

Consultee Comments for Planning Application APP/16/00921

Application Summary

Application Number: APP/16/00921

Address: Dolphin Quay, Queen Street, Emsworth

Proposal: Demolition of the single storey shop, two-storey office building and associated outbuildings. Erection of 4No. houses (3x 3No. bedrooms and 1x 2No. bedrooms) fronting onto Queen Street and associated parking and erection of 2No. detached dwellings (4No. bedrooms) fronting onto the Mill Pond with associated parking and access from Queen Street.

Case Officer: Rachael McMurray

Consultee Details

Name: Mr John Heritage Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Havant.Heritage@havant.gov.uk

On Behalf Of: Conservation Officer

Comments

APP/16/00921 Dolphin Quay, Queen Street, Emsworth

Principal Conservation Officer comments:

Background

The site has been subject of pre-application consultation. The submitted scheme varies slightly from what was considered at that stage, but in essence the quantum of development and general approach appear very similar.

Appraisal

The present site contains a hotch potch of buildings and general paraphernalia typically associated with a boat repair yard. Up until fairly recently it was a fully working functional site the buildings and structures reflect this. None of the buildings have significant architectural or historic interest. This includes the former shop directly fronting Queen Street. Nevertheless the use and past activity added positively to the character of the conservation area which is appropriate to the marine environment.

The present buildings are of modest scale and are largely engulfed by the boats in the estuary and on shore. Seen close to and from afar the buildings on the site are visually insignificant. The visible interconnection between Queen Street and waterfront is a strong positive visual component of the conservation area and setting of the listed buildings.

The character of the area in the immediate vicinity of the site is generally two storey domestic scale buildings. Leighs Mill (Old Flour Mill) stands out as a landmark building being substantially larger than its immediate neighbours and of distinct architectural character. It currently enjoys open views to and from the harbour.

There is a distinct transition in scale west and east of Dolphin Quay. To the west the white rendered Dolphin House (29 Queen Street) provides a strong visual anchor (bookend) to the mainly C18 mixed terrace of high quality architectural buildings (all listed) leading up to High Street. East of Dolphin Quay the scale of the buildings diminishes considerably with the Lord Raglan being typical of the domestic scale.

To the east of the site Chequers Quay, a relatively recent housing development maintains this modest scale, while accommodating the flood risk requirements pertinent at the time of its construction. Viewed from the harbour the buildings in Queen Street provide a delightful backdrop to the maritime activity. Typical to many historic towns and villages the buildings have developed over time and contain a variety of styles, which nevertheless combine to form a much loved quintessentially English townscape. Of the buildings, the former flour mill stands out due to its height and scale. While it is a distinctive building (a function of its scale and former use) the use of brick enables it to knit into its surroundings.

A cursory assessment using map regression shows the current strongly linear pattern of development in Queen Street to have changed little over the last 150 years.

Policy

In terms of Heritage issues proposals for this site fall to be determined under national guidance set out in the NPPF and the National Planning Practice Guidance issued by the DCLG. At local level Policy CS11 of the adopted local plan applies. These policies are supplemented at national and local level by supplementary guidance. Most pertinent to the current application are:-

The Setting of Heritage Assets (Historic England) 2011.

Seeing the History in the View (Historic England) 2011

Adopted Emsworth Conservation Area & Character Appraisal 2010

Assessment of Proposals

I appreciate that this is a complex and constrained site with technical difficulties to overcome in terms of the conservation area, AONB, setting of listed buildings and flood defence. It seems important to note at this stage and notwithstanding policy considerations, the boatyard provided a vibrant use which did contribute positively to the conservation area. A few years ago it was an active well established business operation looking to remain on site as part of a mixed use

redevelopment.

The new proposal redevelops at a lower density, creating a total of six dwellings, four facing onto Queen Street and two facing onto the Mill Pond. This is a reduction from the nine dwellings in the original proposal.

Nos 31 & 31a have a neutral impact on the conservation area. They are of appropriate scale and form and sit comfortably within the street scene. Their loss could be justified with a nicely designed set of replacement buildings which preserve and enhance the conservation area. The proposed houses fronting Queen Street have been designed in a traditional manner with a stepped ridge line that reflects the characteristics of the conservation area and nearby listed buildings. The scale of these buildings and their relationship to the immediate surroundings also appears appropriate which is essential in such a prominent site. Any impact on the setting of the listed Lord Raglan PH has also been minimised as the development has been pulled away creating more breathing space. Again the height/scale of the development has been reduced and will ensure this part of the development does not dominate the listed building.

The two houses facing the Mill Pond (to the rear of the site) have been designed in a contemporary style. It is noted that this style of design may not be to everyone's taste but I do not believe this is to the detriment of the conservation area. They have been designed albeit in a contemporary manner to reflect an industrial maritime appearance with the addition of some traditional materials. The scale has been drastically reduced from previous proposals which in turn have significantly reduced the scale and impact of the development on the nearby listed buildings. It is my view that these two dwellings will provide an interesting contrast between the old and new and subject to the use of high quality materials will preserve the character of the conservation area.

Conditions:

1. Sample materials.
2. Sample panel of brickwork and flintwork.
3. Permitted development rights removed.
4. Details of the siting and design of any proposed external meter boxes/metal ducting/flues, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
5. Details of gutting to be submitted and agreed before development commences.