

Design and Access statement

Dolphin Quay – Proposed residential development



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1.0 Introduction

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, retaining a number of moorings to the South of the site.

Pre-application advice was sought from the Local Authority with relevant parties being consulted as part of this process. Following advice received from this application and taking on board comments from the Emsworth Design Panel, the Local Authorities Conservation Consultant and the Chichester Harbour Conservancy our proposals were re-designed in response to the issues raised. These new proposals were then presented to the local residents via a public consultation and following the feedback from this meeting the designs were revised accordingly. These new proposals were then presented at the Emsworth Residents Association's monthly meeting. It is following this process that has led to our current proposals for the site and the application is being submitted after taking into consideration as many comments as feasibly possible. Further details of the changes and process are explained further down in this document.

2.0 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.



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.



Site Location Plan

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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.

Further information can also be found in our context and analysis document.

3.0 Use

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 five apartments 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 explained later on in this document.

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 this works, it will continue to flood and with climate change it 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.

4.0 Amount and Layout

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 Eastern boundary, with a further pedestrian access and public seating area to the Western boundary. 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 have been reduced in width from our original proposals to step this new building away from the Lord Raglan PH beer garden. 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 antisocial behaviour. Access 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. No habitable windows have been provided on the North elevation of the apartments so that there are no overlooking issues with the rear of the proposed houses. The windows proposed are for a circulation stair core and for bathroom windows that will be obscured. The distance between the two proposed buildings varies from 17 meters at the Western end of the houses to 13.7 meters at the Eastern end. This is all in accordance with the Havant Borough Design Guide where the recommendation is 10 meters. 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 pre-application the proposed gate house linking the west corner of the site has been omitted, this area has been opened up and given over to public use with appropriate landscaping and seating, to retain a visual vista of the Flour Mill from the public path around the Mill Pond.

Amenity areas have been provided for each of the houses and apartments. The houses have been provided with first floor decked areas to the rear of the properties that project over the car parking spaces below. The apartments have all been provided with decked balcony areas. 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 garage at ground floor level with further car parking spaces directly in front of them. Each garage will be provide with two lockable wall cycle loops. The apartments have been provided with seven car parking spaces in an underground car park and a further three at ground floor level. Five lockable cycle stores have also been provided within the underground car park.

A refuse store has been provided for the apartments in an out building attached to the west elevation of the proposed houses and it is intended that the houses will be provided with their own bins which they will put out on collection day.

The total percentage of developed site is 38.8% which leaves the remaining 61.2% as amenity space. The site is 0.13 hectares and the proposal is for 9 units, creating 69 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 comprise for four houses (3 no. 3 bed & 1 no. 2 bed) and five apartments (4 no. 2 bed & 1 no. 3 bed).

5.0 Scale

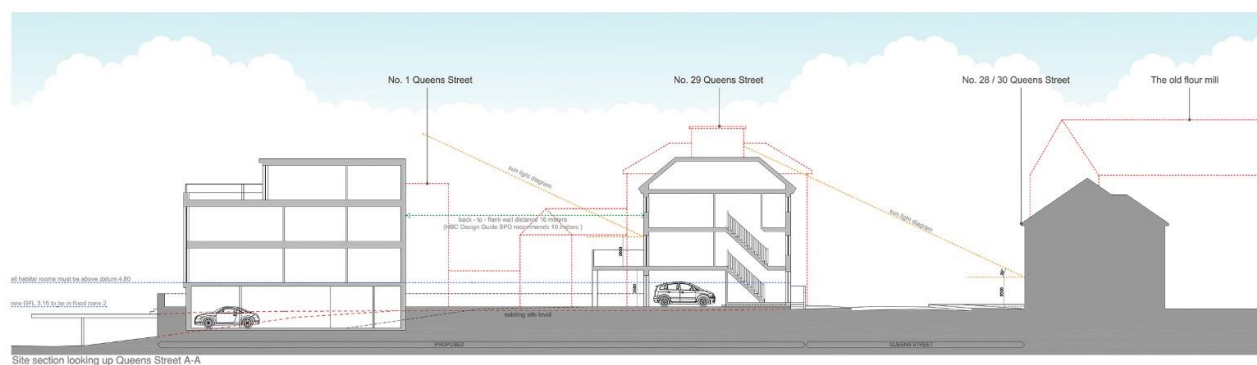
The mass and scale of the proposed has been led by the finished floor levels that are required by the FRA and the need to provide a feasible amount of accommodation to create a financially viable scheme that allows for the sites redevelopment including the new proposed flood defences.



The scale 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 two 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 apartments have been kept to a minimum by providing a basement car park, this has allowed the proposed to be lowered to the required 4.80 meters AOD. The mass of the apartments have been further reduced by stepping in the top floor apartment and pulling this away from the setting of the Listed Lord Raglan PH. The scale of the apartments are similar in height to the surrounding three storey properties facing onto the site i.e 29 Queen Street & 1 Dolphin Quay.

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.



Site Section submitted as part of the application

6.0 Landscaping

The current site is made up of all hard standing. As part of the proposals we have introduced several landscaped areas into the site to help soften up the development, these will be in the form of raised beds planted with native indigenous species to promote new wildlife and biodiversity into the site. As part of the proposals we have introduced a public seating area that will be hard landscaped, provided with seating and two planters to provide two new trees into the street scene, this we feel will contribute positively to the existing public realm as set out in the Havant Borough Design Guide SPD.

Part of the scheme is to provide a new flood defence wall that will surround the edge of the site, this will be 900mm high and clad in red facing brick.

The landscaping and boundary treatment of the proposed was design with guidance from the Havant Borough Design Guide SPD in mind. In particular where it is referenced that the flint and brick wall boundary treatments should be conserved and protected. The use of close boarded fencing and other non-vernacular materials should be avoided. Within our proposals we have been careful to consider our boundaries with this advice in mind, with the majority of boundaries being of a brick built construction with some elements of flint facing onto Queen Street.

7.0 Appearance

The four houses facing onto Queen Street has 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 two houses next to the Listed Lord Raglan PH have been designed with red stock facing brick, flint work with red brick detailing, timber sash windows and a hipped clay roof with lead clad dormers. These were designed taking in characteristics of the Listed Lord Raglan Pub. The other 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. 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 two houses furthest away to reflect this traditional relationship that is frequently seen throughout Emsworth and is used in the opposite Listed Heritage Buildings. (29 Queen Street and the Flour Mill)

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 five apartments facing the Mill Pond have been designed in a contemporary style. The materials chosen are of a traditional nature that are frequently used within the historic core of Emsworth but will be implemented in a modern way. They have been designed using red stock facing brick, modern clad flint



protruding bays, off white render, grey windows and glass balconies with stainless steel handrails. All the balconies are set back into the building to reduce the overall mass and the top floor apartment has been stepped in to further aid this. Anti-glare and solar glass will be used on south facing windows to reduce any glare and avoid overheating.

Since our initial proposals the contemporary apartments have been re-designed several times following various comments and different opinions. We feel that the current proposals now create a coherent relationship between the traditional and the contemporary, by using the same 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.

As part of the proposals our client is intending to upgrade the existing moorings as they are currently in a poor state.

8.0 Access / Inclusive Access

The site is currently accessed directly off Queen Street, it is our intention to still access the site directly off this road but to relocate the access. This has been done to pull the proposed away from the Listed Lord Raglan PH setting and to create a visual gap. 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 Western 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 5. In total 25 car park spaces have been provided, including 4 double garages and one basement communal parking area.

9.0 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) i 11th May 2011.

10.0 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. Both the Antiques shop and the office accommodation have been advertised for renting with relatively low interest, businesses that have previously been interested have been put off as they cannot obtain insurance for the properties as they annually flood. The last enquiry for the antiques shop was for an Indian Takeaway. The previous occupants of the two rented properties on the site were considerably behind on their rents and left the premises never settling the outstanding amounts. 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 traditional 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 clients 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 it still financially viable.

11.0 Public Consultation / Community Engagement

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** i 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).

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.

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** i 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** i 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** i 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.

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.



Pre-planning submission:





Traditional Street scene fronting Queen Street Pre-planning application



Contemporary Apartments facing the Mill Pond Pre-planning application

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Public Consultation:



Site Plan Public Consultation – 11 Units

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Traditional Street scene fronting Queen Street Public Consultation



Contemporary Apartments facing the Mill Pond Public Consultation

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Traditional Artist Impression Public Consultation



Contemporary Artist Impression Public Consultation

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Emsworth Residents Association:



schedule of accommodation

4 houses:

- 2 no. 5 person 3 bed houses: (117.6sqm)
- 1 no. 5 person 3 bed house: (104.8sqm)
- 1 no. 4 person 2 bed house: (95.7sqm)

5 Apartments:

- 2 no. 4 person 2 bed apartment: (96.7sqm)
- 2 no. 4 person 2 bed apartment: (103.3sqm)
- 1 no. 5 person 3 bed apartment: (111sqm)

25 car parking spaces
[inc. 5 garages]
refuse bins and cycle stores

Site Plan Emsworth Residents Association – 9 Units

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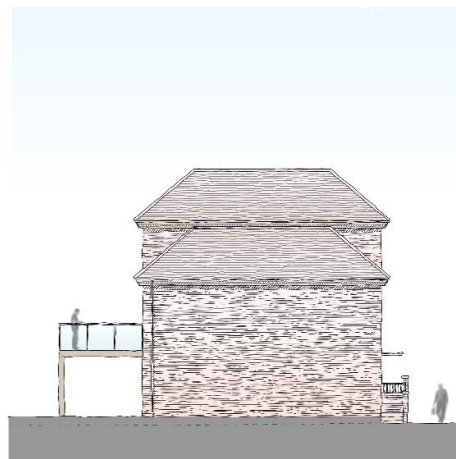
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Traditional Elevation fronting Queen Street Emsworth Residents Association



Contemporary Apartments facing the Mill Pond Emsworth Residents Association

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13.0 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 contemporary apartments facing onto the Mill Pond coherently designed using the same materials but executed in a different way. 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 or in an underground car park 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. The houses have very traditional features with the contemporary apartments using the traditional materials but in a modern way; creating diversity between the two but in a coherent way.
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.

Following advice sought from the local authority, relevant bodies and the general public 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 and part of the works is for these to be upgraded. 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.

