

11: APPEARANCE & ELEVATIONAL STUDIES

Below is a summary of our design intent for the proposed, outlining our thoughts behind the various elements that comprise our proposals by way of elevational bay studies, referencing the characteristics of the local vernacular. Our contemporary bespoke houses would be unique to this development and as such we have referenced similar precedents designed and constructed elsewhere.

HAVANT BOROUGH DESIGN GUIDE SPD:

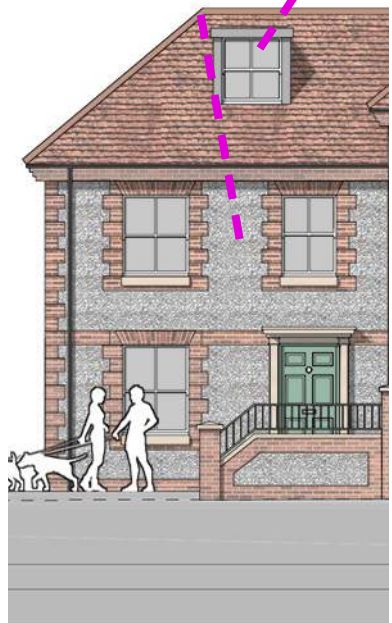
Detail & Materials:

- Roofs are mix of clay tile usually at the steeper pitches, with shallower pitches of natural slate.
- Most buildings are brick built. These are generally red brick (with some examples of buildings from the late 19th Century using buff and pale yellow brickwork), some with grey headers and the occasional use of grey headers with red brick dressings (usually denoting a higher status building)

Opportunities:

- Densely built street frontages, with frontage buildings displaying a vertical emphasis are a key characteristic of the character area. New development should reflect this.
- Improvements to the entrance to Emsworth particularly from the east, should be better defined with an improved building edge creating a defined gateway

Red Brick Detailing



Modern lead dormers & brick detailing



Stepped entrance with railings & brick detailing



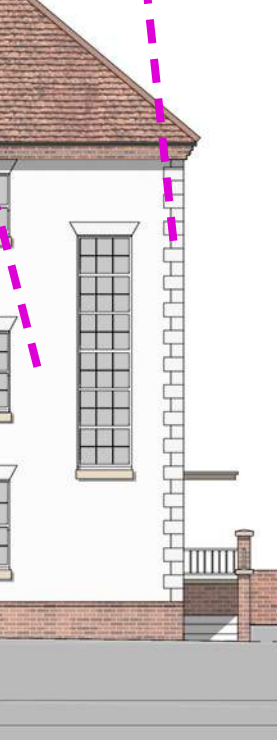
Window hierarchy



Window hierarchy, hipped roof



Rendered brick feature



Precedents



12: ACCESS / INCLUSIVE ACCESS

The site is currently accessed directly off Queen Street, it is our intention to retain this vehicle access. This has been done to retain the visual vista from the mill pond to the flour mill. Vehicles, pedestrians and cyclists would all use this point of access to enter the site with a further pedestrian and cyclist access provided down the eastern side of the site as well.

Access has also been retained by way of a footpath down the eastern edge of the site to the moorings, with one stepped access and one ramped access being provided to gain access over the new 900mm coastal flood defence wall.

The buildings would be constructed to be compliant with Part M of the Building Regulations, which relates to access.

Car Parking and Cycle Storage has already been referenced in section 9. In total 21 car park spaces have been provided, including 3 double garages and 3 single garages.

13: FLOOD RISK ASSESSMENT

The site (undefended at present) is currently classified as flood zone three, it is our intention to provide on-site coastal defences and to contribute to other off site coastal defences, as part of a Queen Street coastal defence scheme, that will reduce the flood risk of this site and the wider defended area to that compatible for residential use (i.e. current flood zone one). All habitable accommodation has been set above 4.80m AOD in accordance with the Engineers / Environmental Agency recommendations. No habitable uses are proposed below 4.8m AOD. Uses below this are restricted to courtyard, garden and amenity space for parking, recreation, cycle storage and utility rooms. Resilient forms of construction will be used at these levels. It is proposed that a managed adaptive approach is taken with respect to the design and the initial constructed height of the defences. The initial height proposed provides for standard guarding height for pedestrians and highway parapets which is also inclusive of 40 years of sea level rise due to climate change plus 0.3m of freeboard. The initial construction will be capable of future extension up to 100 years of sea level rise due to climate change plus 0.3m of freeboard. Tidal events in excess of the 1:200 year plus climate change and freeboard provisions are forecastable sufficiently in advance to effect safe evacuation to neighbouring higher ground further west along Queen Street. In the event of a breach of the defences the habitable floors remain above design flood level and will provide safe refuge for the few hours until the tide recedes.

In addition to providing defence of the site, the coastal defence on site and adjacent other off site areas of Queen Street will also defend 17 other residences, Lillywhites garage business, Lord Raglan PH business, several commercial premises in the Queen Street Mill business park and the public access to the above along that part of Queen Street. Three of these buildings within the current flood risk area are also important heritage assets.

The proposals would mitigate negative environmental impacts and is designed to be adaptable to future climate change and the needs of the users over the lifespan of the building, this is all in accordance with the recommendations within the Havant Borough Design Guide SPD.

More in-depth detail of the above proposals can be found in the Engineers submitted Flood Risk Assessment (FRA).



14.0 VIABILITY OF THE SITE / COMMERCIAL USE

The site is currently vacant and has been for some time. The site has been marketed and further details of this can be found within our submitted report. The site comprises of a vacant shop previously used for Antiques, a two storey office block and various large sheds historically used for boat building. The current levels of undefended tidal flood risk at the site are such that redevelopment for less vulnerable, commercial use would require finished floor levels to be elevated to about 1.0m above the current quayside level. This would also require any new commercial development to have significant work carried out in the form of ramps and steps to gain acceptable Part M compliant access to the buildings. Not only would this not be financially viable for the site it would also create a built up street scene with buildings set back to allow for ramped access running the length of the site in front of it, this in our opinion would not be in keeping with the vernacular of Emsworth. Furthermore the costs of undertaking this work would require the rents to be considerably higher than other nearby commercial properties to make the scheme viable. The works would also be of little value toward a community coastal defence as the elevation would not be sufficient for material benefit without the addition of a coastal defence wall. Such a wall would further impede the viability. Similarly a lack of viability would prevent significant contribution towards wider Queen Street coastal defences, without which there would be no benefit to existing residents in terms of flood risk reduction.

The boat yard and the associated buildings are in a poor state and in need of quite a considerable amount of repair work. As a business the boat yard has not been a viable one for quite a few years, this is due to the decline in demand for traditionally built boats and has been made worse by newer boatyards being developed and providing better facilities within the local vicinity such as Thornham Marina. The boat yard and moorings are on too small a scale to make into a viable marine business on their own, with lack of parking, storage space and wash down facilities, other boat yards are considered better equipped within the area for example Emsworth Yacht Harbour. The moorings however are considered ideal for local residents who live within walking distance of the site and as such it is our client's intention to retain these and upgrade them during the construction phase. The proposals have allowed for an access through the site and these will still be rented out to the local residents thus retaining a commercial use of the existing site that is still financially viable.



15.0 PREVIOUS PUBLIC CONSULTATION / COMMUNITY ENGAGEMENT / SCHEME DEVELOPMENT

PRE-APPLICATION:

Following our pre-application feedback from the Local Authority, the Emsworth Design Panel and the Chichester Harbour Consultancy we revised our proposals significantly to take on board as many of the comments as feasibly possible. For example:

- Loss of the gate house – it was felt that a gated community was not in keeping with the Emsworth community and that it also took vital views away of the Flour Mill from the Mill Pond to the South of the site, we therefore omitted this part of the design.
- Introduction of a public area – in place of the omitted gate house we have incorporated a public seating area with some new tree planting so that the vista of the Flour Mill is uninterrupted and also retains a visual gap from Queen Street for the general public to enjoy.
- Roof pitch / heights reduced – comments were made in regards to the overall height of the development, although we are restricted by the acceptable finished floor levels for the flood risk we have reduced the heights of both the houses and the apartments. The height of the houses facing Queen Street have been reduced by changing the pitch and gable design to a full hipped roof, this we also feel is more in keeping with the Emsworth vernacular. The height of the apartments to the South of the site were reduced in height after further consultation with our clients Engineer and the East Solent Coastal Partnership. It was agreed that the parking for the apartments could be below current site levels due to the reduction in flood risk provided by the proposed on and off site defences. This allowed the scheme to have a basement car park under the apartments and the whole proposed building to be lowered.
- Access changed / Listed Lord Raglan Public House Building Setting – concerns were raised about the impact on the setting of the Listed Lord Raglan Public House, after consulting English Heritage and reading through several of their publications (i.e Understanding Place: Historic Area Assessments: Principles and Practice) we decided to relocate the access of our proposals between the listed building and the proposed houses facing Queen Street to pull the new buildings further away from the Lord Raglan. With the introduction of the new hipped roof this we felt created a far better building relationship than previously tabled, with the apartments facing the Mill Pond we reduced the width of the building to also pull this away from the boundary of the Public House garden, along with the reducing of the height of the apartments we felt that this improved this relationship.
- Design of the Apartments facing the Mill Pond – The Emsworth Design Panel commented that they were not against a contemporary design facing the Mill Pond and would welcome such a design albeit not in its current form at that stage. Following this advice we then redesigned the contemporary apartments.
- Amount of Units Reduced – to achieve the reduced scale and massing of the proposed we reduced the amount of units previously tables. The scheme at this point was reduced from a total of 13 units (4 houses & 9 apartments) to 11 units (4 houses & 7 apartments).



SITE PLAN PRE-PLANNING - 13 UNITS



CONTEMPORARY APARTMENTS FACING THE MILL POND



TRADITIONAL HOUSES FACING QUEEN STREET

15.0 PREVIOUS PUBLIC CONSULTATION / COMMUNITY ENGAGEMENT / SCHEME DEVELOPMENT

PUBLIC CONSULTATION:

Taking on the comments received at our pre-application the scheme was then re-designed ready for the Public Consultation. On Tuesday 15th April 2014 we held a public consultation at Dolphin Quay to present our scheme to the local residents. Approximately 100 letters were hand delivered to the surrounding properties with Ward Councillors, the Emsworth Design Panel, the Emsworth Residents Association and the Local Authority also being invited to attend.

The new revised scheme was presented to the general public and feedback sheets were provided for comments. Overall the proposals were received with a mixed opinion.

The majority of residents were in favour of the traditional houses facing onto Queen Street with several commenting that it was inevitable. A few residents thought that the buildings were one storey too high however when it was explained that the ground floor is a dummy façade as the accommodation has to start from first floor due to the flood resilience requirements for the site they accepted the reasons behind the design.

The contemporary apartments facing the Mill Pond created a divided opinion as you would expect. Some residents were in favour for the contemporary whereas others were totally against anything of a contemporary nature going on the site. A few residents noted they liked it but not in their back garden or in Emsworth. Several residents were against the presented style of contemporary but were in favour for a more subtle scheme that was more in keeping with the surroundings but still provided an exemplar scheme for Emsworth, others wished to purchase an apartment there and then.

Quite a few residents were concerned about the moorings and potential loss of them, so this gave us a good opportunity to explain that the moorings will be retained and still rented. A path around the site has been retained to allow access to the moorings and it is our client's intention to upgrade these moorings as part of the construction work.

Flooding was also a major concern with most residents and our clients Engineer was also present at the meeting to explain the flood protection scheme being proposed as part of the application, this was viewed favourably by the majority of residents. A number of queries were fielded concerning the defensive standard and height of defences. It appeared that there was a preference for a managed adaptive approach to the amount of initially constructed climate change provision above ground, such that this could be easily raised in future, but did not warrant the full height at the time of initial construction. This has been taken into account in the proposals contained within the FRA.



SITE PLAN PUBLIC CONSULTATION - 11 UNITS



CONTEMPORARY APARTMENTS FACING THE MILL POND



TRADITIONAL HOUSES FACING QUEEN STREET

15.0 PREVIOUS PUBLIC CONSULTATION / COMMUNITY ENGAGEMENT / SCHEME DEVELOPMENT

PUBLIC CONSULTATION:

Following the public consultation and taking on board comments received, we further revised our proposals and presented them at the Emsworth Residents Association two weeks later. The following amendments were made:

- Flint work and Quoining Detail added – A few residents commented that they would like to see some flint work within the scheme to marry in with the Lord Raglan Public House. We have since added in flint work in both the traditional and the contemporary design.
- Scale and massing of the Contemporary apartments – Comments were made in regards to the mass of the contemporary design. We have since reduced the amount of units within the apartments from 7 to 5, this allowed us to reduce the scale and massing of the building by pulling in the top floor and pulling the apartments further away from the proposed houses.
- Contemporary Design – The rendered and stone feature cladding again created a mixed opinion, some people thought that the design should stay the same but smaller with others wanting different materials used. We choose to take the route of re-designing the scheme again, still in a contemporary style but using local traditional materials. The scheme now comprises modern flint clad bays with traditional red stock facing brick. Comments were also made about the over sailing balconies on the original design so these were omitted from the new proposals.



ARTISTIC IMPRESSION - TRADITIONAL



ARTISTIC IMPRESSION - CONTEMPORARY

15.0 PREVIOUS PUBLIC CONSULTATION / COMMUNITY ENGAGEMENT / SCHEME DEVELOPMENT

EMSWORTH RESIDENTS ASSOCIATION:

On the evening of the 28th April 2014 we attended the Emsworth Residents Association meeting in the local community hall and presented our new revised scheme following the earlier public consultation. We also displayed previous schemes to show how the proposals have developed since the original scheme was drawn up.

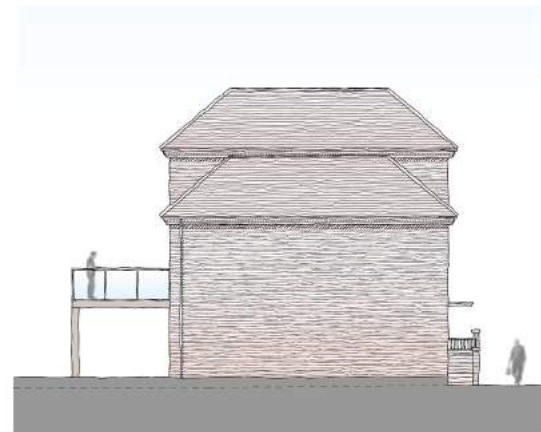
Quite a few residents from our previous public consultation were present which provided us with a good opportunity to discuss the revisions. Overall it was felt that the opinions towards our new proposals were a lot more positive than the previous presented scheme. A couple of residents thought it was a shame that we had moved away from the stone and rendered scheme but understood the design rational was more in keeping with the older surrounding buildings. A few were still against the idea of contemporary this created a debate amongst the residents during our question and answer session, particularly in regards to this being a prime site within Emsworth. Several residents felt that this could create an exemplar scheme and felt that a statement with good quality materials was the answer, whereas others felt it should be of a traditional nature to blend into the existing.



SITE PLAN PLANNING APPLICATION - 9 UNITS



TRADITIONAL HOUSES FACING QUEEN STREET



ARTISTIC IMPRESSION - CONTEMPORARY



CONTEMPORARY APARTMENTS FACING THE MILL POND



ARTISTIC IMPRESSION - TRADITIONAL

16.0 PRE-APPLICATION ADVICE 2016

PRE-APPLICATION:

Following our pre-application submission and subsequent feedback from the Local Authority we revised our proposals to take on board the comments as follows:

HOUSES FRONTING ONTO QUEEN STREET:

The preferred option for the fronting street scene was option two, as it was felt that the stepping of the proposed and the changes of materials were more in keeping with the historic development of Emsworth. The conservation officer was positive about the amount of re-design and work that had gone into the new proposals. It was on this recommendation that we proceeded with drawing up this option for public consultation.

HOUSES FRONTING ONTO THE MILL POND:

The contemporary nature of the two rear houses were positively received and again it was noted that a lot of re-design work had taken place to address the concerns of the previous application. The concept of the industrial boat shed look was seen as a positive contribution with its direct contrast to the surrounding heritage buildings.

The Planning and Conservation officer felt that the design of the two bespoke houses could still be improved on and the following changes were made:

- The dwellings were made narrower
- More vertical emphasis's was introduced into the elevations by way of materials
- Windows were made less fussy with the amount of window bars reduced
- Windows were given more vertical emphasis's by becoming narrower
- Timber in fill sections were added to reduce the amount of glazing looking onto the mill pond
- The north elevations were re-designed to add more vertical emphasis's
- The grey/blue brick was changed to a local red stock
- Timber garage & store doors were introduced
- The central entrance feature was reduced in height and mass
- The protruding side elevation bays were made flush

All the suggestions of the design tweaks were taken on board and these were the proposals that were presented to the general public. In close consultation with the Local Authority we feel that the contemporary elevations have evolved into an eloquent design proposal that would create an exemplar scheme within Emsworth.



PRE-APPLICATION ELEVATIONS



CHANGES FOLLOWING PRE-APPLICATION ADVICE



FURTHER CHANGES FOLLOWING FURTHER DISCUSSIONS

DESIGN CHANGES TO THE CONTEMPORARY



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

17.0 2016 PUBLIC CONSULTATION / COMMUNITY ENGAGEMENT

PUBLIC CONSULTATION

On Wednesday 22nd June 2016 we held a public consultation event on the proposed development site from 3.30pm to 7.30pm to present our new scheme, which had been slightly revised following our pre-application comments. In order to reach a wide audience, letters were dropped to 75 local businesses and residential dwellings surrounding the site, we also emailed all local councillors, informed the Emsworth Residents Association who very kindly also advertised the time and location in their local publication, whilst also informing the Emsworth Forum on our behalf.

The Architects, Planning Consultant, Engineer and Developer were all in attendance to answer any questions and to talk the local residents through the new proposals. An attendance sheet and feedback forms were also available for anyone who wished to leave their comments or make their attendance known.

Overall it was a positive consultation with a general consensus that the scheme was a vast improvement on the previous proposals. Whilst some residents were still opposed to any form of development, most supported something being done with the site. The majority of residents were supportive of the style facing onto Queen Street, with the main comment being the height of the proposed in comparison to the Lord Raglan PH. The contemporary houses facing onto the mill pond created the most debate with a mixed opinion on suitability. Some residents like the fact that we had chosen to go for a complete contrast and supported the idea whilst other residents would still like to see something more in keeping with Chequers Quay.

Comments made during the consultation are listed below:

- On the whole it would seem to be a good scheme. The site as it is is an eyesore and this proposal seems appropriate to the area.
- Fab - very impressive!
- 1) 3 Storey too high, will block my studio light. 2) No connection yachting fraternity
- Ugly, industrial style houses & no marine connection - why not install a small Emsworth maritime museum on the old quay? Altogether V. disappointing & doesn't enhance Emsworth
- The proposed buildings overtops The Lord Raglan. It must be reduced by 1 floor.
- The height aspect overwhelms Queen St. Profit over design.
- The North Elevation is much better than other redevelopment, but still roof height is rather extreme, with pitched roof, would like dormer windows to lower the height looking south, opposite Queen St properties. Flint finish could carry on the other sides, rather than rendering.
- Modern elevation coming up the harbour I find is very soure with such high pitched windows all glass. Prefer something more 'tasteful'.
- A vast improvement on previous proposal, this could provide 'a touch of class'.
- Less offensive than previous scheme, but still need to prove change of use. Flooding is still an issue and scheme doesn't show all flood defence measures. Do not like the 2 different styles. They have no correlation and would result in a vocally weak architecture. Refuse!!
- I think the two houses overlooking Dolphin Quay are inappropriate. 1) They are too big and dominate the vista. 2) They are finished inappropriately - I think a traditional finish like Chequers Quay would be more pleasing.
- Much, much better and more inkeeping with the ethos of Emsworth.

(Original comments provided in Appendix A - 48 residents also signed the attendance register)



PROPOSED SITE PLAN - 6 UNITS



ARTISTIC IMPRESSION - CONTEMPORARY



ARTISTIC IMPRESSION - TRADITIONAL

17.0 2016 PUBLIC CONSULTATION / COMMUNITY ENGAGEMENT

EMSWORTH RESIDENTS ASSOCIATION:

On the evening of the 11th July 2016 we attended the Emsworth Residents Association meeting in the local community hall and presented our new scheme following the earlier public consultation.

During the meeting we had a question and answer session and then at the end of the meeting residents were invited to stay behind to view our proposals and ask any further questions. A lot of questions were asked about the flooding measures and these were answered by the Engineer.

One resident wanted people to note the scale of the contemporary houses compared to the Flour Mill and that it should be more in keeping with Chequers Quay. It was explained that this is perspective and anything that is forward of the Flour Mill will at certain angles and distance look to be taller but as you move around the Mill Pond and get closer the hierarchy of scale will re balance. The houses are also to a similar scale of the ones wrapping Chequers Quay, please see scale diagram below.

Overall the meeting was very positive and a lot of residents were supportive of the scheme and the contemporary style on the rear, with one resident noting that why shouldn't the houses be different, and why do we need to build everything to look the same and felt that the design proposed could create an iconic statement. Some residents were still anti contemporary, which you would expect as design is subjective.

The chair of Emsworth Residents Association also noted that some residents on Slipper Road had also been in contact to say that they liked the scheme and that it would improve their view.

The general consensus was again that the scheme presented was a vast improvement on the previous proposals. The houses fronting onto Queen Street did not cause much debate with the majority of residents supportive of the style of design and materials proposed.

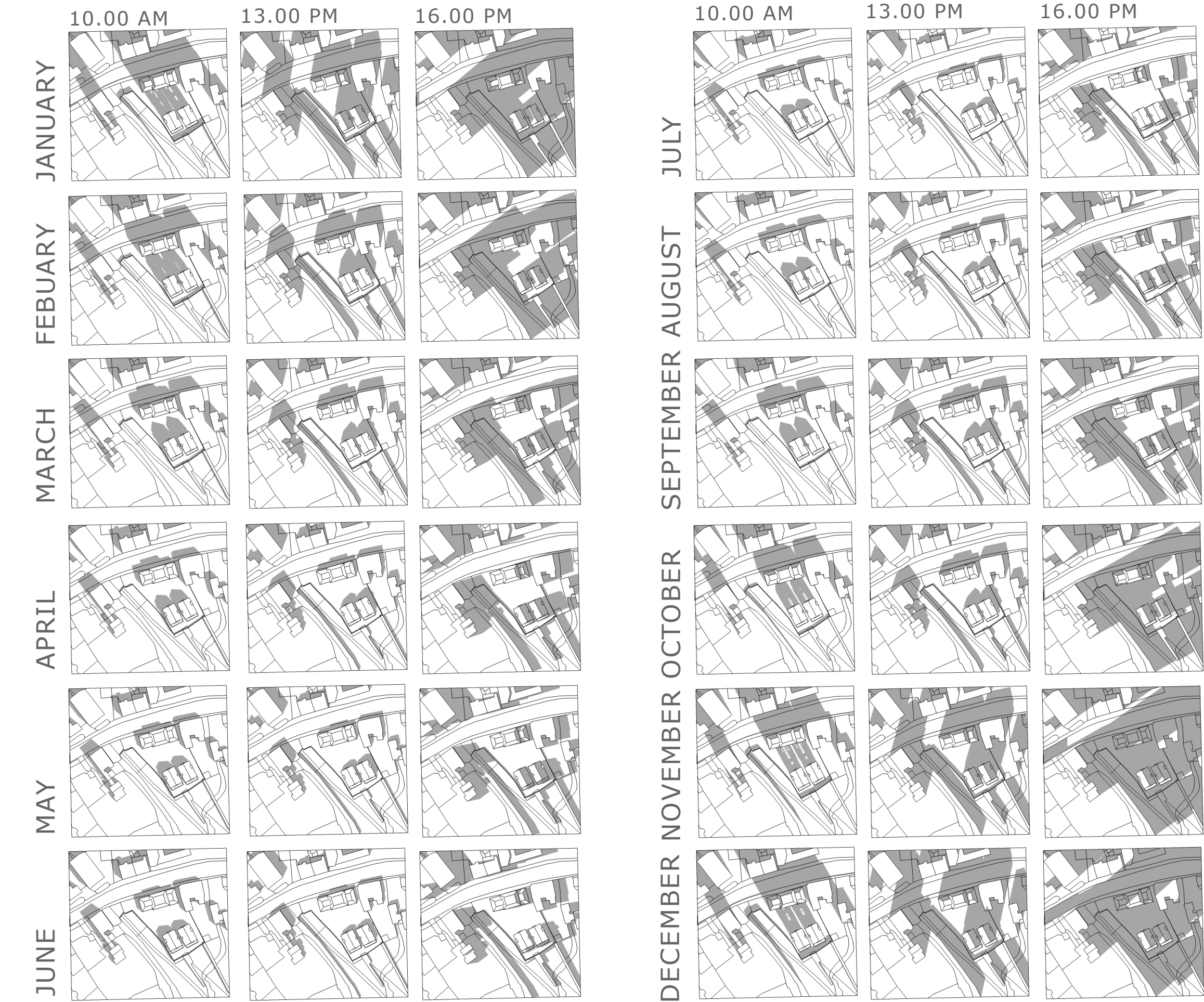


FLOUR MILL VISTA DIAGRAM & LOCATION OF CGI VIEW



SCALE OF HOUSES IN COMPARISON TO CHEQUERS QUAY

18: SUN STUDY Please find below a sun light study.



RESULTS

We have carried out a full 12 months even there would naturally be less sun in the winter months and the BRE guidelines recommend that a study only needs to be carried out throughout the day on the 21st March and if this allows no more than 40% (preferably no more than 25%) of a garden or amenity space to be in permanent shadow (effectively in shadow throughout the day), there will be sun over the summer months.

As you can see from the results no neighbouring properties would be in permanent shadow or for more than 25% for the whole day.

21ST March:



19: CONCLUSION

It is our belief that our current proposals achieve the Havant Borough Design Guide's seven key principles of Good Design as follows;

1. **Distinctive Character** – our proposals are unique in design with traditional housing fronting onto Queen Street and two contemporary houses facing onto the Mill Pond. We believe that this scheme could be an exemplar development for Emsworth that would create a lot of interest.
2. **Ease of movement** – several footpaths have been provided around the site with a well-defined vehicle access off Queen Street, all new accesses have been adjoined to existing ones.
3. **Good Legibility** – Our layout has been well thought out, with consideration given to retaining the visual vistas of the existing landmark buildings, providing a clear hierarchy of routes and consistent building materials proposed.
4. **Good Continuity and Enclosure** – our proposals have a well framed defined enclosure around the site, with a good balance of boundaries being framed by building and open visual gaps which have been added too with the introduction of new landscaping.
5. **Good Quality Public Realm** – we have introduced a new public area into our scheme, this will be constructed using good quality materials to create an attractive area and is well overlooked. The houses at the front of the site are accessed directly from the main street and have windows overlooking this area. The car parking for the site has also been well thought out, with the majority of spaces being accommodated within garages and located to the rear of the proposed to avoid a sea of car parking behind the street frontage.
6. **Diversity and Detailing** – Our materials and detailing have been taken from local characteristics and buildings surrounding the site, as well as taking on the general public's thoughts following our public consultation / comments from our previous application. The houses have very traditional features using detailing freely used within the wider Emsworth area, with the two bespoke houses taking on a modern twist to the barn / industrial look that reflects the current materials and use of the boat yard.
7. **Adaptability and Sustainability** – As explained further in our submitted FRA, part of the proposal is to construct a new flood defence wall, this will not only ensure that the proposed site is protected for future climate change but will go a long way to protecting further properties within the immediate area. This wall has also been designed to be adapted in the future to meet the changing tidal levels of Chichester Harbour.



North Elevation



South Elevation



East Elevation

19: CONCLUSION

Our previous application was refused for design, marketing and procedure to implement the flood defence works. We believe that all three have now been addressed by either further work or change in policy:

1 - Design - The proposals have undergone a full re-design over the last 18 months and much thought has gone into the scheme that is submitted in this application, which has hopefully has been fully explained within this design and access statement.

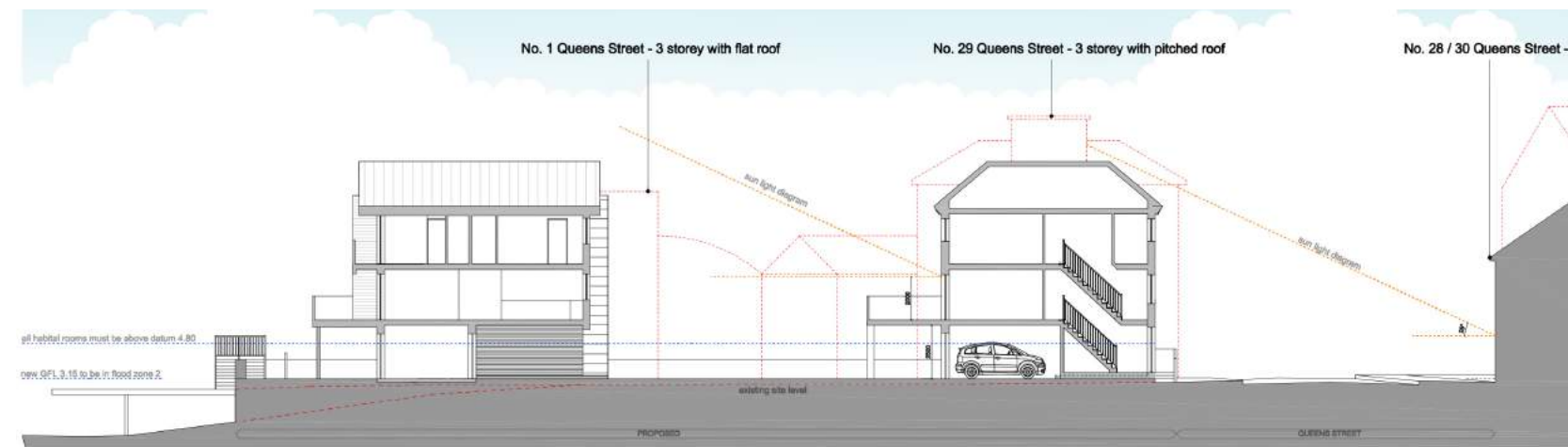
2 - Marketing - The site has been fully marketed locally and nation wide. A full and transparent report has been submitted at pre-application stage and also re-submitted as part of this application.

3 - Flood defence works - Flood defence works now fall under HBC Cil contributions, so it is our intention to carry out the works within our site boundary and provide by way of design and financial contribution to the off site works.

Whilst we appreciate that the contemporary style mixed with the traditional is not too everyone's liking, we found during our public consultation that as many people were in favour of it as against. There are two elements and fronting principal elevations to this pocket of land, and as such we believe that the two sides of the site can take different styles as they are responding to two different urban settings and visual vistas. Which is not too dissimilar to the current collective mix of buildings located on the site.

Another recurring issue has been the scale of buildings, and one local resident commenting about design over profit. This is not the case and through the use of good design, the scheme has the look of being in keeping with other 2/3 storey houses found frequently within the immediate area albeit all habitable accommodation starts at first floor level due to the requirement from the Enviromental Agency. The contemporary houses on the back have significantly had the scale and mass reduced from the previous application and are in keeping of a scale not too dissimilar of the award winning Chequers Quay.

Following the redesign of our proposals and further public consultation we believe we have now arrived at an appropriate scheme for the site. The scheme has been designed with the various site constraints in mind and also taken into consideration the wider issues of the tidal flooding. The commercial use of the moorings will be retained. The redevelopment of this site is key to the wider flood defence proposals for the area and without outside investment this may never happen, and with climatic change only set to get worse a residential redevelopment of the site will make these works viable.



South Elevation



North Elevation



East Elevation