

A05

F/TH/24/0006

PROPOSAL: Replacement of windows and doors to all elevations with aluminium double glazing, including insertion of glazed louvre vents to east and west elevation, replacement of metal balcony railings, installation of roof screening system, installation of aluminium cladding to all floors and rainscreen cladding system to ground, first and second floor level, together with application of render to all elevations.

LOCATION: Invicta House Millmead Road MARGATE Kent CT9 3RN

WARD: Dane Valley

AGENT: Mr Ciaran Gallen

APPLICANT: Mr Kieran Cooper

RECOMMENDATION: Approve

Subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 230118-ECD-01-XX-DR-A-01102-S2-P01, 230118-ECD-01-XX-DR-A-01100-S2-P02, 230118-ECD-01-00-DR-A-05100-S2-P01, 230118-ECD-01-ZZ-DR-A-05101-S2-P01, 230118-ECD-01-ZZ-DR-A-05300-S2-P01, 230118-ECD-01-ZZ-DR-A-05301-S2-P01 all received 3 January 2024.

GROUND;

To secure the proper development of the area.

3 Prior to the commencement of the development, a noise impact assessment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall comply with guidance found in BS5228 -1:2009+A1:2014 Noise and Vibration Control on Construction and Open Sites. Upon commencement of the development, work shall be carried out in accordance with the approved scheme.

GROUND: To protect the amenities of residential and nearby occupiers, in accordance with the aims of Policy QD03 of the Thanet Local Plan and the guidance contained in the NPPF.

4 Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall be in accordance with BS5228-1:2009+A1:2014: Code of Practice for Noise and Vibration on Construction and Open Sites and IAQM Guidance on the Assessment of dust from demolition and construction 2023; the Plan shall include mitigation measures.

GROUND: To protect against harmful environmental impacts and the amenities of residential and nearby occupiers, in accordance with the aims of Policy QD03 of the Thanet Local Plan and the guidance contained in the NPPF.

5 Prior to the commencement of any development on site details to include the following shall be submitted to and approved in writing by the Local Planning Authority, and should be carried out in accordance with the approved details.

- (a) Routing of construction and delivery vehicles to / from site
- (b) Parking and turning areas for construction and delivery vehicles and site personnel
- (c) Timing of deliveries
- (d) Provision of wheel washing facilities
- (e) Temporary traffic management / signage
- (f) Measures to control noise affecting nearby residents
- (g) Dust control measures
- (h) Access arrangements for vehicles, including emergency vehicles

GROUND

In the interests of highway safety and neighbouring amenity, in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF.

INFORMATIVES

Please be aware that your project may also require a separate application for Building Control. Information can be found at:
<https://www.thanet.gov.uk/services/building-control/> or contact the Building Control team on 01843 577522 for advice.

Where works to the external wall will affect fire fighter access to the dry riser due to scaffolding, site hoarding/fencing and an increase in trade vehicles and material lorries, it is essential that emergency access of 18M to the dry riser is maintained during the refurbishment period, operational crews made aware and the Site Specific Risk Assessment (SSRI) reviewed.

SITE, LOCATION AND DESCRIPTION

Invicta House is a large double block of flats situated in a suburban area of Dane Valley in Margate which is predominantly characterised by social housing. It is prominent from the

surrounding area as it is the only tower block in the Margate area apart from Arlington House which is close to the beach and Margate town centre.

The tower block is painted a light beige colour with brown accents in render, and has inset concrete balconies to the east and west elevations with a black framed box design to the front with yellow screening behind. External windows and doors appear in white uPVC. The building has plant on the roof, some soft landscaping to the rear and parking spaces to the front.

RELEVANT PLANNING HISTORY

F/TH/03/0544 - Alterations to the external elevations comprising installation of overcladding system and renewal of balcony balustrading. Granted

PROPOSED DEVELOPMENT

This application seeks planning permission for retrofit works for fire remediation purposes. It is stated that the existing external cladding is a polystyrene insulation which is flammable and needs to be addressed, along with a small amount of combustible resin covering external walls. It is also stated that the panels covering the balconies are likely to be constructed of combustible materials.

The proposal seeks new external wall insulation, replacement windows, doors and balconies elements, a replacement roof and a number of internal upgrades to address fire regulations and correct damaged or poor condition elements.

The works would see external alterations to the appearance of the building, changing to an off-white render finish with a mixture of aluminium and fibre cement cladding in white and grey tones. A new liquid membrane would be applied to the roof and existing redundant equipment would be removed here. New screening and anti-fall barriers would be introduced and existing plant upgraded. Aluminium doors and windows would replace the existing uPVC openings and the entrance area and undercroft would be upgraded.

The overall appearance has been taken from consultation with residents and the works would be funded through the Building Safety Fund and Social Housing Decarbonisation Fund.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP35 - Quality Development
QD01 - Sustainable Development
QD02 - General Design Principles
QD03 - Living Conditions

NOTIFICATIONS

Letters were sent to neighbouring property occupiers, a site notice posted close to the site and an advert was posted in the local paper. No representations have been received.

CONSULTATIONS

KCC Highways:

This development proposal does not meet the criteria to warrant involvement from the Highway Authority.

Health and Safety Executive:

“It is noted that some of the proposed works have already been completed, the Design and Access Statement states “The following structural alterations were identified as having been completed within the past 12 months of the summer 2021 survey:

The building has had the following upgrades:

1. New fire doors throughout.
2. New flat front doors.
3. New fire alarm system awaiting commission.
4. New AOV's installed within the flat lobbies.”

Section 6(e) of the fire statement details the standards that have been applied relating to fire safety/approach. The applicant's response is “N/A Existing Building”. This fire safety information is necessary for HSE to complete a full assessment of a design proposal. The most relevant document for this proposal would be Approved document B volume 1 (dwellings). 1.5. Therefore, HSE has assumed that Approved document B volume 1 is the standard being used and that a form filling error has occurred, HSE have assessed the application on that basis.

Following a review of the information provided in the planning application, HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations.”

The response goes on to include comments about window replacement works with the potential to impact fire integrity, the material composition of balustrades and balconies, and the condition and location of existing hydrants, however states that these comments do not contribute to HSE's substantive response and should not be used for the purposes of decision making by the local planning authority.

TDC Environmental Health:

Thank you for consulting Environmental Health on this application for which we offer the following comment in relation to noise and the construction activities of the building:

Invicta House is surrounded by residential properties and nearby Primary Schools as well as occupants of the tower block; the proposed works are significant and may occur for an extended period of time. The construction will be occurring at height and will allow for an unrestricted distribution of sound. Consideration should be given to a noise impact assessment being undertaken. The proposed condition is.

Prior to the commencement of the development, a noise impact assessment shall be submitted to and approved by the Local Planning Authority. The scheme include an assessment of proposed plant in accordance with BS4142 and shall assess constructions impacts in accordance with guidance found in BS5228 -1:2009+A1:2014 Noise and Vibration Control on Construction and Open Sites. Upon commencement of the development, work shall be carried out in accordance with the approved scheme.

In order to ensure that environmental effects from the proposed construction works are planned for and managed. it is appropriate that a CEMP should be submitted. It is recommended that the following condition is applied.

Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall be in accordance with BS5228-1:2009+A1:2014: Code of Practice for Noise and Vibration on Construction and Open Sites and IAQM Guidance on the Assessment of dust from demolition and construction 2023; the Plan shall include mitigation measures.

The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

COMMENTS

The application is brought before members as the application has been made on behalf of Thanet District Council.

Principle

There is no in-principle objection to the alteration of an existing residential building. The main considerations are the impact on the character and appearance of the surrounding area, and the living conditions of occupiers.

Character and Appearance

Paragraph 135 of the National Planning Policy Framework (NPPF) states decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, sympathetic to local character and history, establish or maintain a strong sense of place, and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create places that are attractive, welcoming and distinctive, as well as safe, inclusive and accessible. Policy QD02 of the Thanet Local Plan outlines that the primary aim of new development is to promote or reinforce local character and provide high quality and inclusive design that is sustainable in all other respects. Proposals should therefore relate to surrounding development, form and layout, be well designed, pay particular attention to context and identity of location, scale, massing, rhythm, density, layout and materials, and be compatible with neighbouring buildings and spaces. Any external spaces and landscape features should be designed as an integral part of the scheme.

This application has been submitted by the Council's Senior Project Manager following consultation with Building Control, Fire Risk Assessors, Kent Fire and Rescue and local residents and tenants of the tower blocks, with votes made for the submitted design preference.

The Design and Access statement sets out that the design concept using a rain screen cladding to the first three floors and thereafter render and aluminium cladding has been employed to create a distinctive dark base, to visually link with surrounding low rise buildings, with a lighter colour palette to the upper floors. It is stated that three design options were presented to the residents of the building and wider community consultation has taken place, therefore there is general community support for the current proposal. The residents of Invicta house chose cream render, dark grey textured rain screen, champagne colour windows, balcony railings and for the entrance and signage.

The colours and materials selected would create a modern appearance. Whilst the changes would not necessarily assimilate with the surrounding finishes and appearances of nearby buildings, the colours chosen and use of panels would have some integration with nearby buildings, and the overall appearance would be self-supporting. The continued vertical focus and addition of softer colours to the upper floors would help break up the appearance of the building and the use of vertical banding and the loss of horizontal banding would create more visual consistency.

The addition of external wall insulation would see an increase in the overall projection of the outer walls by around 0.3m. This would be a marginal change visually and unlikely to result in any unacceptable impact on the appearance of the area.

The alterations to the inset balconies to the east and west elevations will create a visually integrated form across the facade as the proposed metal railings which will be the same champagne colour as the windows will give a cohesive feel to the development.

Windows and doors would be replaced and the existing uPVC would be upgraded to champagne colour aluminium frames. A number of glass louvred vents would replace existing windows to the north and south elevations. Although this glazing arrangement would alter the appearance of the building, the run of panels continues the vertical appearance and this is considered to be acceptable.

A number of upgrades to the entrance areas of the block would be undertaken and include creating an angled entrance and upgrading the existing glazing. Blocks of colour would be used from the balconies and other features across the facades. These changes are likely to offer a more appealing entranceway and larger space and are considered to be acceptable. It is proposed to change the position of the name identifying the building by placing it above the entrance and have the words follow each other. This is not likely to materially affect the appearance of the building or wider area and is considered to be acceptable.

The roof alterations would see the erection of a perimeter screen to enclose the plant at this height. Although adding additional built form, the need for this element has been clearly set out and the horizontal emphasis would help to prevent any sense of additional bulk. The

overall roof area is not prominently viewed from the ground given the scale of the towers, however some longer distance views from the views from the east may be possible. The overall finish and colour would be light to match the upper storeys, and would replace the existing railing system. Overall these works are not considered significantly harmful. The existing roof covering would be upgraded and replaced with a warm roof system. These changes are unlikely to be appreciable from the surrounding area.

On balance, the works are considered to be acceptable, with an overall enhancement of the building achieved, in accordance with QD02 of the Thanet Local Plan, and guidance within the NPPF.

Living Conditions

Paragraph 123 of the NPPF states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 135 states that decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for future users. Policy QD02 of the Thanet Local Plan outlines that new development should be compatible with neighbouring buildings and spaces, and should be inclusive in its design for all users. It should improve people's quality of life by creating safe and accessible environments and promote public safety and security. Policy QD03 outlines that new development must not lead to unacceptable living conditions through overlooking, noise, vibrations, light pollution, overshadowing, loss of natural light or a sense of enclosure. Policy QD01 of the Thanet Local Plan sets out that all new buildings and conversions of existing buildings must be designed to reduce emissions of greenhouse gases and have resilience to function in a changing climate and will be required to make the best use of solar energy, passive heating and cooling, natural light, natural ventilation and landscaping.

The scheme proposes a number of works to address fire safety. This is a material planning consideration and LPAs are required to consult the Health and Safety Executive (HSE) on any proposals for works to buildings of this scale. A fire statement has been provided by the applicant and reviewed by HSE who agree that the scheme can progress to the next stage. In terms of the impact on the works on neighbouring property occupiers, most of the works would be minimal and any changes to the thickness of the building or extent of balconies would be modest. The building thickness would increase by 0.3m which would likely be imperceptible to most neighbouring occupiers. The balconies are inset from the wall edge and therefore no new harm is expected to occur as a result. The roof alterations and provision of screening would be at a height that would not be expected to be experienced by neighbouring properties.

In terms of any impact on the current occupiers of the building, works are intended to be undertaken while the tower block is occupied. There are 89 units here over 15 floors and the works have the potential to cause significant disruption. There are a number of potential matters that require consideration. These include ensuring the continued ability of occupiers to retain heat and a reasonable standard of living whilst works are undertaken, along with the potential for noise, dust, vibrations and general disturbance to occupiers and nearby occupiers. The Council's Environmental Health Team have raised concerns about the height

at which works would be undertaken and the potential for the unrestricted distribution of sound. They have therefore suggested conditions surrounding the submission of a noise impact assessment and a construction management plan. Both of these are considered to be reasonable and have been agreed to by the applicant.

Overall the works would see thermal upgrades and environmental improvements to the building and subject to the above conditions and a satisfactory noise and construction management plan, the works are likely to comply with the aims of policies QD01, QD02 and QD03 of the Thanet Local Plan and the aims of the NPPF.

Conclusion

Overall the proposed works would see the upgrading of a 1960's tower block to create both a more resilient building, and a contemporary appearance. There is general community support for the design that has been chosen and the works are not considered likely to be harmful to the character and appearance of the area.

The HSE have considered the design proposal and agree that the scheme can progress to the next stage.

The works have the potential to cause significant noise and disturbance more widely, and to impact the current living conditions of those living in the tower block during construction. As a result a number of safeguarding conditions are recommended and subject to these, the works are considered to be acceptable.

It is recommended that members approve the application subject to safeguarding conditions

Case Officer

Dawn Rollason

TITLE:

F/TH/24/0006

Project

Invicta House Millmead Road MARGATE Kent CT9 3RN

