

Design and Access Statement

A landscaping and flood defence project 9 Harbourside, Langstone, Havant PO9 1TJ

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Introduction

As sea levels rise and existing structures age, it has become essential to upgrade the sea defences in our area.

Coastal Partners have developed a scheme to protect Langstone, but unfortunately the frontage to protect Mill Lane and Harbourside has not received funding.

This application deals with localised flood protection works surrounding 9 Harbourside, within the curtilage.

The Coastal Partners website contains much information about the background to the scheme, sea level rise etc. The plans for Langstone can be seen online.

The current situation

Sea defences are under increasing pressure due to

- Aging. Little maintenance work has been done for 30 years.
- Sea level rise and climate change are expected to bring higher tides and more frequent storms.
- The inundation of Southmoor is leading to erosion of the stream banks. This is expected to lead to increased wave action on the Mill Lane defences in the foreseeable future.

In a separate application, I have submitted proposals for the upgrade of the front-line sea defences, the seawall, to 9 Harbourside.

It is hoped that adjoining householders will make similar upgrades to the defences on their properties and we shall together enjoy the benefits of a comprehensive project similar to that proposed by Coastal Partners.

However, completion of a comprehensive scheme and continuing maintenance are beyond my control. And so, I have decided to provide protection to 9 Harbourside, as part of a landscaping scheme, in addition to any wider coast protection measures that the community finally achieve.

The following tide levels are relevant to the design.

Mean High Water Level 1.52m OD

Mean High Water Springs 1.97m OD

Highest tide recorded locally 3.15m OD approx This was in April 2024

This scheme is designed to eventually provide protection to a level of 3.80m OD.

A small section of the work, along the north of the drive, will be initially constructed to 3.50m but designed so it can be subsequently raised to 3.80m.

The Coastal Partners scheme for Langstone Village provides protection to 3.50m generally, raised to 3.80m where the defences directly front the harbour.

Design

I have submitted this application for planning permission due to the scale of the works in a conservation area, and because some tree works are required.
Perhaps much could be considered permitted development.

The drawings show a landscaping scheme incorporating new walling, pavings and sloping bedding encircling 9 Harbourside within the curtilage. GA drawing 9HS-PL-GA-102

The local height of the walling around the house varies from 700 to 900mm.

In the lower section of the garden, on the west of the house, the walling will be 1200 high surrounding the sunken patio area.

None of the walling or works replace existing boundary treatments.

To maintain the integrity of the defence, flood gates will be installed across the drive and at three points within the garden.

Materials

The defence structure will be constructed from reinforced concrete, much of which is below the ground.

Treatments of the walling, brick facings etc vary and are shown on Hard Landscape drawing 9HS-PL-GA-104

Brickwork will be Freshfield Lane Multi with matching brick slips.

Pavings and stone copings will be natural limestone.

Access gates will be self-finish aluminium panels.

The gravel drive finish is unchanged.

Outbuildings

There are two timber garden sheds to the west of the house. The larger shed is unaltered.

The smaller shed is moved approx. 1.0 metre closer to the house to allow the alignment of the flood walling to avoid the root protection area of the oak tree.

The octagonal summerhouse close to the west boundary will be demolished. (8.2 sq m)

The existing greenhouse (7.3 sq m) will be removed to allow the walling to be constructed and replaced with the similar but larger greenhouse (14.3 Sq m) as drawn.

There is a net reduction in outbuilding footprint.

Access for the works

Highway access from Harbourside (existing unaltered).

Trees

The alignment of the flood walling has been carefully arranged to minimize the impact on the existing trees, following a comprehensive survey.

The impact is considered in the accompanying report and drawing from the tree consultant.

Impact on Mill Lane Conservation Area.

The works are 20 metres away from the highway

There are no listed buildings in the vicinity of the works.

There is no loss of character.

The trees are considered in the separate report.

Impact on Langstone Harbour SSSI

The works are in close proximity to the buildings of 9 Harbourside, distant from the Harbour, and should not cause disturbance to the ecology of the SSSI.