

Dolphin Quay Emsworth – APP/16/00921

Discharge of Conditions – Condition 3

On Behalf of the Dolphin Quay Group

In my letter of 24/6/2014 to Havant Borough Council, I expressed concern that the overall bulk of plots 3-6 was too great when taken in comparison with the Lord Raglan Public House. See extracts at end of this letter; these also include the Emsworth Design Statements (EDS) that specifically refer to height/bulk.

The documentation provided for Havant's DMC planning meeting of 2/2/2017 included an illustration that showed the facades of the Lord Raglan and plots 3-6 but there did not appear to be any plans that included a scale.

The recent site section on Havant's Planning Portal plans entitled "preliminary" show a scale view of the proposed facade for plots 3-6. However, no facade or measurements for the Lord Raglan are included. Thus no comparison can be made between the bulk of the Lord Raglan and plots 3-6.

In summary, based on the current information publically available it does not appear to be possible to confirm that the height shown in the scale drawings for plots 3-6 is the same as that shown in the original application. **Condition 3 cannot be considered to be discharged until this information is available and has been verified.**

Please may I be advised when this information is to be made publicly available or if already available how it can be accessed. Thank you .

Extracts from Letter 24/6/14

Bulk, Silhouette & Design

I believe that both buildings are too big. To quantify my concerns I have calculated the sizes of buildings relative to the Lord Raglan. I had not got any absolute dimensions so have worked from the drawings/diagrams in the "Design and Access Statement". In my appendix to this letter I demonstrate how I have made my calculations. Using the drawings is not ideal but the figures should be sufficiently accurate to provide an order of magnitude when comparing building dimensions.

New Building fronting on Queen Street:

One concern is that the bulk of the façade and by this I mean (roof height) times (width) of the proposed building is inappropriate.

The front of the new building on Queen Street appears to have 1.9 times the bulk of both the Lord Raglan and Dolphin House, 29 Queen Street. In addition it appears to be 0.5 bigger than the 1.4 bulk of the two buildings it replaces.

The height of the western section of the Queen Street building is 1.5 times that of the Lord Raglan and the former antique shop and office building it replaces. This will increase the area of Queen Street cast into shadow.

EDS & Supplement

The EDS design statements that relate to height & bulk are:

- 3/3 “The character of the street scene and nature of the surrounding area (e.g. plot size and design of adjacent buildings. This is of particular importance when the location is widely visible.”
- 3 / 4 “Buildings in scale within the context of the surrounding buildings and located where they will not overwhelm their surroundings.”
- 3/ 5 “Buildings in scale with the small scale “village” character of Emsworth.”
- 3/ 7 “Silhouettes, including the roof line/ skyline, which integrate well with the surrounding buildings and the existing skyline. Flat roofs are generally out of character.”

Appendix

The documentation available to me did not have absolute measurements. I measured off the diagrams; these were not always to the same scale so to overcome this I converted all measurements so that they were a ratio of the equivalent measurement for the Lord Ragland. This may not be ideal but does give an order of magnitude.

The façade is based on height x width. The height includes the roof. For width the small annexes on both the Lord Ragland and the new building facing Queen Street were not included.

Calculations based on “Existing Queen Street Elevations”

	Height	Height relative to LR	Width	Facade	Facade relative to Lord R
Lord Raglan Ex annex	18	1	39	702	1
Antiques Business	16	0.9	25	400	0.6
Office	20	1.1	28	560	0.8
Antiques + Office				960	1.4

Calculations based on “Traditional Street Scene Fronting Queen St Public Consultation”

	Height	Height relative to LR	Width	Facade	Facade relative to Lord Ragland
Lord Ragland	13	1	27	351	1
New Building on Queen Street	15 19	1.1 1.5	20 20	300 380 680	1.9
29 Queen St	20	1.5	17	340	1