

Application – APP/20/00878

Site – Dolphin Quay, Queen Street, Emsworth

Senior Conservation Officer – No Objection – 5/11/2020

Site / Planning Background

Dolphin Quay is a site located in Queen Street within the Emsworth Conservation Area. It previously comprised a former boatyard and associated workshops, but is currently being redeveloped to a residential development comprising 6no. dwellings.

Part of the development included the construction of a new sea wall around the development which is to protect the site and wider area from flooding as it is located in a Flood Risk Zone 3. The majority of the wall has now been constructed however, it still requires a finishing material above sea water level. The approved material is brick however, an application has now been submitted to use a wooden cladding instead of the brick along the entire length of the sea wall.

Proposal

To use a rough sawn Lignia horizontal cladding on the exterior of the sea wall which surrounds the development.

Legislative and Policy Context

When assessing the proposal, the following legislation and policy context is taken in consideration.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Assessment

In the case of this proposal, it is impact on the Emsworth Conservation Area and Chichester Harbour (AONB) which two of the dwellings on the site front onto, that needs careful consideration, as the development is highly visible from several public vantage points. Also, consideration is required as to how the final appearance of the wall will be viewed in context with the Dolphin Quay residential development.

With regards to the residential development, this comprises a terrace row of traditional style housing fronting onto Queen Street and two further modern style properties facing onto Chichester Harbour. A number of materials have been used across the site including brick, tile, aluminium, glass and wooden cladding, all within the palette of materials within the local vernacular.

The proposed cladding is a Lignia wood which is described as a hardwearing, durable timber which is suitable for more exposed locations. A rough sawn, unstained sample has been submitted which would complement the mix of materials now present on the site, particularly those on the two modern units. Furthermore, when viewed in context of the harbour setting, the wood cladding for the wall complements the remaining

wooden jetties which exist in the harbour and also reflects the historic use of the site has a boat repair yard.

Overall, the proposal to use the Lignia rough sawn cladding on the sea wall is not considered to result in harm to the conservation area and would therefore accord with the relevant national and local planning policy with regards to designated heritage assets.