

Dolphin Quay, Emsworth

Context & Analysis

Design & Access Statement



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APPENDIX A - PUBLIC CONSULTATION COMMENTS

1: INTRODUCTION & SITE HISTORY

pdp architecture llp has been instructed by Wilson House Developments Ltd to prepare and submit a planning application for a residential development located at Dolphin Quay, Emsworth following refusal of the previous application APP/14/00510.

The proposals subject of this application have been re-designed to take on board comments received during the previous planning application and our recent pre-application submission. The amount of units have been further reduced with scale, massing and design also being addressed.

Since the last application the site has also undergone further marketing and the engineer has also continued to work with various parties on the flood defence proposals not only for our proposals but also for the wider area.

2: HISTORICAL MAPS



1810 MAP



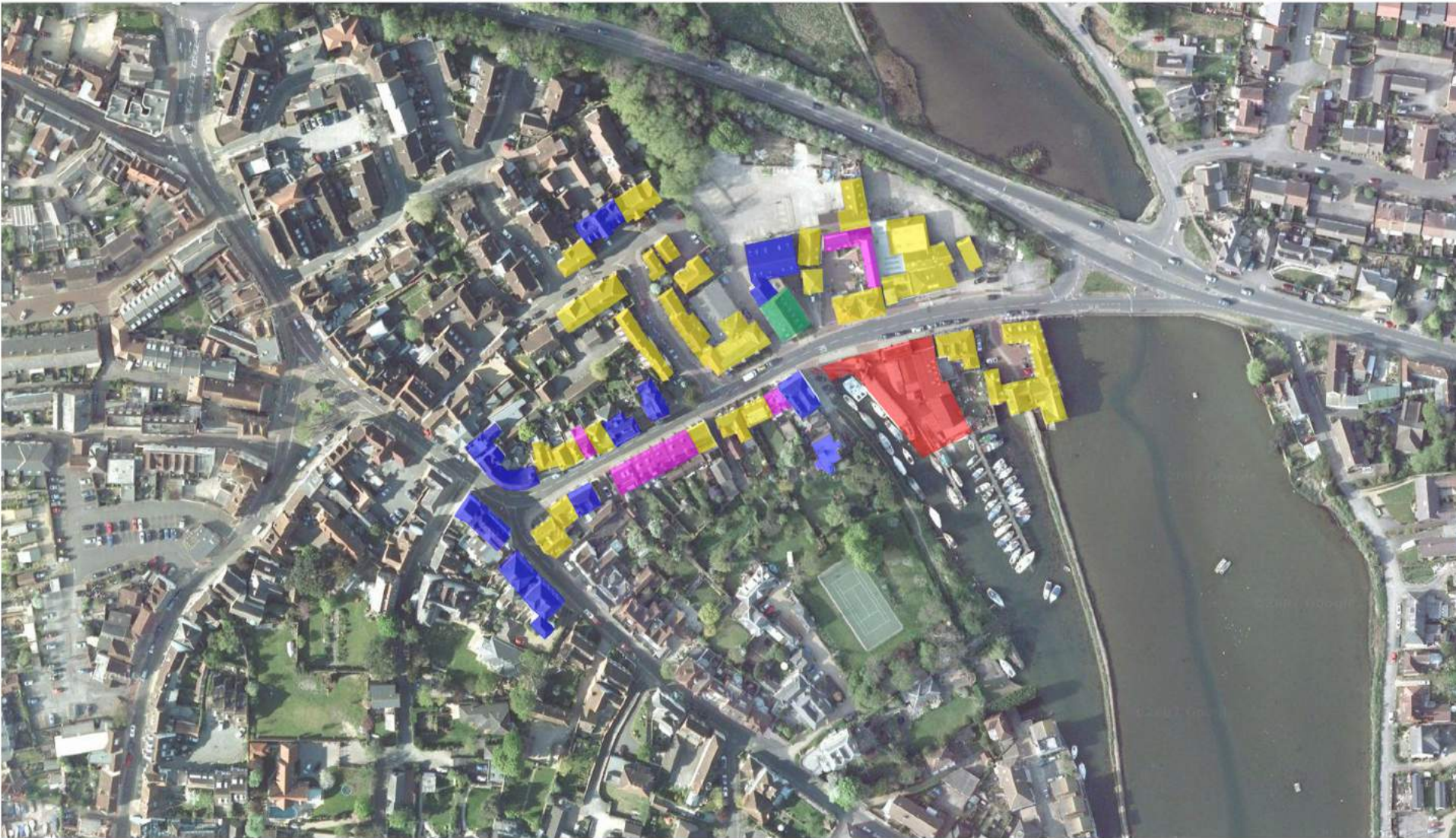
1904 MAP



1937 MAP



1945 MAP



- Site
- 3 storey
- 2.5 storey with dormers in the roof fronting the main street
- 2 storey
- 4 storey

3: EXISTING MASSING & SCALE:

The above diagram shows the scale of buildings in and around the proposed site.

4: EXISTING STREET SCENES & SCALE:



CORNER OF THE HIGH STREET & QUEEN STREET



QUEEN STREET



CORNER OF THE QUEEN STREET & KING STREET



QUEEN STREET



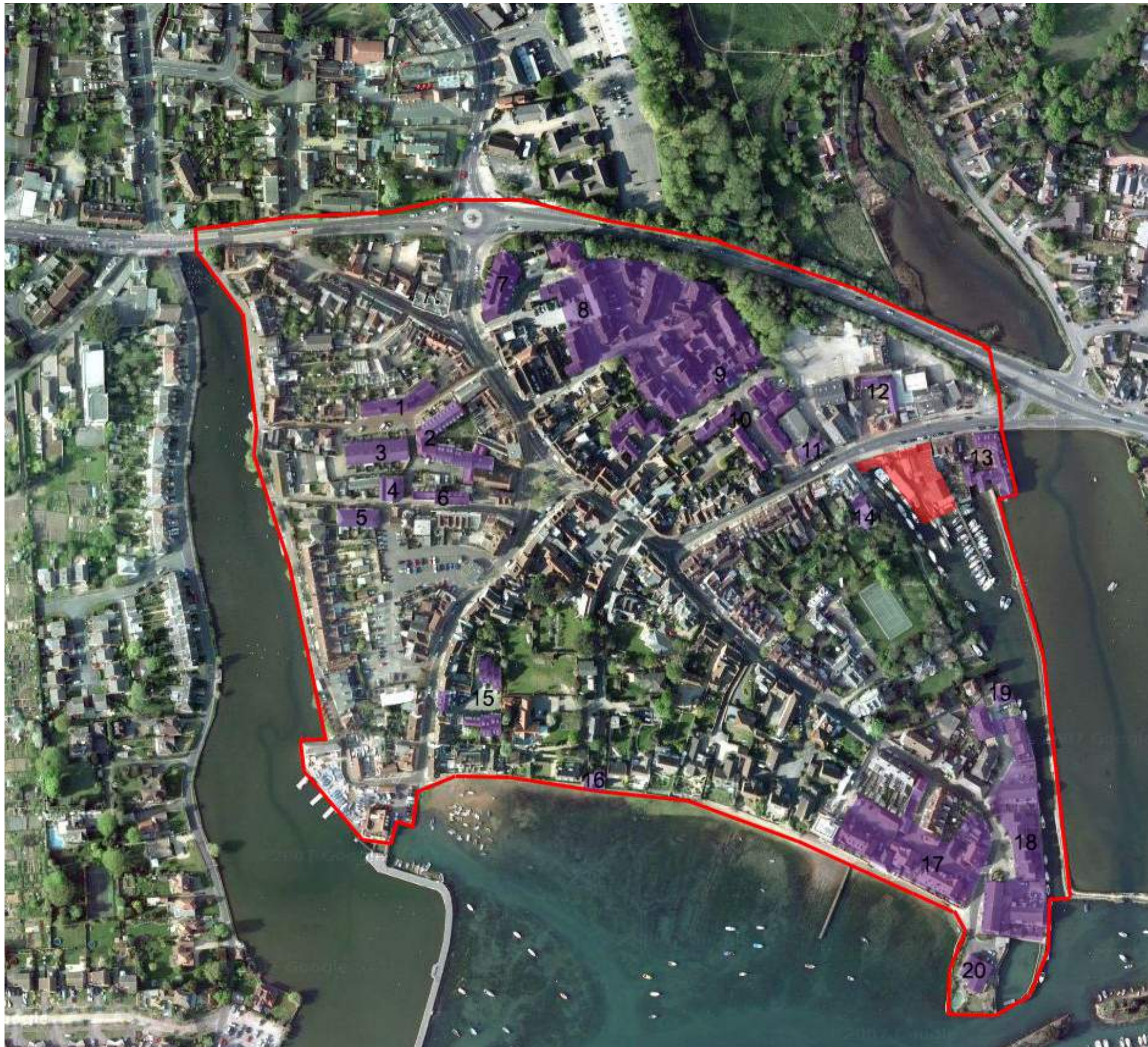
HIGH STREET



QUEEN STREET



HIGH STREET



5: MODERN DEVELOPMENT WITHIN THE HISTORIC CORE OF EMSWORTH:

The adjacent diagram highlights the modern development built within the historical core of Emsworth, whether this be traditional or contemporary in design. The pictures on the next two following pages show how the historical core has developed over the years with various styles being introduced into Emsworth.



1 - SCHOOL LANE



2 - SCHOOL LANE



3 - SCHOOL LANE



4 - NILE STREET



5 - NILE STREET



6 - NILE STREET



7 - KINGS TERRACE



8 - KINGS TERRACE



9 - PELHAM TERRACE



9 - FRANKLINE TERRACE



10 - FRANKLINE TERRACE



11 - QUEEN STREET



12 - LAND OFF QUEEN STREET



13 - LAND OFF QUEEN STREET



14 - LAND OFF QUEEN STREET





15 - ORANGE ROW



16 - TOWER STREET



17 - STANLEY ROW



18 - MARINE CLOSE / HARBOUR WAY

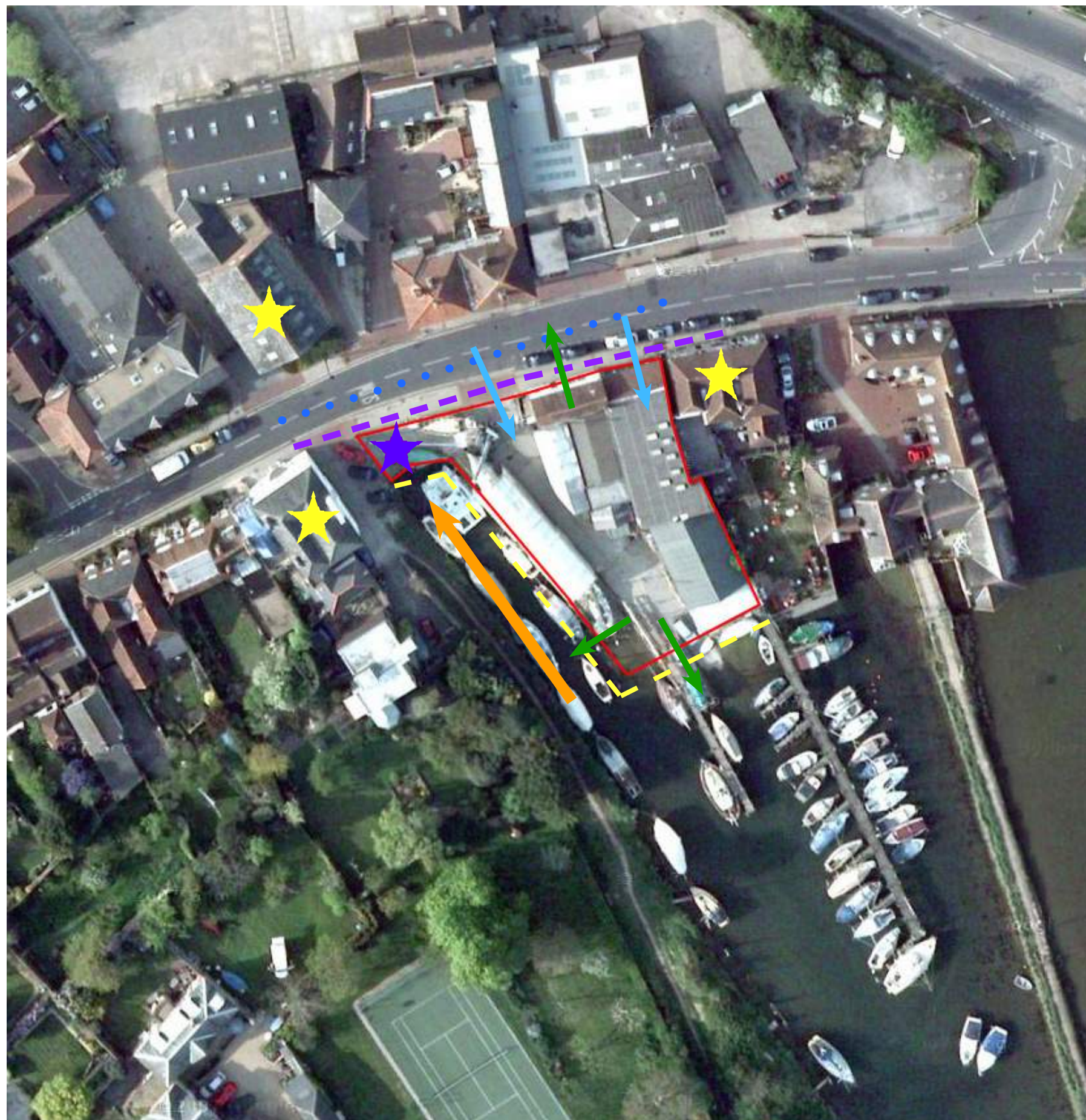


19 - HARBOUR WAY



20 - KING STREET





6: SITE CONSTRAINTS & OPPORTUNITIES:

- SITE BOUNDARY
- ← POTENTIAL VISUAL VISTA FROM THE MILL POND
- ← POTENTIAL VIEWS FROM EXISTING SITE
- POTENTIAL NEW & EXISTING ACCESSSES FROM THE SITE
- PUBLIC FOOTPATH
- ★ LISTED BUILDING

OTHER CONSTRAINTS:

CONSERVATION AREA

WITHIN A FLOOD ZONE

- ★ POTENTIAL PUBLIC / LANDSCAPED AREA TO RETAIN VISUAL VISTA OF THE FLOUR MILL FROM THE MILL POND.
- POTENTIAL NEW ACCESS TO PULL BUILDINGS AWAY FROM THE LISTED BUILDING.
- NEW SEA DEFENCE WALL TO AID WITH THE LONG TERM FLOOD DEFENCE PLANS.
- CONTINUATION OF THE STREET FRONTAGE, CREATING A STEPPING VISUAL FROM THE TWO BOOKENDS OF THE EXISTING SITE FROM 29 QUEENS STREET TO THE LORD RAGLAN LISTED PUB.

7: CONTEXT OF SITE AND SURROUNDINGS

The existing site comprises of a vacant boat yard with its associated out buildings and moorings, a vacant antiques shop and a vacant two storey office building.

The site is adjoined by the Listed Lord Raglan PH and its beer garden on the Eastern Boundary, with moorings and the river wrapping the Southern and Eastern Boundaries, the Northern Boundary joins onto the public highway known as Queen Street. The site is surrounded by three Listed Heritage Buildings, the Lord Raglan PH as previously mentioned, the Flour Mill to the North and 29 Queen Street to the West. The site falls within the historic core of Emsworth and is located in the Conservation Area.

The building mix within the local vicinity is a mixture of residential and commercial buildings. The residential buildings within the immediate vicinity all vary in height ranging from two storey to four storey. The site is easily accessible by both foot and motor vehicle, with public transport links just a short walk away on the high street or on the A259. Within walking distance of the site there is local shops, a doctor's surgery, public houses, community facilities and a train station.

8: USE & AMOUNT

The proposal is to demolish the existing boat yard buildings, antiques shop and office building, raise the existing floor slab and construct a new coastal defence wall to allow for the development of four houses facing onto Queen Street and two houses facing onto the Mill Pond, whilst also upgrading the existing moorings which will be retained for commercial rental purposes. The principle of residential development on this site has been established by the surrounding residential context within which it sits, the restrictions on the finished floor levels and the viability of the site following nearly two years of marketing.

This site is key to the future proposed flood protection of this corner of the historic core of Emsworth and with no allocated public money for these works, it will continue to flood and with climate change will get progressively worse. As part of our proposals we are looking to address the current situation and further details can be found in the submitted Flood Risk Assessment.

The total percentage of developed site is 31.6% which leaves the remaining 68.4% as amenity space. The site is 0.13 hectares and the proposal is for 6 units, creating 46 dwellings per hectare. The site is located within a town centre where higher densities are encourage by the Havant Borough Design Guide SPD. The proposals are comprised of six houses (2 no. 4 bed, 3 no. 3 bed & 1 no. 2 bed).



29 QUEEN STREET



FLOUR MILL, QUEEN STREET



SCALE LOOKING DOWN QUEEN STREET

9: LAYOUT & SCHEME DEVELOPMENT

The layout of the proposed has taken into consideration the existing street topography and the neighbouring Listed Buildings (Lord Raglan Public House, 29 Queen Street & the Flour Mill).

The houses facing onto Queen Street have been pulled away from the Lord Raglan PH and 29 Queen Street to create visual vistas either side and to respect the setting of each Heritage Building. This has been achieved by providing a vehicle and pedestrian access to the western boundary to retain the quay side edge, with a further pedestrian access on the eastern boundary to allow access to the moorings. The houses have been located on the back edge of the public footpath as commonly seen within the historic core of Emsworth and as recommended within the Havant Borough Design Guide SPD.

The apartments within the original application have been omitted and replaced with two houses to create a more domestic urban scale with the neighbouring Lord Raglan PH. The proposed have been orientated and designed to take advantage of the views out across the Mill Pond.

The site layout has taken into consideration pedestrian and vehicle movement, with consideration given to how the new occupants and the general public will use the site. All routes through the site are well overlooked to reduce the opportunities for crime and anti social behaviour. Access has also been retained for the Moorings by way of a road with adjoining footpath down the Eastern edge of the site, this provides two accesses to the moorings, one a ramped access and the other a stepped access.

Internal layouts and the positioning of the buildings within the site have been designed with overlooking and daylighting in mind, obscured windows have been provided on the North elevation of the two bespoke houses with the majority being for en-suites or kitchens, so that there are no overlooking issues with the rear of the proposed houses fronting onto queen street. The main feature window on these elevations is for a circulation stairwell and could also be obscured if required. The majority of the rest of the windows face onto the river or onto Queen Street. All living rooms face south to gain as much natural light as possible with bedrooms design to be towards the north facing sides of the proposed. Consideration has also been given to the day light of the existing buildings with further information submitted on our site section drawing.

Since the original pre-application the proposed has gone through several transitions and has been significantly reduced from the original proposed 13 dwellings.

Amenity areas have been provided for each of the houses in the form of an external decking area. The houses facing Queen Street have been provided with first floor decked areas to the rear of the properties that project over the car parking spaces below and the two bespoke houses have a first floor external decking area overlooking the mill pond. Further amenity space has been provided to the west of the site in the form of a public seating area with associated landscaping and also further landscaped areas have been introduced around the site.

Each house has been provided with a double or single garage at ground floor level with further car parking spaces directly in front of them. Each garage will be provided with two lockable wall cycle loops and a space for refuse bin store.

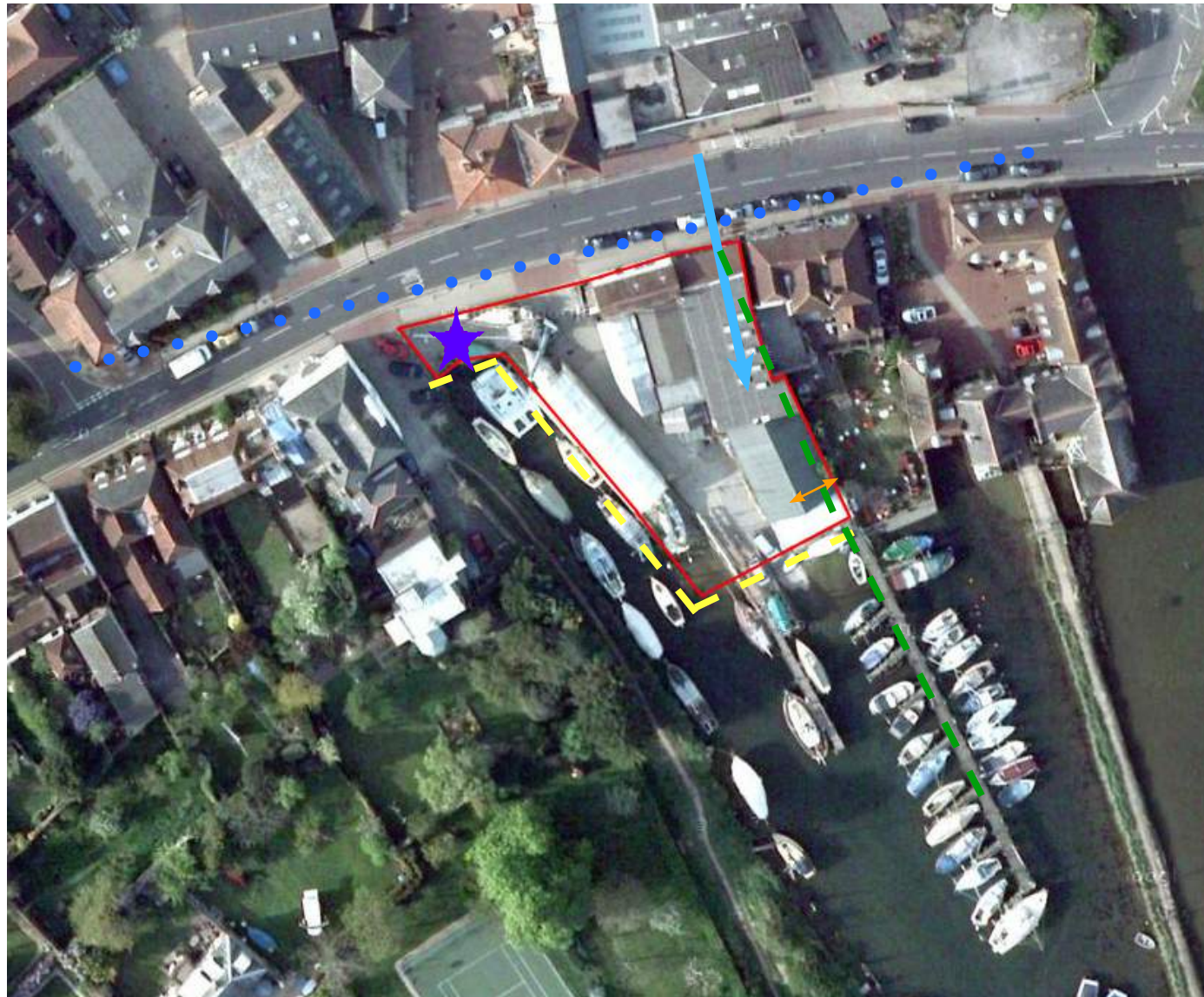


ORIGINAL 13 DWELLING SCHEME



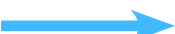
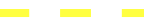
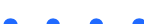
PROPOSED 6 DWELLING SCHEME

9: LAYOUT & SCHEME DEVELOPMENT



2014 PLANNING APPLICATION - 9 DWELLINGS

PREVIOUS PROPOSAL:

-  BUILDING REMOVED, VISUAL VISTA OF FLOUR MILL RETAINED, PUBLIC AREA INCORPORATED.
-  NEW ACCESS TO PULL BUILDINGS AWAY FROM THE LISTED BUILDING.
-  NEW SEA DEFENCE WALL TO AID WITH THE LONG TERM FLOOD DEFENCE PLANS.
-  ACCESS RETAINED FOR MOORINGS
-  CONTINUATION OF THE STREET FRONTAGE, CREATING A STEPPING VISUAL FROM THE TWO BOOKENDS OF THE EXISTING SITE FROM 29 QUEENS STREET TO THE LORD RAGLAN LISTED PUB.
-  PROPOSED BUILDING PULLED AWAY FROM THE BOUNDARY OF THE LISTED PUB AND GARDEN.



2016 PRE-PLANNING APPLICATION - 6 DWELLINGS

NEW PROPOSAL:

-  BUILDING REMOVED, VISUAL VISTA OF FLOUR MILL RETAINED, PUBLIC AREA INCORPORATED.
-  NEW ACCESS TO PULL BUILDINGS AWAY FROM THE LISTED BUILDING BUT REDUCED TO ALLOW LARGER VISTA TO FLOUR MILL.
-  NEW SEA DEFENCE WALL TO AID WITH THE LONG TERM FLOOD DEFENCE PLANS.
-  ACCESS RETAINED FOR MOORINGS
-  CONTINUATION OF THE STREET FRONTAGE, CREATING A STEPPING VISUAL FROM THE TWO BOOKENDS OF THE EXISTING SITE FROM 29 QUEENS STREET TO THE LORD RAGLAN LISTED PUB.
-  PROPOSED BUILDING PULLED AWAY FROM THE BOUNDARY OF THE LISTED PUB AND QUAY SIDE, MASSING REDUCED TO FURTHER AID THIS.
-  FRONT FACADE TURNED TO ADDRESS QUAY EDGE

10: SCALE & MASSING

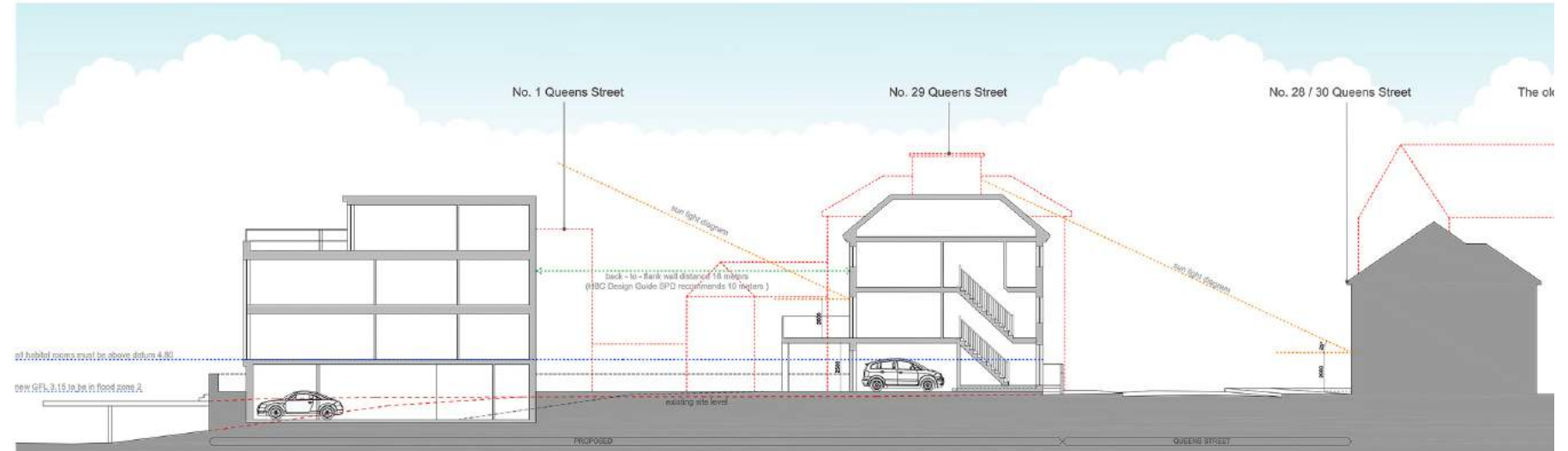
The mass and scale of the proposed has been led by the finished floor levels that are required by the FRA and the need to provide a feasible amount of accommodation to create a financially viable scheme that allows for the sites redevelopment including the new proposed flood defences.

The scale and mass of the proposed have been significantly reduced since our original pre-application submission. This has been achieved by reducing the overall amount of units, reducing the height of the proposed buildings, reducing massing and style of roofs etc.

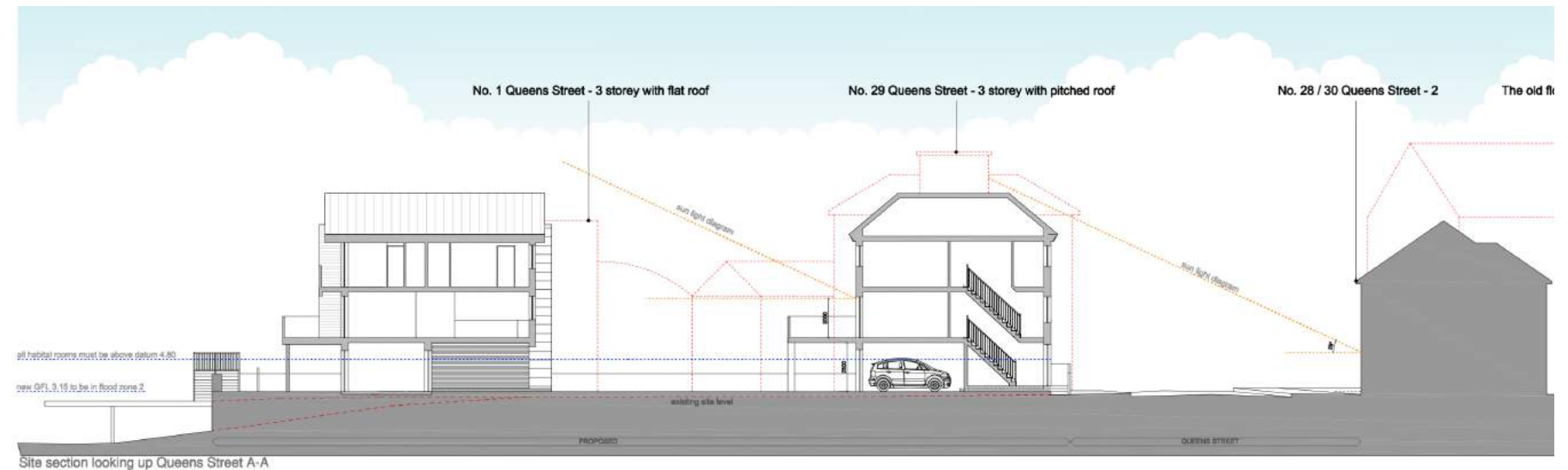
The scale of the houses fronting onto Queen Street have been sympathetically approached to address the two listed buildings either side of the proposed whilst also creating a stepping street scene that is in keeping with the rest of Queen Street and the historic core of Emsworth. The roofs have been hipped to further reduce the massing and some of the proposed houses have been provided with rooms in the roof with a dormer arrangement to lower the ridgeline closer to the Lord Raglan Public House. The proposed houses have also been pulled away from the Lord Raglan PH to create a visual gap between the existing and the proposed to further respect the relationship and setting of the Listed Building. The street frontage has been designed to portray a residential scale however due to the flooding issues with the site the ground floor accommodation has been designed to look like a traditional house from the street frontage but actually is allocated for a garage and utility room as habitable accommodation needs to begin at first floor level. This has allowed for a traditional relationship with the surrounding properties rather than having front doors that would need to start one and half meters above the ground level.

The scale of the two bespoke houses have also been designed with the above rational in mind. By omitting the previously proposed apartments and introducing two domestic scale dwellings this has significantly reduced the scale and impact of the proposed dwellings on the neighbouring Lord raglan PH garden and has introduced further seperation.

When designing the scale and massing of the proposed, guidance was sought from the Havant Borough Design Guide SPD, in particular the opportunities section where it is referenced that the densely built street frontages, with frontage buildings displaying a vertical emphasis are a key characteristic of the character area and new development should reflect this, and any new development should be of a scale and massing in keeping with the historic precedent. We feel that our proposals reflect these comments, by the stepping of the street scene we are responding to the two historic precedents either side of our proposals, also with the introduction of material detailing, dormers and hierarchy of windows we are responding to the vertical emphasises of the local vernacular.



PREVIOUS SITE SECTION



PROPOSED SITE SECTION

11: APPEARANCE & ELEVATIONAL STUDIES

The four houses facing onto Queen Street have been designed in a traditional way. We have been conscious to take reference from the local characteristics of the surrounding area in terms of materials, detailing, proportions and hierarchy of windows. The house next to the Listed Lord Raglan PH has been designed with flint work with red brick detailing, timber sash windows and a hipped clay roof with lead clad dormers. This house was designed taking in characteristics of the Listed Lord Raglan Pub. The next two houses have been designed with red stock facing brick, red brick detailing, timber sash windows and a hipped clay roof. These were designed taking in characteristics of the Listed Flour Mill and other surrounding residential dwellings. The end house has been designed with render, rendered expressed detailing, red stock facing brick and a hipped clay roof. This dwelling has been turned to face up Queen Street to address the Quay side edge. Two options have been designed for this fronting Queen Street elevation, which explore different options for the hierarchy of the street scene. They have been elevated to create a stepped street scene, with dormers windows in the houses closest to the Lord Raglan Pub to create a better relationship with the existing and proposed ridge lines, and a hierarchy of windows in the next houses to reflect this traditional relationship that is frequently seen throughout Emsworth and is used in the opposite Listed Heritage Buildings, whilst sub-dividing the elevation to create individual neighbouring character that reflects the urban growth of the core of Emsworth. Option two also looks at introducing a slate roof tile to further break up the individual character of the proposed dwellings.

When designing the traditional houses facing onto Queen Street guidance was sought from the Havant Borough Design Guide SPD, in particular the detail and materials sections where it is referenced that the local materials are clay tiled roofs with steeper pitches, mostly red brick built buildings and flint set into panels with red brick dressing. One of the challenges referenced within the SPD refer to the more recent developments, particularly shop fronts, have not been sensitive to their historic surroundings. These have a negative effect on the street scene. We have been conscious not to create a negative effect on the street scene and this was the main reason behind keeping a traditional style of building facing onto Queen Street.

The two bespoke houses facing the Mill Pond have been designed in a contemporary style. The materials chosen are of a traditional nature that reflect the industrial use of the existing boat yard. They have been designed to reflect an industrial shed but utilised in a modern way to create a striking contrast against the neighbouring listed buildings. The proposed materials are a wrapping metal facade, with timber cladding features, grey facing brick, grey windows and glass balconies with stainless steel handrails. Anti-glare and solar glass will be used on south facing windows to reduce any glare and avoid overheating. Plot one has further addressed the Quay side edge with a unique wrapping window. The rear of the bespoke houses have been sensitively designed so that no overlooking will occur with the amenity space of the proposed traditional houses, with windows mainly for en-suites and kitchens which can be frosted and a feature window for the stairwells which again could be frosted if required, although there is adequate separation distance with private rear spaces both facing towards the south instead of backing on to each other.

Since our initial proposals the south edge of the site has been re-designed several times following various comments and different opinions. We feel that the current proposals now create an balanced relationship between the traditional and the contemporary, by using traditional materials but executing them in different ways. With a combination of high quality materials and good workmanship on site we feel that this could be an exemplar scheme within the conservation area.



Option one - stepping uniform hierarchy of the street scene, ending with a bookend facing no.29 Queens Street



Option two - hierarchy of dwellings within the proposed, ending with a subservient bookend facing no.29 Queens Street



Proposed Site Section / Quay Side Elevation



Proposed Mill Pond Elevations



Proposed Rear Elevations



Proposed Artist Impression