

27 APR 2014

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7A Langstone High Street ,PO9 1RY, - Planning Application for replacement of front door.

20th April 2014.

We are providing the following information to demonstrate the case for a replacement GRP front door as requested.

We have lived here for some time and are mindful of living in a conservation area and understand the intentions of the Article 4 Direction. However, we feel that the north side of the High Street is a singular case and out of line with the rest of the area as it is only the properties on the north side of the High Street that are affected by flooding. This is due to the level on the north side being lower than the south so when there is a flood the sea water comes up the road and up the drains and accumulates on the north side.

Over the years, Council works have raised the height of the pavement significantly, which has resulted in the bottom of the front doors becoming closer to the flood water. As an example we had a step outside the front door, the top of which is now level with the pavement.

Following the flooding nationally we have all been urged by Mr Cameron et al, to make our houses as resilient as possible in order to protect against future flooding.

On the afternoon of January 3rd despite having a new high tech flood barrier in place ('Floodgate' recommended by the Environment Agency) water came in to our property through the sides and base of the door, it entered between the door and the frame flooding half our living room. Following this, in order to make the house more resilient we had a 'matwell', 50mm deep formed just inside the front door which we hoped would catch any flood water and prevent it spreading. On the night of February 14th despite having the new floodboard, the old floodboard, plastic sheeting and sandbags we baled out approximately 10 gallons of water from the matwell over the period of an hour. The water that did not go into the matwell spread into the living room giving us yet another wet concrete floor. Our next door neighbour who has a plastic door and a very small floodboard had no water ingress due to the strong seal between the frame and door.

It is worth noting that our front door is not two years old and bears the brunt of the prevailing weather. The door is of good quality and yet it became so swollen that it could not be used for 3 months; in the summer it contracted so much it would not close and is now split and beyond repair. The floor has now dried out but if we have another southerly gale at the next high tide or any more tidal surges there is no doubt we will be flooded again. We are living with half a living room and are reluctant to have a new carpet laid and set the place straight until we have solved the initial problem of the door.

Of the six houses in our terrace (Numbers 3 – 7a) three have wooden doors and three have plastic doors. During the recent flooding all flood barriers were in place. Those properties with plastic doors had no water ingress, those with wooden doors did.

With regards to the terrace run from 8 – 14, none of which are permanently occupied, the front door to number 8 is bricked up and sealed on the inside. Numbers 9 and 10 have permanently fixed and sealed barriers. Number 12 & 13/14 have barriers, plastic sheeting and sandbags also left in during winter months. Despite these precautions numbers 9, 11 & 13/14 had water ingress on the above dates and number 12 has an automatic pump which was operating to remove water from inside the property. As listed buildings the properties in this terrace would never have been and never will be permitted to have plastic doors or windows, therefore these two terraces are not comparable.

We want to make our house as resilient as possible to future flooding and the installation of a GRP door and frame with a strong seal will act as an additional barrier. The door we are proposing is the same raised and fielded six panel design and colour as our existing wooden door and would look almost exactly the same.

We would like to take advantage of modern technology and materials to provide us with a door that will give a strong seal between door and frame and act as an additional flood barrier and which we do not believe will have a detrimental effect on the streetscape and character of the High Street.

Our neighbours are fully supportive of our application.

We look forward to an early response as the risk of future flooding is causing us considerable anxiety.

DOOR SPECIFICATION & DESIGN

For details of the design of the door we are proposing, please go to www.profiledevelopments.com

The Palladio Door Collection Page 1 & 2, Georgian CD Solid, colour red.

The supplier of these doors locally is:

Window Warehouse Limited, Unit 1 Dragon Industrial Estate Fitzherbert Road, Farlington PO6 1SQ

Tel 02392 327741

Regards

Peter Holding

