

**PLANNING STATEMENT
FOR
REMOVAL OF TIMBER SLATES TO UNDERSIDE OF
BALCONY SLABS
AT
PRINCE OF WALES COURT,
227 – 229 KINGSWAY, HOVE**

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1.0 INTRODUCTION

Prince of Wales Court is an eight storey block of flats located on Hove Seafront. It is a relatively modern block built in 1988 and has balconies on the west facing side elevation and the south elevation which afford the views towards the sea.

The underside of the balconies are finished with rows of timber battens fixed to the concrete slabs however, the timber battens are combustible and given the introduction of new Fire Safety Regulations for high rise buildings, these require removal.

This planning application is for the removal of the timber battens and for the underside of the concrete balcony slabs to be prepared and finished with a coloured anti-carbonation coating to provide a decorative finish and which will also provide a protective finish to the concrete in what is an extreme marine environment.



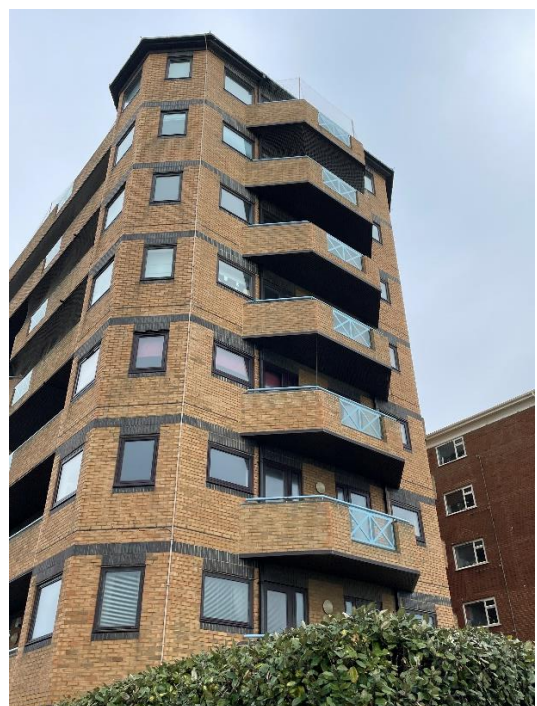
Prince OF Wales Court, 227 – 227 Kingsway, Hove.



1. West elevation



2. Part South Elevation



3. Part South Elevation

2.0 Local Context: Location, Site And Surroundings

Prince of Wales Court is a multi storey block of flats located on Hove seafront on the corner with Langdale Gardens, amongst other multi storey blocks built at various times from the 1970's, and 80's.

It comprises of 18 flats arranged over 8 floors including two penthouses on the seventh and eight floors. All the flats have either south or west facing balconies.

It forms part of a street scene along the seafront with several other blocks of similar height. All are built to varying styles and materials and all have undergone changes in their appearance in one way or another over the years. There is therefore no specific characteristics to the street scene.

Prince of Wales Court does stand out as having a more modern appearance and is predominantly finished in face brickwork as being the main feature of the building.

The property is not located in a conservation area and is not listed.

3.0 Background

Prince of Wales Court was built in 1999 in a reinforced concrete frame and reinforced concrete floors, which extend out to form cantilever balconies. The external elevations are finished with buff coloured face brickwork and feature dark charcoal coloured bricks over openings. It has a combination of pitched roofs covered with slate and flat roofs which are asphalted. The windows are in hardwood and are finished in a Rosewood stain although there are now a number of replacement PVC windows but they are of the original general design and coloured to match.

To the underside of the concrete balcony slabs are timber slats stained with a Rosewood coloured stain. These are however combustible and consequently a fire hazard and do not comply with current Building Regulations Part B for Fire safety given the height of the building.

The building, being located on Hove seafront and exposed to the severe weather which is often experienced from the south west, is suffering from the extreme marine conditions. The underside of the concrete balcony slabs, concealed by the timber slats are cracking due to the corrosion of reinforcement although the full extent of this can only be seen when the timber slats are removed. The nail fixing of the slates are also corroding and are beginning to fall off, exacerbated by the wind.

The brick walls around the edge of the balconies is supported on a metal angle, which is bolted to the concrete slab. The cracking to the balcony slab is also compromising these bolt fixings.

4.0 The proposals

The proposals involve the removal of the timber slats attached to the underside of the concrete balcony slabs. The underside of the balcony slabs are then to be finished by preparing the surface and applying an anti carbonation coating of a colour to blend in with the appearance of the building but which is lighter in colour than the existing timber slats.

The colour of the coating will be RAL 1002 to complement the colour of the buff brickwork and so that underlying defects can easily be seen.

A metal trim is then to be installed around the edge of the balcony slabs, colour coded to match the underside of the balcony slabs. The purpose of this is to conceal the supporting metal steel angle.

5.0 Need for the proposed works

The existing timber slats are combustible and removal is required in order to comply with new Building Regulations Fire Safety: Part B.

The removal of the timber slats also enables a thorough inspections of the balcony slabs and for appropriate concrete repairs to be carried out.

The need for concrete repairs has come to light due to the emergence of cracking to the underside of the concrete slabs, thought to be due to the corrosion of the reinforcement cast within the concrete.

The marine environment and being close to the main A259 coast road exposes the underside of the concrete slabs to contaminants which penetrate into concrete over time and cause reinforcement to corrode; a process known as carbonation. The slats do not offer any effective protection to the concrete from these elements therefore it is proposed to coat the concrete with an anti carbonation coating of an appropriate colour to blend in with the building. This coating will provide protection to the concrete from Chlorides, pollution and other corrosion generating contaminants and be important in fending off further corrosion in the future.

Covering the underside of the slabs with slats or an alternative material will allow future corrosion of the reinforcement to go unnoticed. The carbonation coating will allow any cracks or spawling concrete be identified at an early stage and repaired accordingly, and for further coats of the anti carbonation coating to be applied easily when required.

6.0 CONCLUSION

The need for the removal of the timber battens and how to maintain the aesthetic appearance of the building, whilst also considering the buildings long term structural integrity has been carefully assessed. We do not consider the proposals to be detrimental to the character of the property and trust that officers and members of the Local Planning Authority will concur with our assessment and favourably determine the subject application.

7.0 SUPPORTING PHOTOGRAPHS



1. Typical timber slats to underside of balcony



2. Cracking evident to underside of concrete slabs

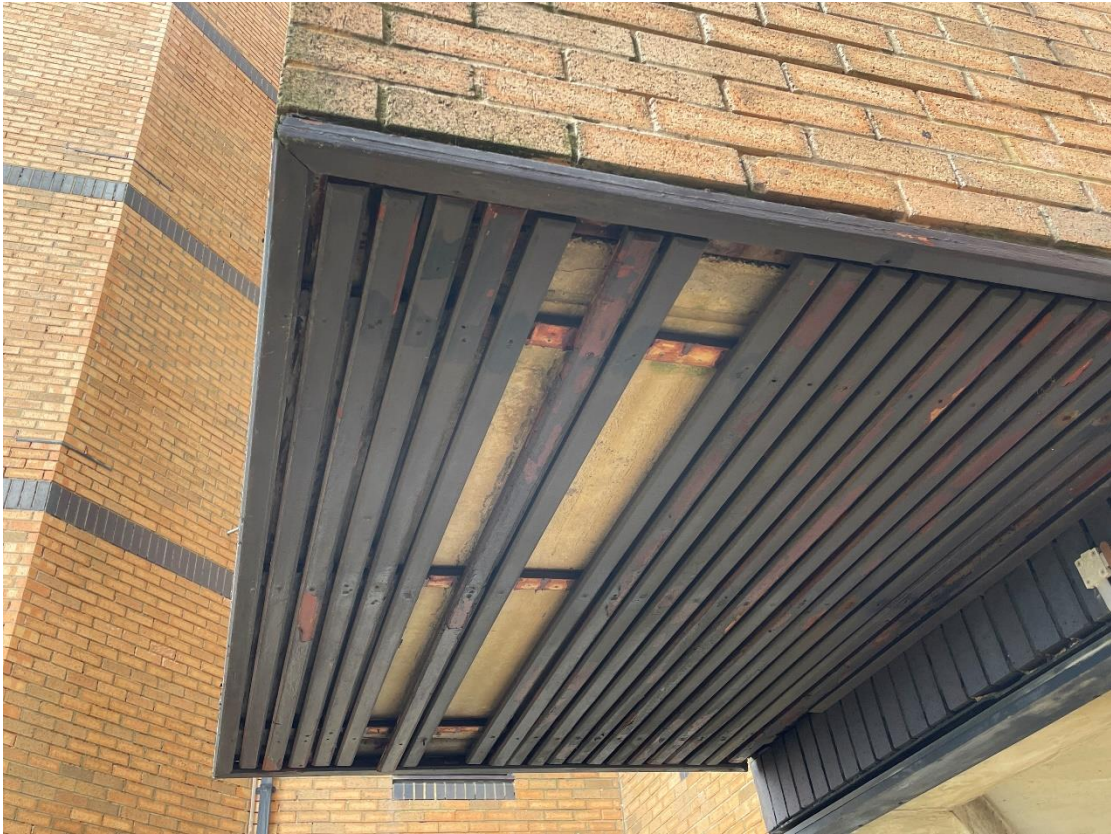


3. Corroding fixings to existing timber slats



4. Timber slats generally in poor condition

Prince OF Wales Court, 227 – 227 Kingsway, Hove.



5. Missing Slats



6. Missing slats

Prince OF Wales Court, 227 – 227 Kingsway, Hove.

8.0 Proposed RAL colour 8016

