



Figure 1: Location Plan



Plate 1: Spalling of concrete on seawall



Plate 2: Face of seawall with drainage channels

Location Name	Maisemore Gardens	Coastal Policy Unit	5a16
Report Date	08/12/2022	Coastal Policy	HTL – Hold the Line
Landowner	Private (unknown)	MWF Lot	Lot 1
Maintainer	Private (Maisemore Gardens Ltd) (Seawall only)	Assets at Risk	Residential properties, gardens, coastal footpath
Report By	Amy Smith	Asset Overall Condition	Fair
Structure Reference	Asset475	Worst Element Condition	Poor (at western end of wall and coastal footpath)
Structure Type	Seawall and raised footpath	Report Reference	AIN_HBC_20221102
Structure Description	Concrete seawall constructed in 1960's protecting properties, with raised footpath running along the front face fronted with blockwork. Raised footpath – unknown owner & maintainer	Defect co-ordinates	473974.351; 105366.383
Erosion Risk	Yes/No (structures)	Flood Risk	Yes/No (occasionally flooded raised footpath at particularly high tides, no record of flooded homes/gardens)

Inspection Summary

- Last inspection and report carried out in April 2022
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- Inspection carried out a short time after recent high tide & rough weather
- No significant changes since last inspection:
 - Some damaged noted to capping stones at edge of raised footpath – suspected undermining (Plate 3)
 - Seawall in fair condition along majority of the length. Some vegetation growth identified over the wall – from the visual inspection this does not appear to be causing damage to the structure.
 - Some spalling of concrete face of the seawall identified towards the western end of the structure, past the end of the raised footpath (see plate 11), where beach levels have lowered over time. Undermining of the seawall at this location has also been identified –
 - It appears that the toe of the seawall was originally constructed into the sediment of the foreshore. Lowering foreshore levels have now undermined the structure over a length of 23m - I have concerns that this section of structure is currently just sat on the foreshore with no support from the sediment. Due to the lack of sediment the seawall is at potential risk of rotating seaward. plate 10.
 - The coastal raised footpath is in a fair condition, with no damage identified to tarmac surface. (Plate 4)
 - Some undermining noted to the seaward side of the footpath ramp on to the foreshore. Maintenance may be required to this section of footpath in the future.

Inspection Recommendation

- Continue to monitor the beach levels in front of western end of seawall. Maisemore Garden residents have been carrying out beach monitoring for ~7 years at the western end of the beach.
- If beach levels continue to decrease, consider the movement of small quantities of shingle to fill the void at the edge of the footpath under the concrete slab (plate 9)
- Should the undermining of the seawall continue, consideration should be taken by the owner for remedial options
- Longer term, consider whether the ramp at the end of the footpath needs extending further to reduce the risk of any undermining should beach levels lower

Indicative Repair Cost (£)	<£5,000	< £10,000	<£25,000	<£50,000	>£50,000
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Actions to be taken [strikethrough as required]

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| <ul style="list-style-type: none">• Urgent works (HSE fencing, immediate flood / erosion risk emergency works)• Works to be undertaken – Maintenance Recommendation Report (MRR) not required• Works to be undertaken – Maintenance Recommendation Report (MRR) to be prepared | <ul style="list-style-type: none">• Monitor & produce detail inspection of undermining (monthly / six monthly / annually / post storm)• Report to Asset Owner / Maintainer• Programmed into year .../... maintenance budget• Do nothing• Await capital scheme |
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Report Prepared By

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Plate 3: damaged capping stones at edge of footpath

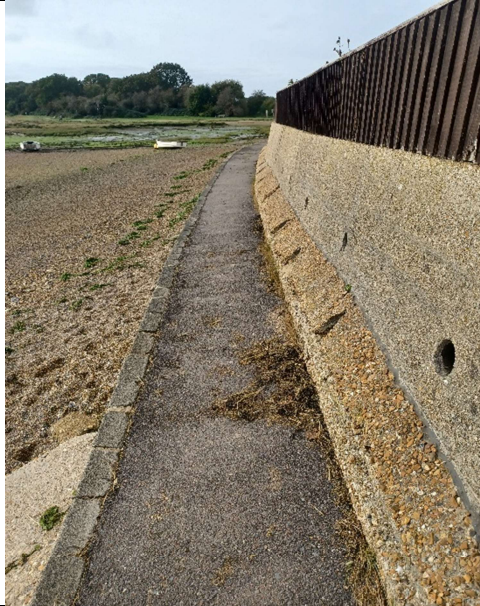





Plate 4: surface of footpath remains in good condition



Plate 5: western end of seawall – ramp meets the foreshore – historical repair now undermined



Plate 6: exposed concrete pipe	Plate 7: vegetation and drainage holes over seawall	Plate 8: eastern end of seawall
		
Plate 9: undermining of concrete toe on footpath	Plate 10: undermining of seawall toe	Plate 11: spalling of face and undermining of wall

Analysis of measured beach levels provided by Maisemore Gardens Residents



Location of measured data points (site locations approximate), along Maisemore Gardens frontage. Data provided by Maisemore Gardens residents. Photography (www.maisemoregardens.co.uk)

