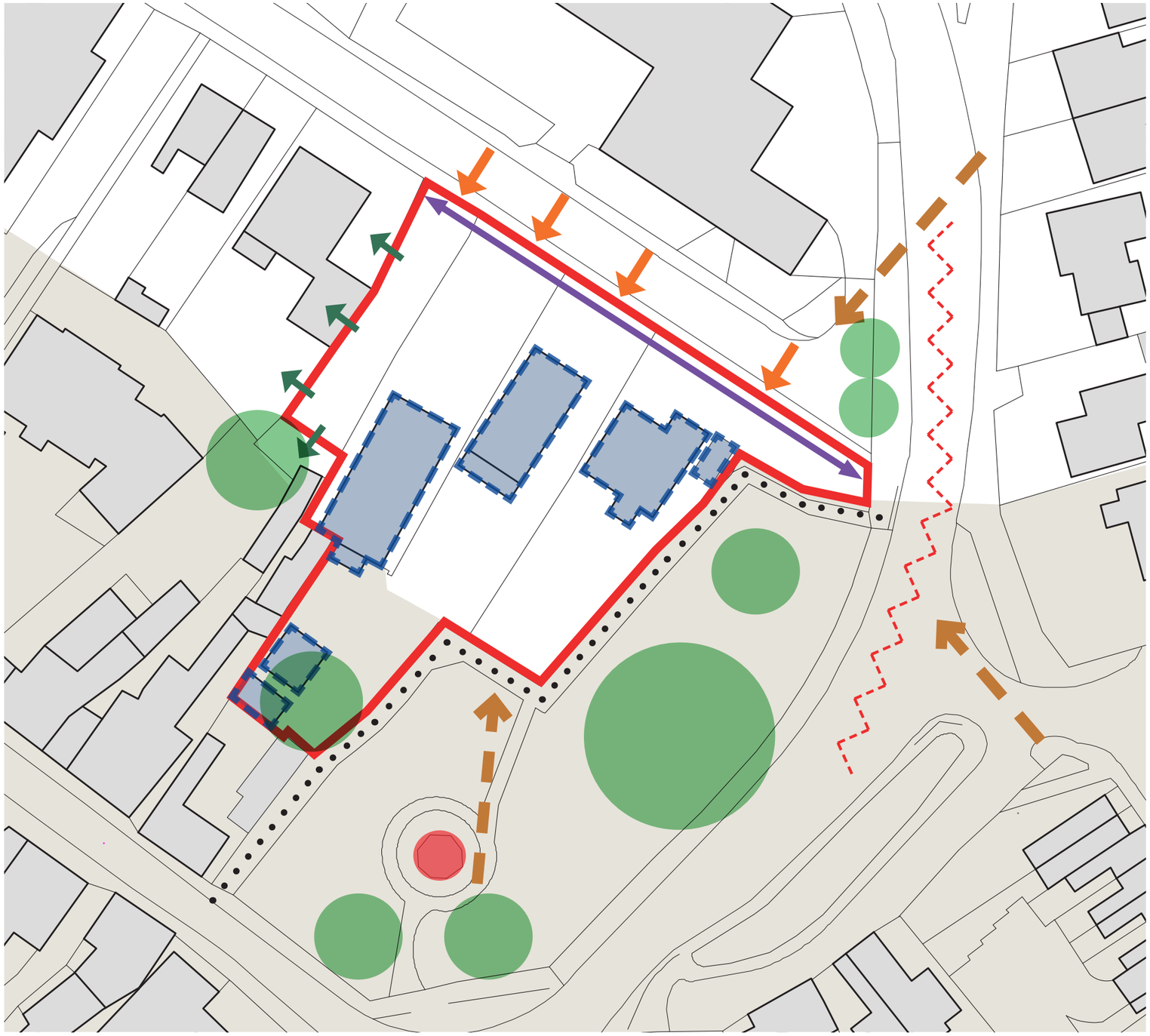


Mapping courtesy of Historic England (not to scale)


01 Ringwood War Memorial


02 Greyfriars

CONSTRAINTS

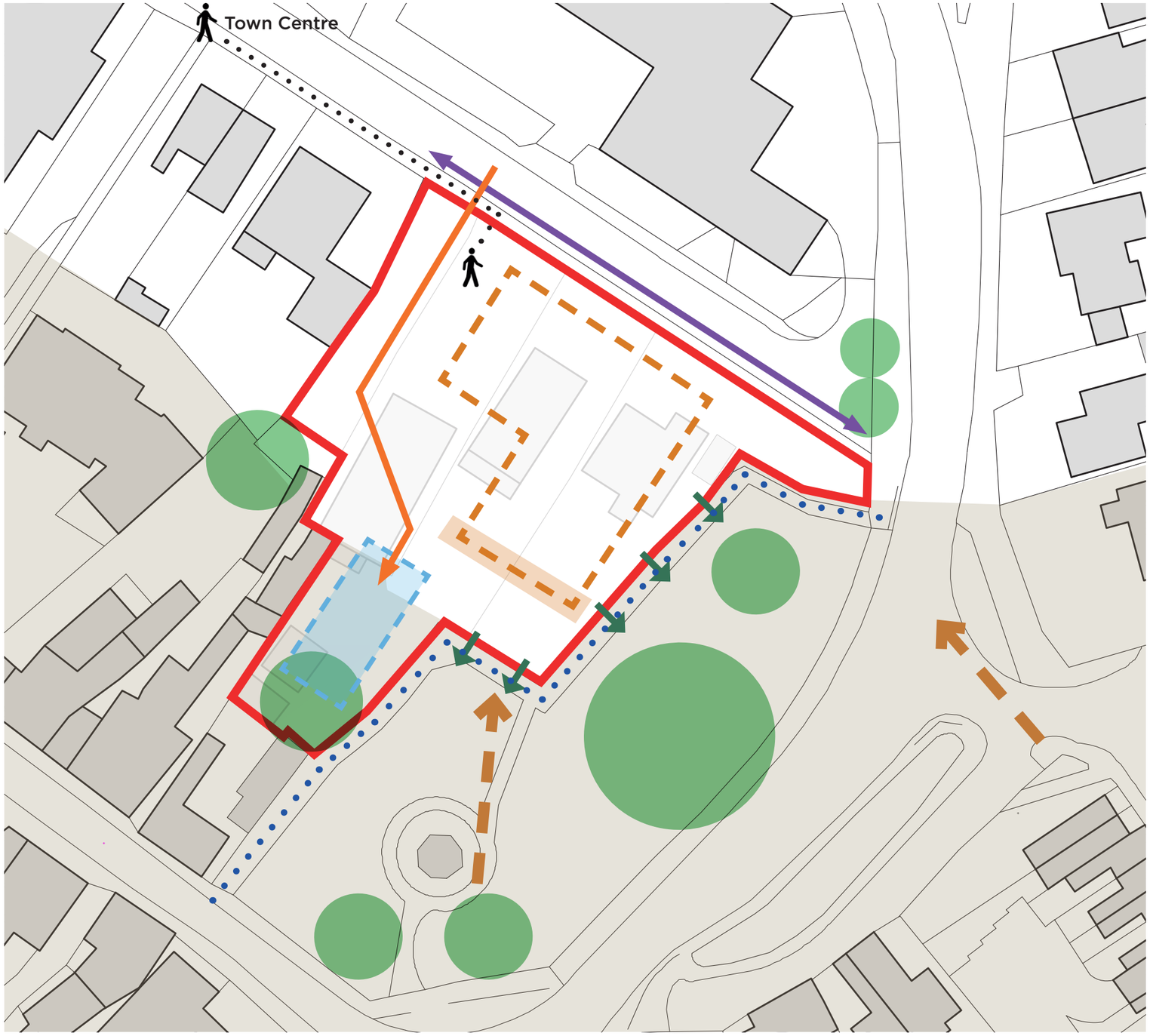


Sketch illustrating the constraints that affect the site

The site is subject to a number of constraints which have informed the development proposals. These include existing trees, buildings and access arrangements, the established building line and primary and secondary frontages, as well as potential noise and overlooking issues. The site's relationship with the Ringwood Conservation Area, the listed War Memorial and its gardens, together with the existing public footpath, also require careful consideration. The proposals seek to respond positively to these constraints whilst making efficient use of the site.

- Site
- Existing buildings to be demolished
- Existing vehicular / pedestrian accesses
- Primary frontage
- Noise emitter
- Potential overlooking
- Secondary frontage (Glimpses into / out of site)
- Existing trees
- Conservation area
- Listed War Memorial
- Public footpath

OPPORTUNITIES



Sketch illustrating the opportunities afforded to the site

The site presents a number of opportunities to deliver a positive redevelopment, including re-use of the existing vehicular access and creation of an improved frontage to the Memorial Gardens. Its proximity to Ringwood town centre provides convenient access to local shops and services, while the existing level hardstanding offers an opportunity to maximise on-site parking. The development also provides potential to improve the street scene, enhance views from the Conservation Area, maximise views over the public gardens and provide improved natural surveillance of the existing public footpath.

- Site
- Short walking proximity to shops
- Potential footprint
- Potential street-scene improvement
- Utilise the existing level hard-standing area at the south of the site to maximise car parking
- Create an improved frontage onto the Memorial Gardens
- Re-use vehicular access
- Improve views from the conservation area
- Conservation area
- Maximise views over public gardens
- Improved natural surveillance over public footpath

DESIGN DEVELOPMENT



The initial design layout was informed by the constraints and opportunities of the site.

The massing along The Close has been broken up to create a more varied and sympathetic streetscape.

The western corner of the building has been pronounced to create a feature corner addressing Mansfield Road, providing a strong architectural response to the junction.

To the south, we are looking to provide an appropriate frontage to the Memorial Gardens, responding positively to the setting of the War Memorial and reinforcing the existing built edge around the gardens.

The gardens are already framed by larger buildings to the south, including the three storey Grade II listed Greyfriars, and the two and a half8 storey building at 49 Christchurch Road. The proposed development seeks to establish a complementary built edge to the north, whilst maintaining an appropriate scale, massing and landscape relationship with the gardens.

An L shaped plan aids in reducing the potential for overlooking to the west by creating a buffer of amenity space between the building and the boundary.

PROPOSED SITE LAYOUT



Proposed site plan (Not to scale)

01 Main Site Entrance

02 Pedestrian Access

03 Main Building Entrance

04 Owners Lounge

05 Communuals / Circulation

06 Internal Refuse Store

07 One Bed Apartment

08 Two Bed Apartment

09 Car Parking Spaces

10 Buggy Store

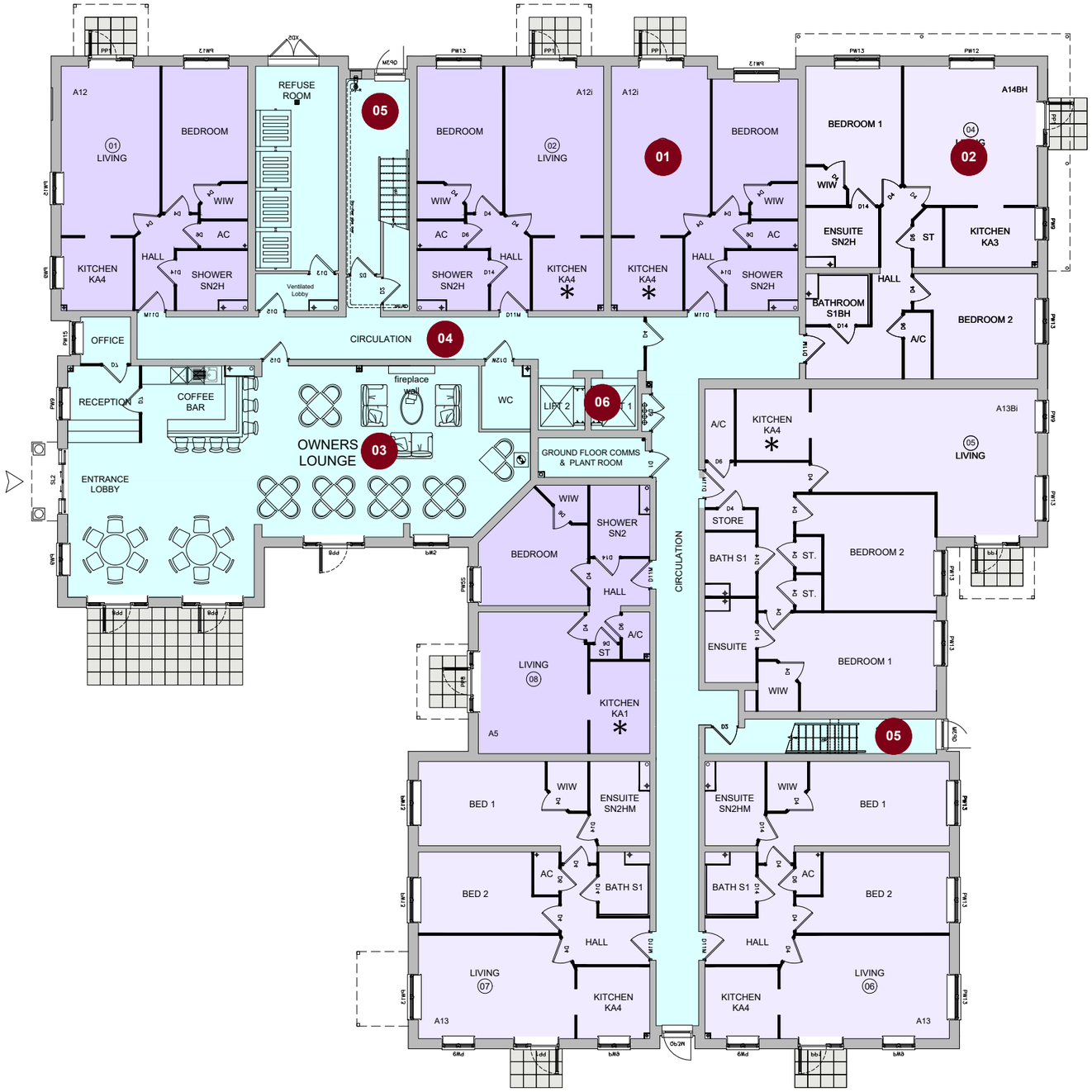
11 Owners Patio

As part of the exploration for the most suitable urban solution for the site, several studies were undertaken to choose the most appropriate footprint, and location for car parking.

The aim was to balance optimising the capacity of the site without over development, the provision of parking in a discreet and sensible location and create an urban form with appropriate landscaping.

The current proposal is for an L shaped block that fronts onto The Close and the Memorial Gardens, with a feature corner visible from Mansfield Road.

PROPOSED TYPICAL FLOOR PLAN



Proposed floor plan (Not to scale)

01 One bed apartment

02 Two bed apartment

03 Owners Lounge

04 Circulation

05 Stair

06 Lift Core

THE CLOSE - INDICATIVE STREET SCENE



MANSFIELD ROAD - INDICATIVE STREET SCENE



PRELIMINARY VIEWS TOWARDS SITE - EXISTING & PROPOSED



Existing view looking north over the Memorial Gardens from the junction of Christchurch Road and Mansfield Road.



Proposed view looking north over the Memorial Gardens from the junction of Christchurch Road and Mansfield Road.

PRELIMINARY VIEWS TOWARDS SITE - EXISTING & PROPOSED



Existing view looking north from Christchurch Road, across the Memorial Gardens.



Proposed view looking north from Christchurch Road, across the Memorial Gardens.

MATERIALS & DETAILING

The proposals seek to integrate with the established pattern of urban form through the use of similar materials and architectural features. The surrounding buildings have therefore informed the proposed material palette and detailing.

From review of the surrounding context, he surrounding area comprises a mix of traditional buildings, predominantly finished in red brick, painted brick and render. Red brick, often combined with contrasting brick or stone detailing, is a prominent feature and is used to varying degrees throughout the town centre.

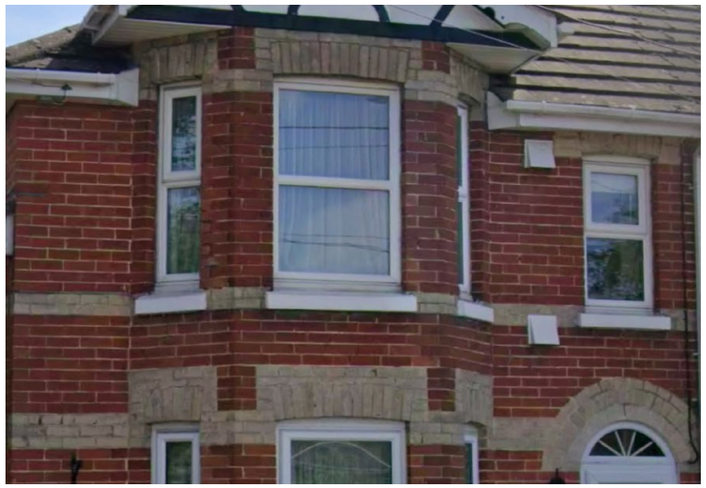
Roofing materials are generally a mix of clay or concrete tiles and natural slate. These materials are often used alongside one another, contributing to the varied roofscape and character of the area.

Parapets are also a recurring feature of the older buildings along the High Street and wider town centre, including the Grade II listed Greyfriars. This provides an opportunity to incorporate parapet detailing within the proposals as a reference to the established architectural character of the area.

On this basis, the proposals are intended to comprise predominantly red brick elevations, with buff brick and stone detailing providing contrast and architectural definition. Slate-effect roofing is proposed, together with areas of parapet to reflect features found within the surrounding townscape.

Windows will be designed with a top-hung sash appearance and Georgian-style glazing bars, drawing on the proportions and detailing of traditional local buildings





Red brick with buff detailing, and top hung windows.



Slate and concrete tiles used alongside one another.



Red / orange roof tiles as the prominent colour in the area.

NEXT STEPS

Thank you for taking the time to review our initial proposal for the redevelopment of this site in Ringwood, your time is appreciated.

We would be most grateful if you could take the time to put any comments or questions you may have into the feedback form on the website.

Feedback received online will be considered by Churchill Living and where feasible inform further development of, or changes to the design and layout of the proposed scheme.

The next step is continued consultation and ongoing discussions with the New Forest District Council with the potential submission of a planning application in the near future.

Once again, thanks for your time.



South Elevation (1:100)



North Elevation (1:100)