

23rd May 2019

By email only

Ms Gill Glover
Planning Development
Havant Borough Council
Public Service Plaza, Civic Centre Road
Havant
Hampshire
PO9 2AX

Dear Ms Glover,

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

Further to my letter dated 7/05/19, I note the email 16/05/19 from the Agent, and revised drawing 27958-PD109/C regarding levels in regard to the discharge of Condition 3.

I have examined this new information and would note the following:

1. The roof pitch of the townhouses has been increased slightly over that shown on the approved drawings, moving the ridge northwards and reducing daylight to Queen Street, and the properties opposite. I would note the 25° line shown regarding daylighting provision on the application drawings is shown emanating from the head of the GF windows to the properties opposite. This is incorrect, and BRE's "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" 2nd Edition, 2011" shows how it should have been taken from the centre of the window, see below.

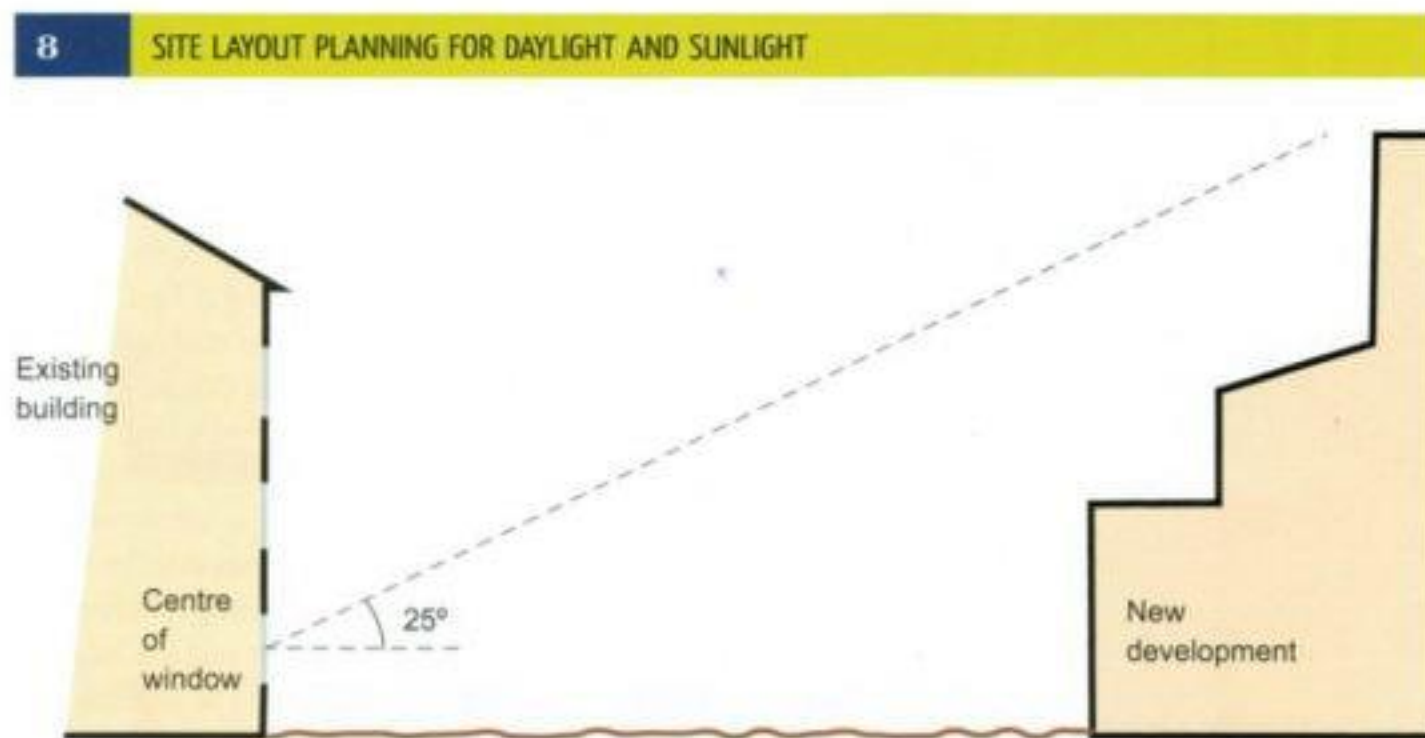


Figure 14: Section in plane perpendicular to the affected window wall

This means that any further incursion on the lighting to the properties opposite should be resisted, and the applicant should build to the approved drawings (Condition 3).

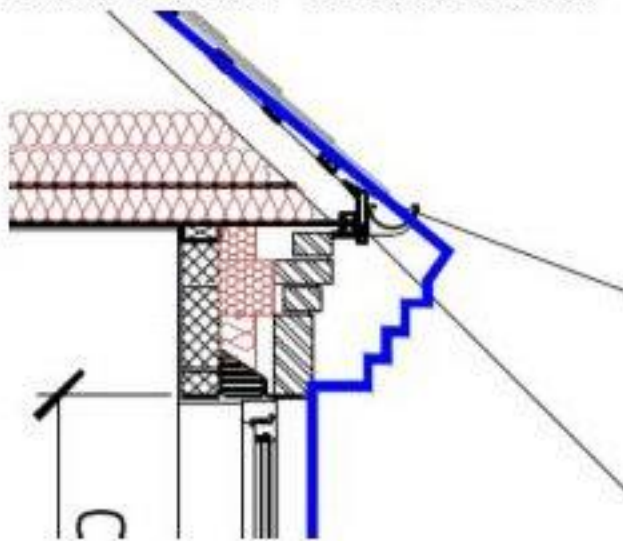
2. Comparing the levels shown on drawing 27958-PDI09/C with those on the approved drawings confirms my previous point that the construction floor levels do not match the approved drawings. However I also note and agree with the Agent that as long as minor changes to the floor levels do not impact on elevations etc, this is a matter for the applicant.

In this case however, the revised drawing will impact on the street elevations, as the head height for the front doors, and presumably the windows, is shown to be significantly lower than that shown on the approved elevation (please see attached drawing I405/2001/PI).

This reduction in height of the GF windows would make the elevation far more pedestrian than it already is, and would breach condition 3 requiring the applicant to build to the approved drawings. I note that window hierarchy was specifically referenced in the Design and Access statement (see adjacent) as an important elevational feature and I cannot therefore understand why it should now be considered to be less important.



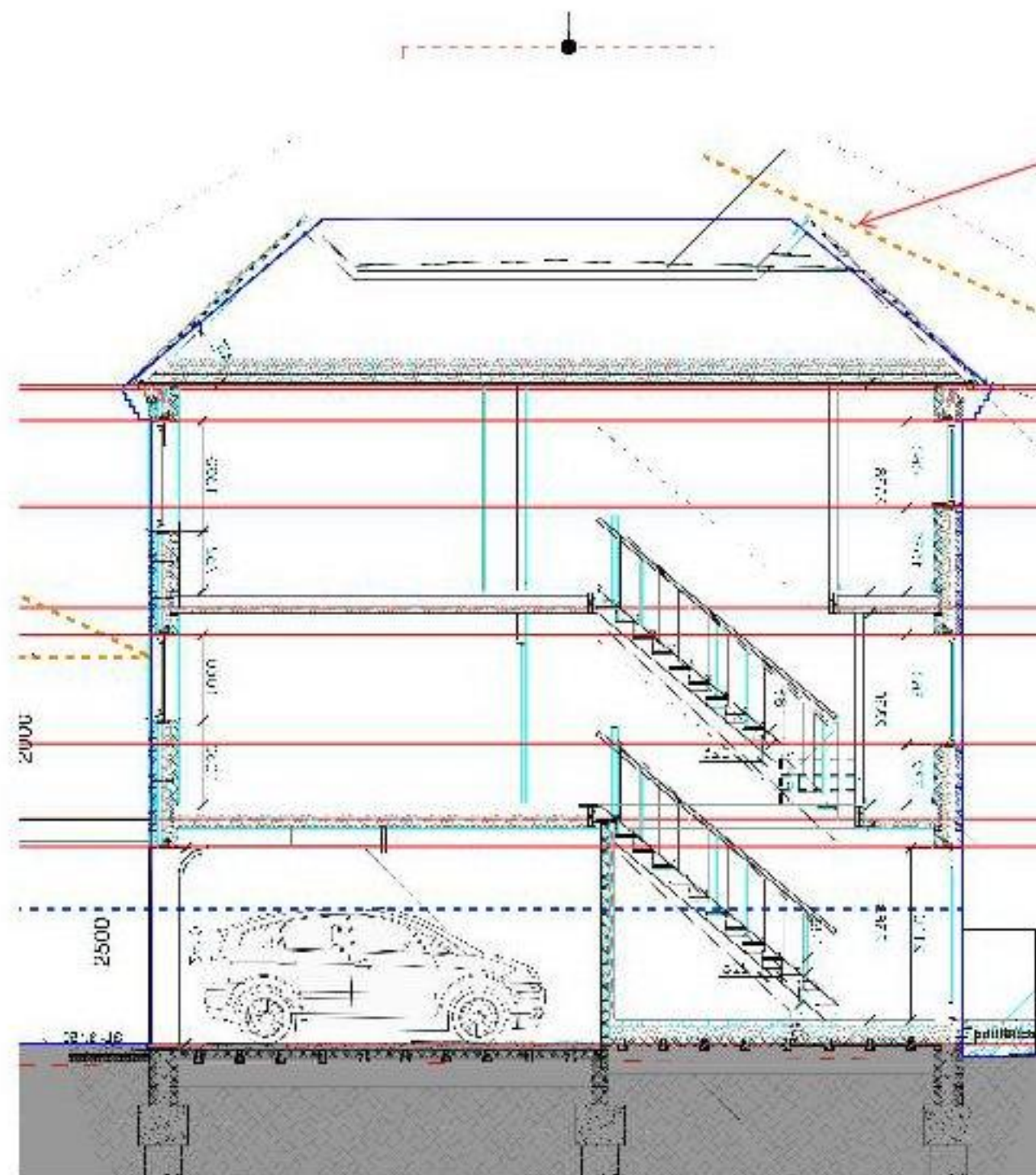
3. The applicants overlay of the outline of the approved section over the construction drawing suggests that the generous eaves detail shown on the approved drawings is being replaced by shallow imitation - see extract below:



The impact this will have on the street elevation cannot be under estimated. The substantial stepped eaves shown on the approved drawings and the seen in the artistic impression included in the Design and Access statement provides an attractive junction between wall and roof. The pale imitation now being shown is inadequate and will diminish the elevational quality of the townhouses to that of standard developer fare, well short of the aesthetic standard required by the unique historic context of the site. It would of course be a further breach of Condition 3.



25 degree line taken from head of GF windows opposite.
This is incorrect - should be from centre of window



Client	Scale 1:100	Drawn
Job Title Dolphin Quay Boatyard	Date 23.05.19	Sheet Size A4
Drawing Title Comparison of section with approved elevation	Drawing Number 2001	Revision P1