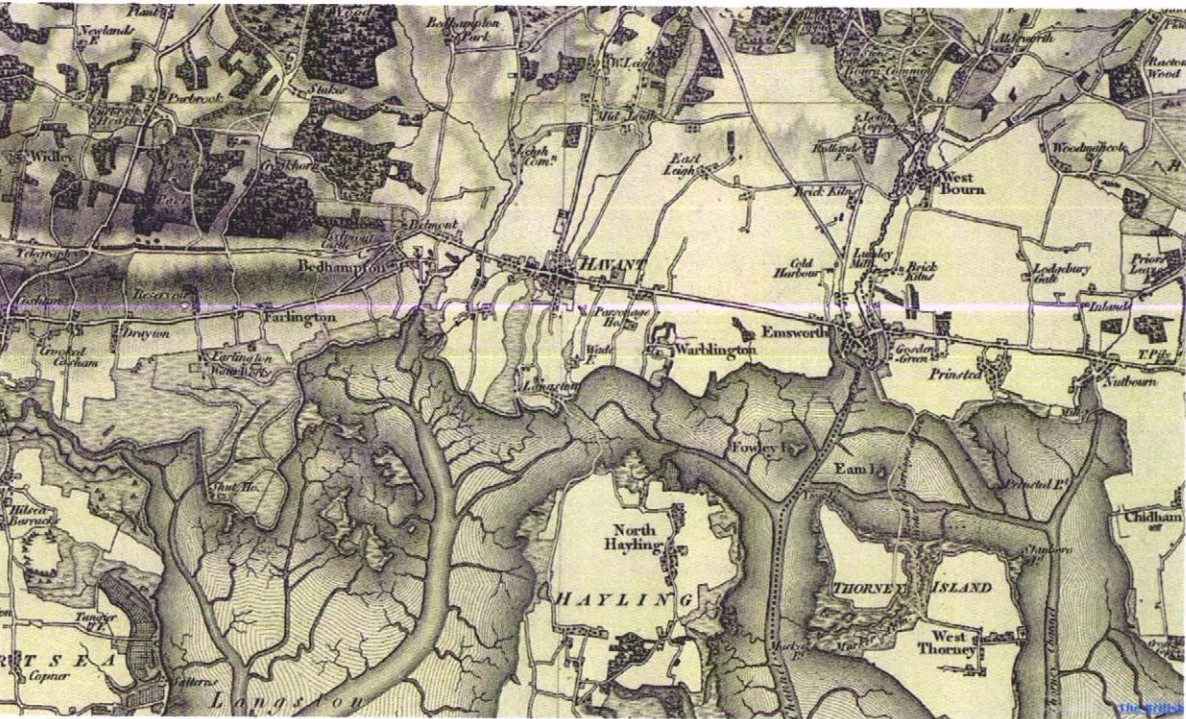


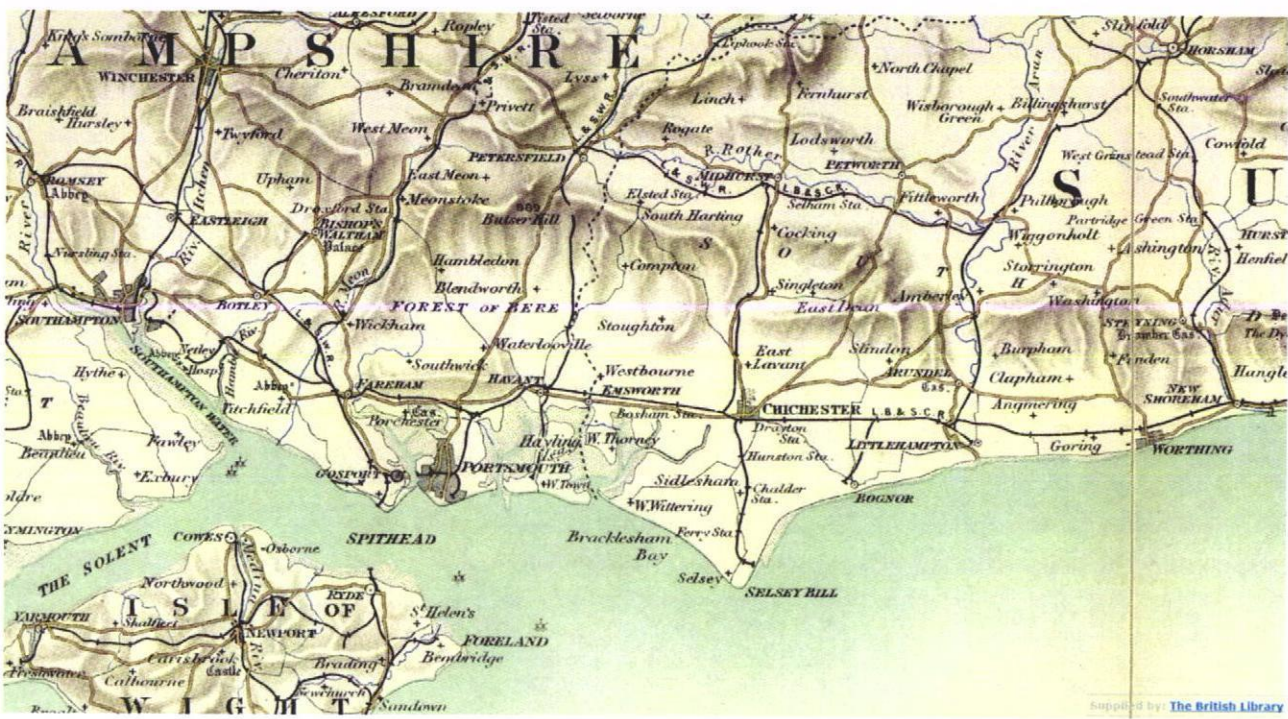
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CONTEXT & ANALYSIS – DOLPHIN QUAY, EMSWORTH



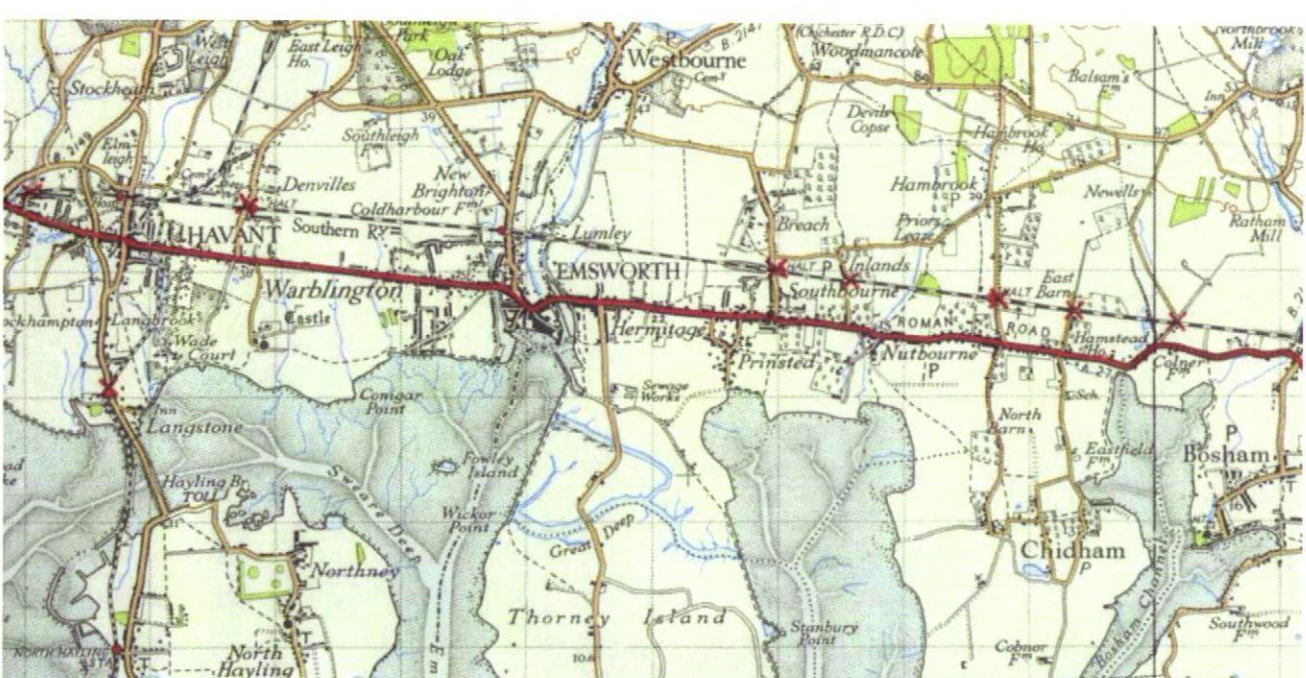
1810 Map



1904 Map



1937 Map



1945 Map

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

EXISTING MASSING & SCALE:

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



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EXISTING STREET SCENES AND 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

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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.

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1 – SCHOOL LANE



2 – SCHOOL LANE



3 – SCHOOL LANE



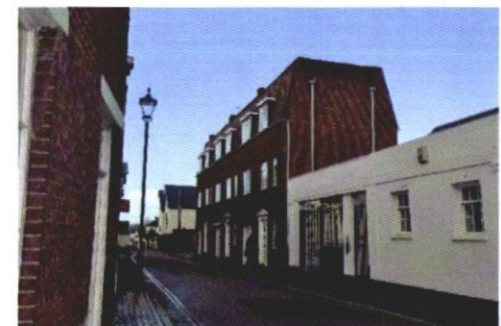
4 – NILE STREET



5 – NILE STREET



6 – NILE STREET



7 – KINGS TERRACE



8 – KINGS TERRACE



9 – PELHAM TERRACE



9 – FRANKLANE TERRACE



10 – FRANKLANE TERRACE



11 – QUEEN STREET



12 – LAND OFF QUEEN STREET



13 – LAND OFF QUEEN STREET



14 – LAND OFF QUEEN STREET

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CONTEXT & ANALYSIS – DOLPHIN QUAY, EMSWORTH



15 – ORANGE ROW



16 – TOWER STREET



17 – STANLEY ROAD



18 – MARINE CLOSE / HARBOUR WAY



19 – HARBOUR WAY



20 – KING STREET



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SITE CONSTRAINTS AND OPPORTUNITIES:

- Site Boundary
- Potential visual vista from the Mill Pond
- Potential views from existing site
- Potential new and existing accesses from the site
- - - Public footpath
- ★ Listed Building

Other Constraints:

Conservation Area
Within the flood zone

Opportunities:

- ★ 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.

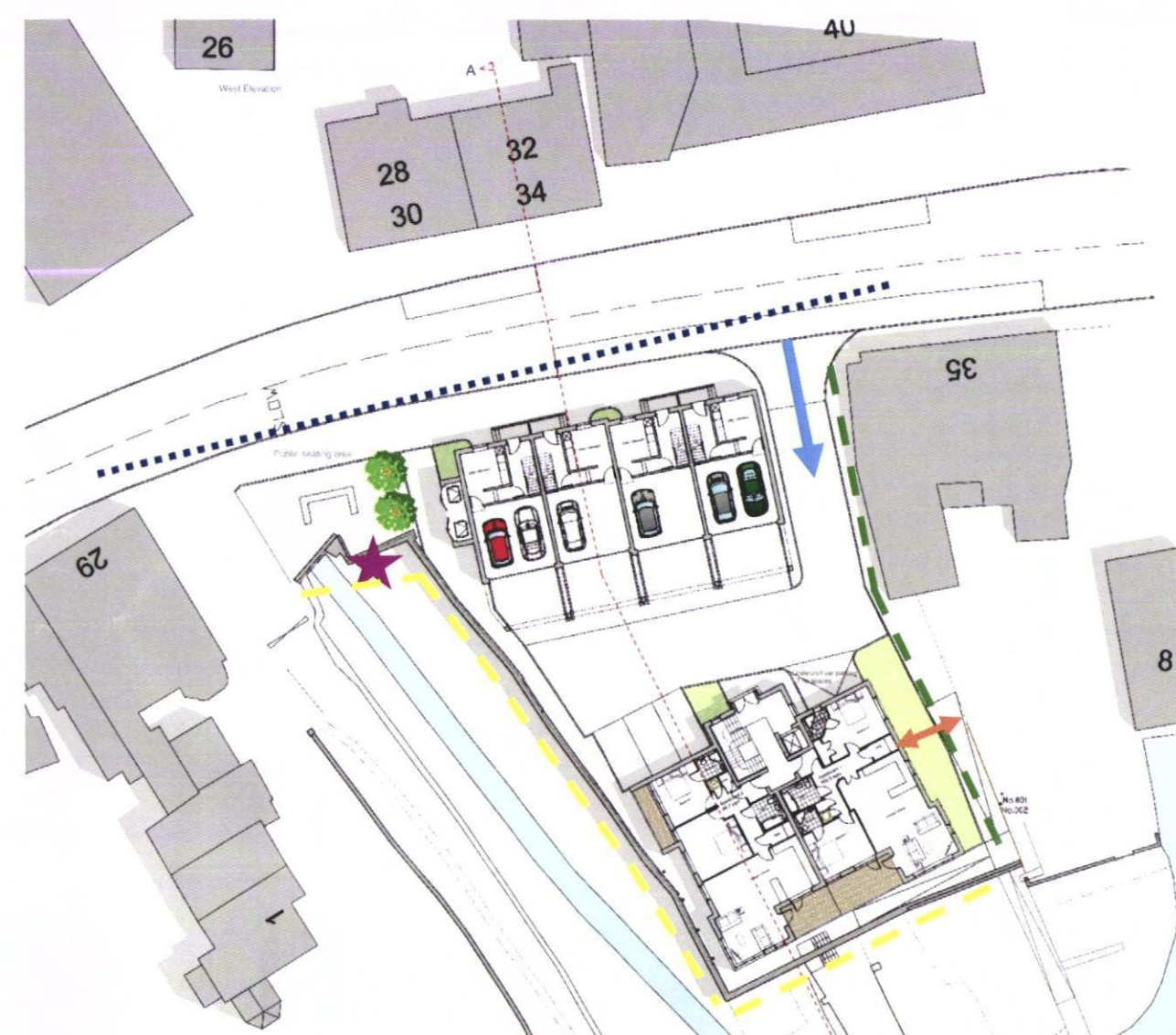


CONTEXT & ANALYSIS – DOLPHIN QUAY, EMSWORTH

SCHEME DEVELOPMENT:



Original scheme

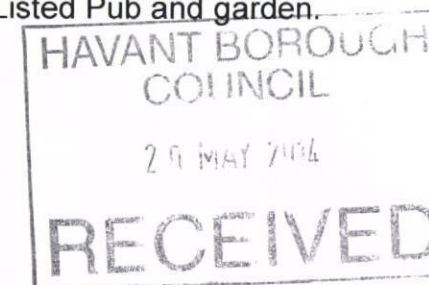


New scheme

Amendments since pre-submission application:

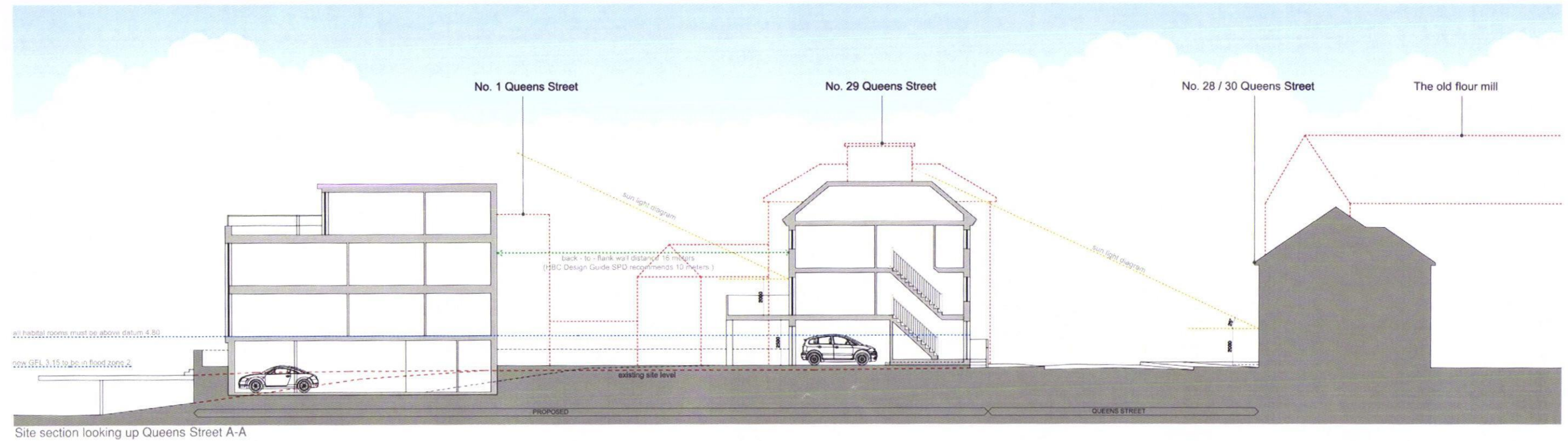
-  Building removed, visual vista of Flour Mill retained, public area incorporated.
-  New access to pull buildings away from the Listed Building.
-  New sea defence wall to aid with the long term flood defence plans.
-  Access retained for Moorings

-  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. (Please see proposed elevation)
-  Proposed building pulled away from the boundary of the Listed Pub and garden.



CONTEXT & ANALYSIS – DOLPHIN QUAY, EMSWORTH

SCALE AND MASSING:



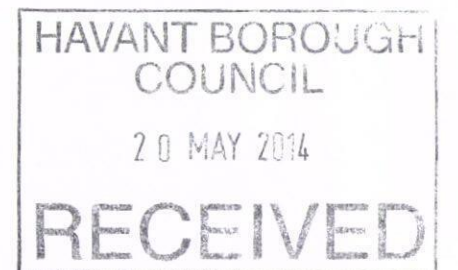
29 Queen Street



Flour Mill, Queen Street



Scale looking down Queen Street

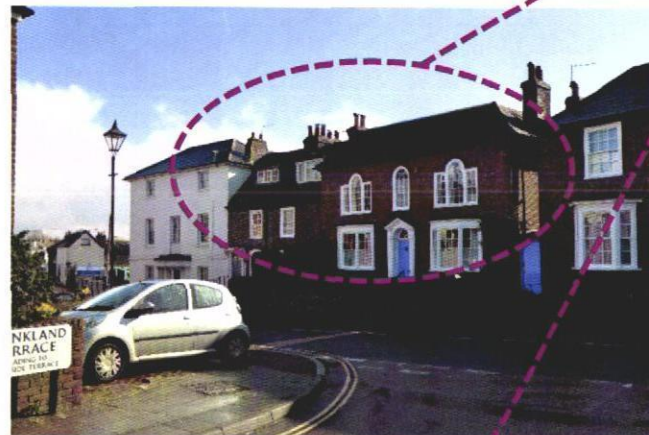


CONTEXT & ANALYSIS – DOLPHIN QUAY, EMSWORTH

STREET FRONTRAGE DEVELOPMENT / PRECEDENTS / EMSWORTH CHARACTERISTICS:



Emsworth precedents....



Stepping roofline with dormers & hipped roof.



Modern lead dormers on red brick houses.



Dormers facing street frontage.



Three storey, red brick with hipped roof.



Stepped entrance with railings.

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