



pdp architecture llp

DESIGN AND ACCESS STATEMENT

DOLPHIN QUAY
EMSWORTH
PROPOSED DEVELOPMENT
JULY 2022

28126

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0.0 INTRODUCTION

0.1 PDP Architecture llp have been instructed on behalf of our client, Dolphin Quay Cafe Ltd, to prepare and submit an application for the development of a mobile catering unit at Dolphin Quay, Emsworth.

0.2 The scope of the project includes the development of a mobile catering unit to be located on land between Dolphin House and No.2 Dolphin Quay.

0.3 Please note that this statement should be read in conjunction with all submitted drawings and documents relevant to this application.

1.0 LOCATION & CONTEXT

1.1 The site is a parcel of land between No.2 Dolphin Quay and Dolphin House.

1.2 The site forms a hard-standing area of underutilised land adjoining Queen Street, with the Flour Mill to the north of the site, and a river to the south.

1.3 The site is located in the Conservation Area forming part of the historic core of Emsworth.

1.4 The site was recently subject to construction works including improvements to the sea wall, now completed, forming the site boundary of APP/16/00921.

1.5 The site is partially located above a culvert for the aforementioned river on the eastern side, and a public sewer on the western side.



2.0 SITE PHOTOGRAPHS



2.1 View from mooring to Flour Mill and site.



2.2 View from Site to Flour Mill.



2.3 Dolphin House as viewed from the site.



2.4 No. 6 & 7 Dolphin Quay.



2.5 View of site adjacent to 2 Dolphin Quay.



2.6 No. 2-5 Dolphin Quay.

3.0 PRE-APPLICATION ADVICE

3.1 Pre-application advice for the scheme was received in June 2021. Following the report received the proposal was revised to address the comments raised by the LPA.

3.2 A Flood Risk Assessment was produced by Hamill Davies and the metal frame kiosk was amended to incorporate improved means of mitigating risk of flooding.

3.3 A Transport Statement informing the parking provisions on site.

3.4 Hours of operation which would be during the daytime to protect residential amenity and prevent noise and light disturbance to neighbouring properties at unsociable times.

3.5 The design of the mobile unit was amended following the pre-application comments to better reflect the local context through materiality and added privacy. Please see section 4 for further information.



Initial ground floor plan and site layout.



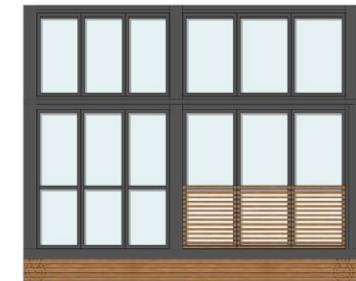
North Elevation



West Elevation



South Elevation



East Elevation

Initial elevations.

4.0 WITHDRAWN APPLICATION

4.1 The client submitted a planning application to Havant Borough Council on the 4th March 2022. The proposal sought to improve the underutilised site by providing a bespoke mobile catering unit on the western part of the site.

4.2 The proposed kiosk was 17m² and included internal seating, WC and serving area. Temporary seating would supplement the outdoor capacity of the kiosk. The structure was located to the east of the site with consideration to the culvert running underneath the western part of the site. The structure was sited above a known public sewer and was purposefully designed to be lightweight and movable to maintain the structural integrity of the sewer, and allow access to and servicing of the sewer.

4.3 The structure was designed to allow for the structure to be moved. The submitted design showed a lightweight metal framed structure with glazing, vertical timber cladding, horizontal timber louvres and a zinc clad roof. The structure would have been elevated above ground on stilts by supports capable of being jacked up to give a finished floor level of 3.7m AOD in the event of a tidal flood. Lifting eyes were incorporated into the design to allow the unit to be easily moved.

4.4 The design of the kiosk was contemporary and lightweight with nods to the newly constructed sea defence wall and rear properties at Dolphin Quay, utilising a similar material and colour palette. The LPA's Conservation Officer commented that the design appears out of character with the main Queen Street frontage, which is of traditional design.

4.5 Further comments were received from Southern Water and the Environment Agency and the application was withdrawn in June 2022 to address the concerns raised by the consultees in a new application.



Site Plan.



North Elevation



West Elevation



South Elevation



East Elevation

5.0 PROPOSED DESIGN

5.1 PDP Architecture LLP and the applicant have reviewed options that can satisfactorily improve this underutilised site whilst respecting its structural and historical constraints, and offering a supported community use on the site.

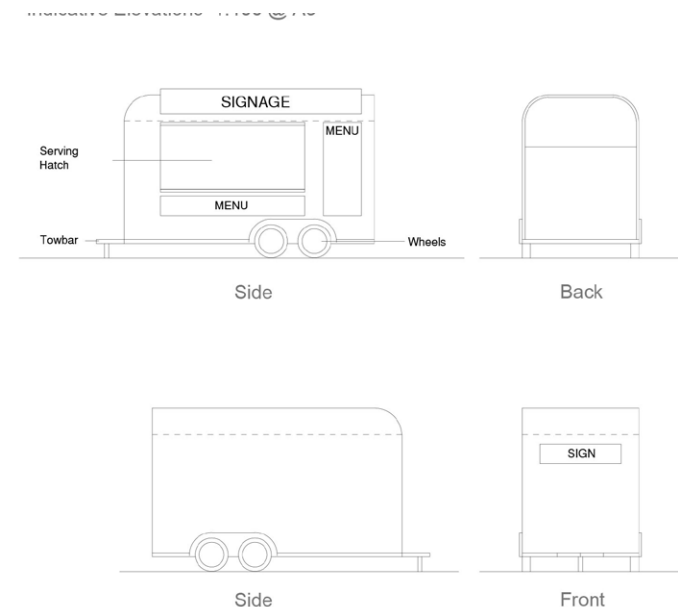
5.2 With close regard to the concerns raised by the consultees the proposed layout has been amended to allow for the temporary siting of a converted trailer type structure with wheels that can be hitched and moved from site as necessary. The structure would still avoid over-sailing the culvert by being allocated to the eastern part of the site, and the reduced footprint and improved mobility allows for better access to the existing sewer. The reduced scale will allow for a higher level direct views between the Flour Mill and moorings north and south of the site.

5.3 The proposed kiosk will be a converted trailer-type structure and is therefore designed to allow for the structure to be easily moved and manoeuvred. The structure would be elevated above ground due to its wheels. In case of a flood event the structure will be removed from site.

5.4 It is the client's intention to utilise the site for the benefit of the local community by providing a use that makes the site a destination along the scenic waterfront. The structure is modest in scale and its appearance will take inspiration from converted horse box trailers that utilise muted colour palettes and traditional style features that compliments the historic setting of Queen Street. Please refer to section 6.0 for a series of precedent styles.

5.5 The use of the structure will be for the sale and serving of drinks and food for either enjoyment on the premises and/or to take away. The food will be prepared off-site, therefore a commercial kitchen and/or cooking station are not proposed. Specifically, it is not to be a burger bar/kebab type operation. Access to the trailer would be for employees only with only outdoor seating for users and servicing via a hatch.

5.6 Temporary outdoor seating is proposed to the west of the site on the remaining hard standing area to serve the kiosk in addition to two permanent and public benches oriented to the south which will discourage unauthorised parking on the site.



6.0 PRECEDENT



6.1 A converted horse box trailer is a popular and attractive catering unit that offers a large range of design possibilities both internally and externally depending on the intended use. The units can be painted and clad with traditional materials matching the local context. To ensure a design cohesive with the traditional nature of Queen Street, muted colours will be utilised incorporating timber features matching the new sea wall if appropriate.

7.0 ACCESS

7.1 The site is currently accessed from Queen Street. No works are proposed to change the access. Pedestrians can access the site from Queen Street and the pathway to the South.

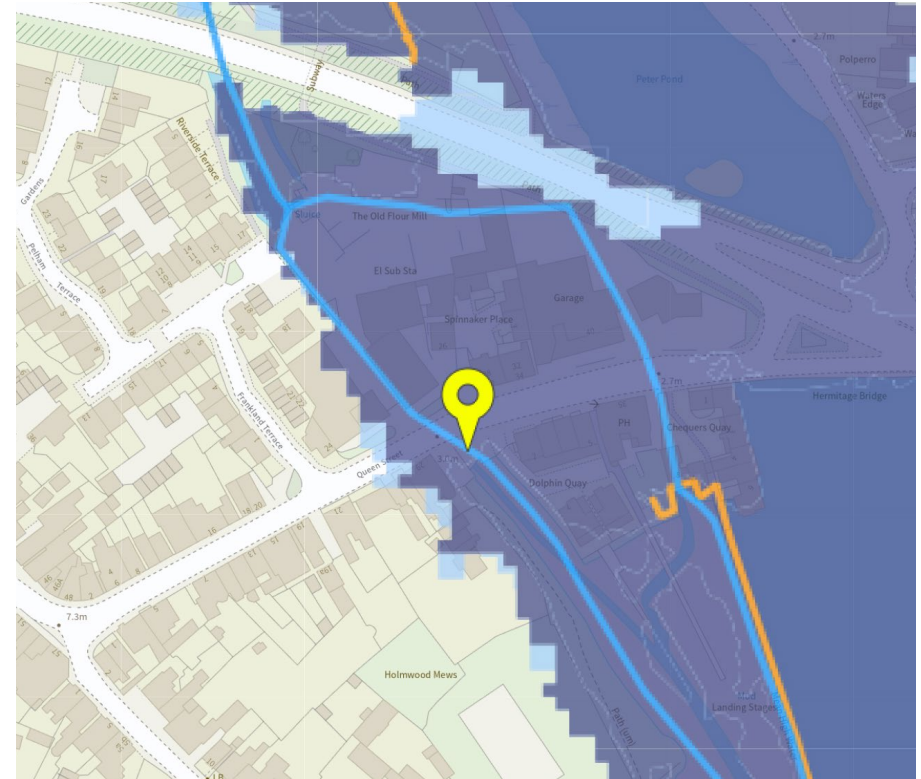
7.2 Locking points in the sea wall are proposed for cycle provision with a total of three spaces. Please see the submitted Transport Statement.

7.3 The proposed structure and the associated outdoor seating are movable and thus do not prevent access across the site in perpetuity.

8.0 FLOOD RISK ASSESSMENT

8.1 The site (defended at present) is located within Flood 3. On-site coastal defences have been provided as part of a Queen Street coastal defence scheme, which reduces the flood risk of this site and the wider defended area to that compatible for residential use (i.e. current flood zone one).

8.2 Refer to the submitted FRA for further information.



Flood Map.

