

Dolphin Quay amended:

Dear Rachael, in considering my response I have the following comments:

The proposal would appear to be contrary to policy CS11.1 & CS11.4 - The site is within Havant LCA area 24: I have extracted the most relevant sections and highlighted sections where I feel the proposal does not conserve, enhance or protect the public realm in relation to the evidence base of the LCA.

This mostly relates to the large contemporary building at the rear, where I would also echo many of the Conservation Officers views regarding detracting in the street scene - that it would collectively *impair the setting of the listed buildings and conservation area*. The rear Contemporary building is obtrusive to the harbour setting, rather over structured, bulky and over large compared to the adjacent buildings especially in its position so close to the waterside.

I would take the Conservation Officers lead on the main streetscene issues on the Queen street frontage - the departure from the existing ground levels though required due to flood risk issues does cause a distinct change - older developments have steps but are smaller scale buildings and newer developments have also done this successfully but they are smaller scale buildings overall. It is the combination of the set back, steps and overall height that do not seem as coherent to the existing streetscene.

Characteristics of Emsworth - historic core

Historic and built environment

- o The built-up area is characterised by the medieval and post-medieval town core of Emsworth. **Former industries are still evident on the southern edge of the town** including the millpond and former oyster beds along the foreshore, which survive within the intertidal zone

- o A medieval street pattern survives in the historic core to the south of the A259, with a closely knit built layout of narrow streets loosely radiating out from the central market square to the two mill ponds and harbour edge

- o A relatively uniform urban scale and massing along street frontages created by **predominantly two- and three-storey** buildings

- o The narrow frontages and the position of most buildings at the rear of the pavement giving the buildings a vertical emphasis

- o The two Mill Ponds are strong features on the east and western boundary of this area

- o Maltings, flour mills and **shipyards survive as a reminder of the town's former importance as a port**

- o **Now urban in character, it retains the size of population and a relationship with the open landscape and harbour more typical of a rural settlement.**

- o The majority of buildings within this historic core are of two or three storeys, giving the townscape a relatively uniform scale. The relatively narrow plot widths, deriving from the proportions of the early burgage plots, give the building frontages a vertical emphasis, and their location at the rear of the pavement contributes to an enclosed streetscape

- o **These densely built frontages contrast with significant areas of open space providing large gardens to some of the properties, particularly to the rear of King/Queen Street, and to either side of Tower Street**

- o Mature trees in these gardens provide relief from the otherwise dense urban grain

- o The predominant materials of these buildings are brick and tile, though stucco is not uncommon. The brickwork frequently deploys the grey 'flared' headers common in 18th century building throughout Hampshire and West Sussex, both in panels with contrasting red brick quoins and dressings, and mixed with red brick to produce chequered brickwork

Experiential: tranquillity, visual perceptions and access

- o **Quiet harbour front** away from the noise of the A259, which creates a division to the area to the north

- o Colorful landscape of red brick, flint and painted render. With pockets of trees and shrubs adding an array of greens

- o Highly accessible area with an attractive accessible harbour edge.

Visual: openness/enclosure, prominence and visibility

- o Enclosed by built form

- o An enclosed historic core contrasting with the open harbour landscape
- o Open mainly unspoilt views across to Thorney Island within West Sussex, important in maintaining a natural environment for Chichester Harbour as a setting for Emsworth.

Specific local key issues

- o Risk of sub-division of larger properties into flats requiring **increased areas for car parking resulting in loss of** garden space, trees and **open space character**
- o Warmer summers could put **pressure for further higher density development adjacent to the harbour edge**
- o **Potential increase in visitor pressure, resulting in increased requirement for car parking and visitor facilities which could have a visual impact on the historic character of open spaces within this LCA**
- o Increase in seasonal activities such as sailing and tourism, and the higher percentage of properties becoming second homes will cause a gradual polarisation of activity levels in the town between summer and winter, with the **loss of traditional local shops**, and the increase in shops catering only for the summer trade. This will eventually have a detrimental impact on the fundamental character of the town centre, and on the employment pattern of the local population
- o Sea level rise and increased erosion could require further **sea defences, which could over dominate the harbour edge and degrade the historic character**
- o Increased traffic numbers further dividing the north from the south creating a less desirable northern area
- o Poor quality development which is visible on Hayling Island and Thorney Island
- o Pressure on the subdivision of larger historic properties into multiple dwellings, with **increasing demand for car parking in the tight knit urban core, and the loss of authentic internal plan form, layout and architectural detail of important listed buildings**
- o **Pressure also exists for the redevelopment of redundant industrial areas, leading to the loss of their historic character, and for the redevelopment of the areas to the rear of street frontage buildings, usually resulting in the erasure of the medieval burgage plot boundaries, and a fundamental change to the urban morphology of the area**
- o Loss of urban biodiversity value through increased development pressures
- o The saline lagoons in the south of the area are a significant ecological resource and could be affected by development and/or sea defences as changes in water flow and level will have a considerable impact on the habitat.

Landscape and built form strategy and guidelines

The landscape strategy is to **conserve** the local character. The following guidelines apply:

Land management

- o **Enhance habitat connectivity through street trees and the creation of new habitat patches to make the movement of wildlife between habitats more simple**

Built form and development

- o **Conversion of existing vernacular buildings should be carefully controlled to prevent loss of local character**
- o **New development including extensions should avoid the introduction of suburban styles and materials and respond to its landscape setting in scale, form and design, materials and colour**
- o **Any new development within, or adjacent to the historic core should be of a scale and massing in keeping with the historic precedent**
- o **The survival of ancillary buildings and outbuildings to the rear of the street frontage provide interest and variety of scale, and their demolition should be resisted**
- o **Endeavour to identify appropriate and viable new uses for important surviving industrial buildings**
- o Co-ordinate and control the use of signage, seating, bins, bollards etc to avoid excess of items to avoid unnecessary clutter and visual intrusion on historic character
- o **Avoid development of a scale and character which would not only be visible within the town but would be visible from adjacent open character areas.**

It is within the Chichester Harbour AONB and their guidelines echo those of the LCA guidelines http://www.conservancy.co.uk/assets/assets/CHC_Planning_Guidelines_January2011.pdf state that the AONB is *'particularly vulnerable to visual intrusion from new development.'* also that *'houses of a greater size or grander appearance may lead to a loss of local character'*

Examples of suitable contemporary developments and styles are shown in the CH-AONB Guidelines, - they reference how this could be achieved.

The AONB guidelines also note **Historic Emsworth** with *'streets are lined by predominantly 2 or 3 storey buildings with doors opening directly onto the street' ...the shoreline is predominantly brick....'* These buildings Additionally, infill is listed as a key issue, alongside *'conserving the historic character'* and though imitation /mock character is also to be avoided. New developments should *'respond to existing settlement patterns, locally distinctive buildings styles, materials and landscape'*

The scheme offers little improvement in public realm - the higher buildings set back with stepped frontage (essential due to flood risk) are a departure from the resonant style of the street-see previous comments.

The maintained view from the Old Flour Mill is welcomed, however the seating area which sits within it would have to be privately maintained unless the land was dedicated to adopted highway - its proximity to the public realm means detailed proposals for materials and planting would be required to ensure they are suitable to the sensitive setting.

I would also draw attention to Natural Englands observations regarding impact on surrounding sites.

Happy to discuss further/draw together for your report.

Kind Regards

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