



Planning Statement

Non-Material Amendment

Project Name	Seacon Terminals Ltd
Project Reference	196
Client	Seacon Terminals Ltd
Application Ref	20201048
Issue	Rev P00

1.0 Introduction

This report has been prepared by Marjoram Architects in relation to works at:

Seacon Terminals Ltd
Tower Wharf
Lower Road
Northfleet
Gravesend
Kent, DA11 9BD

Planning permission was granted on 10th May 2021, ref 20201048, and this report provides a brief description and reasoning to accompany this Non-Material Amendment (NMA) application.

The purposed of this NMA application is to rectify the existing site datum levels within the vicinity of the office building only, which have recently come to our attention, based on more detailed information which is now available, as being incorrect at the time of submission.

This application does not seek to adjust the approved building height in any way, amend the approved site layout, or adjust the approved plans and elevations.

Prior to this application being made Marjoram Architects have entered into informal dialogue with Gravesham Borough Council (GBC), dated 06/03/23, and have had discussions on how best to amend the approved scheme to rectify the site levels discrepancy.

This application reflects our recent discussions with the original case officer, Alison Webster on behalf of GBC.

2.0 Amendment Justification

At the time of the planning submission, the site topographical survey information the design team had to hand did not cover the whole site and was focused on the immediate area around the replacement jetty area, which at the time was a key driver of the application and detailed design.

As such the proposed levels shown on the two approved drawings below were based on interpreted OS site levels:

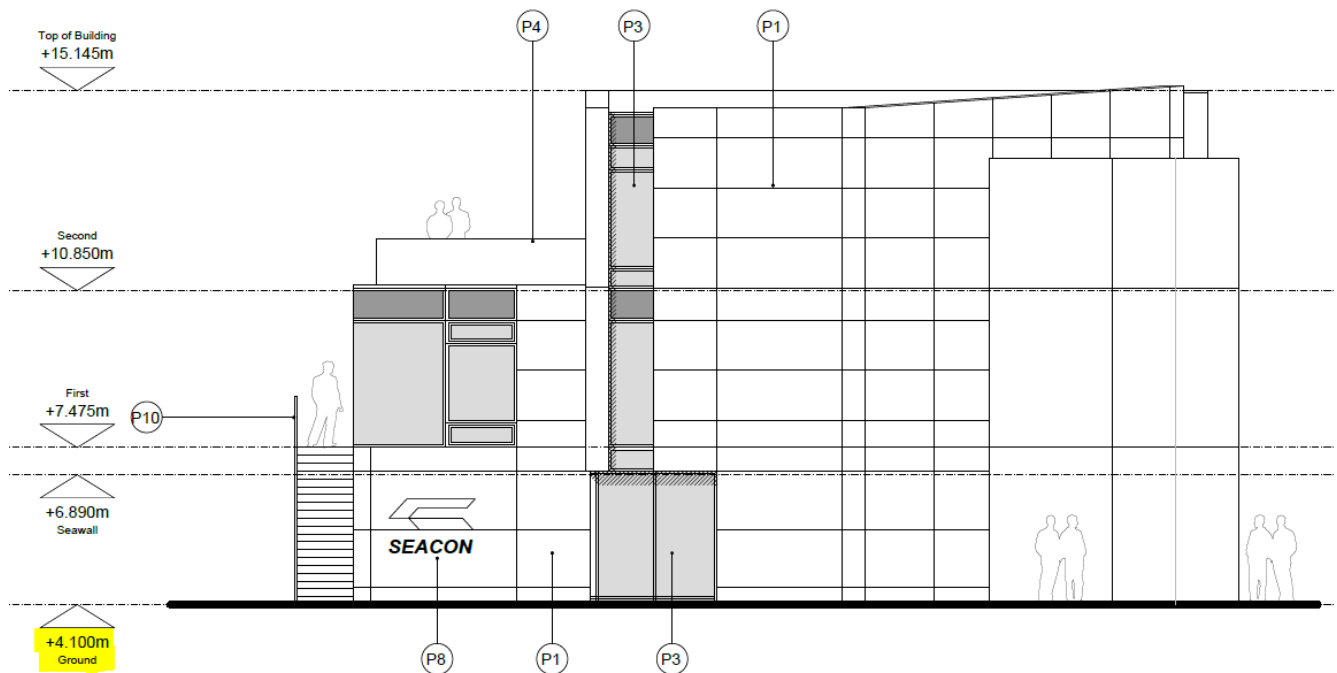
- 196-MA-01-115-P02-ProposedElevations
- 196-MA-01-120-P02-ProposedSections

These drawings have been included in the NMA submission for reference purposes.

Post planning permission and as part of the subsequent detailed design an extended site topographical survey has since been undertaken to cover the whole site and has highlighted a discrepancy between the site OS levels used at planning and the actual site levels.

The extended site wide topographical survey produced by Maltby Surveys Ltd is appended to this statement for further context.

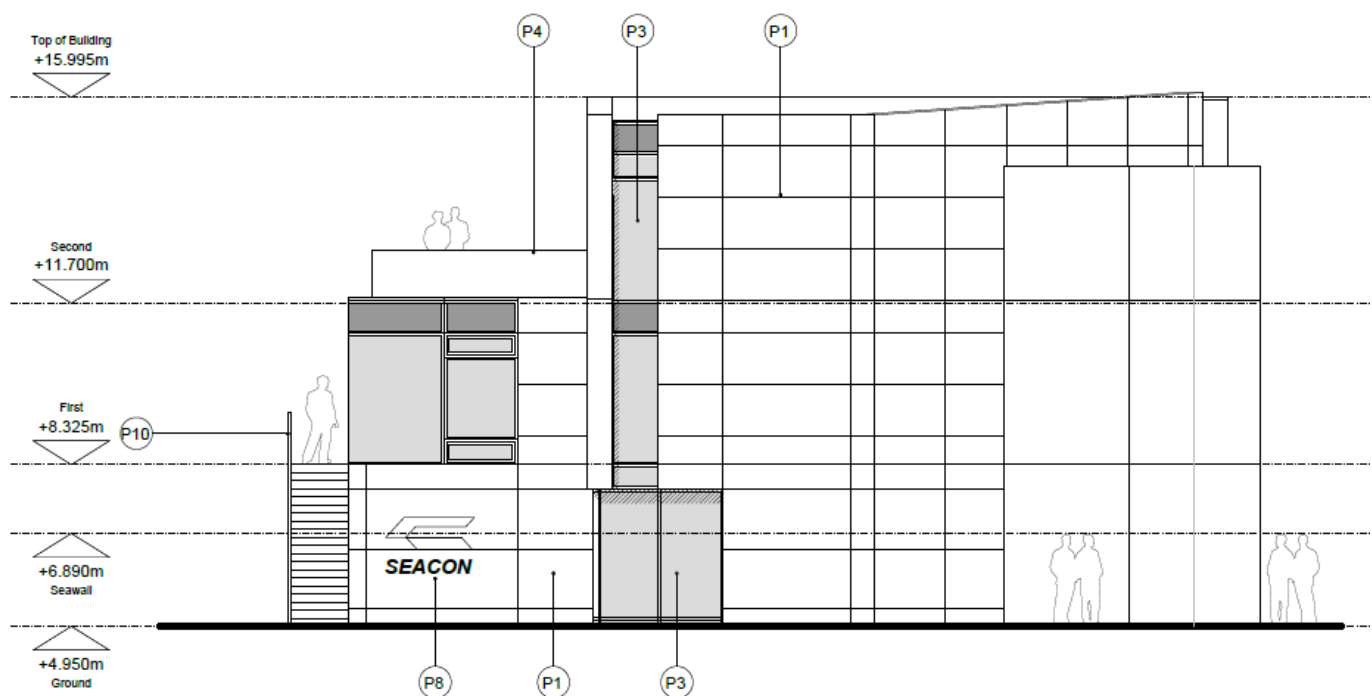
This survey has highlighted an approximate discrepancy of +750mm from the interpreted OS levels shown on the approved drawings. The extract below from the approved planning elevations, *196-MA-01-115-P02-Proposed Elevations*, shows the ground floor datum for the office building set at +4.100 AOD.



As shown on the appended topographical survey drawing the actual average existing site level around the proposed building area is +4.700 AOD, increasing to +4.850 and 4.860 AOD respectively in the highest areas.

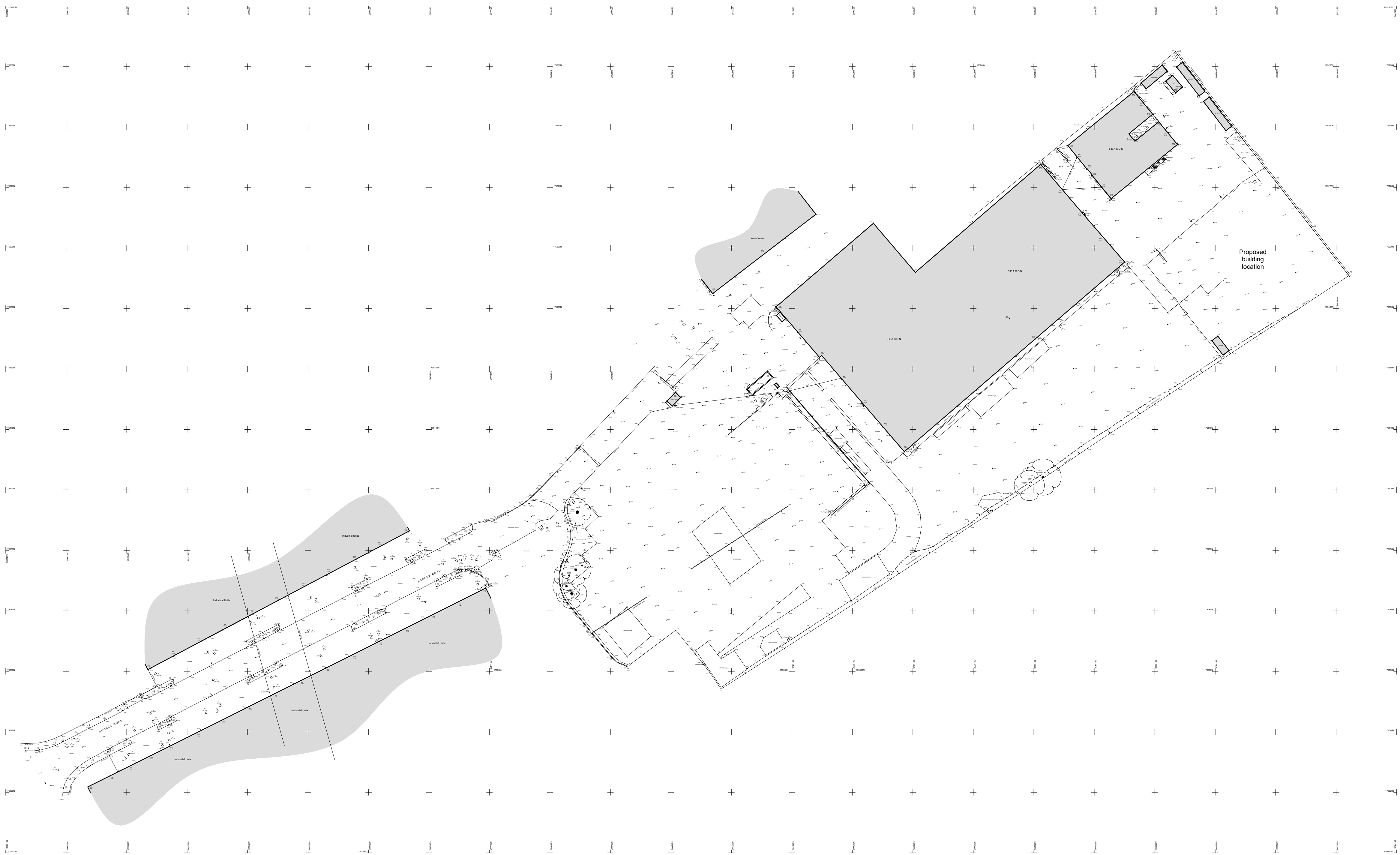
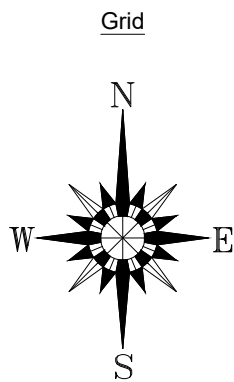
This change in datum alongside a 100mm tolerance to allow for the proposed hard standing build-ups shown on the approved site layout drawing would set the actual ground floor **AOD to +4.950**.

This would represent a 'relative' **+850mm** increase to the AOD datums shown on the approved planning drawings. The extract below from the revised elevations submitted as part of this NMA application illustrates the relative impact on the AOD levels:



To summarise::

- The proposed building itself is no taller than previously approved and is maintained at 11,045mm
- All floor levels of the office building as shown on the planning drawings would maintain their relative position to the ground floor
- The proposed building is detached, isolated from its surroundings and does not directly impact on any neighbouring structures
- The revised AOD levels now reflect the existing site topography and conditions
- The building still maintains the lateral 10m proximity to the river wall as requested by the Environment Agency



Sheet Layout

LEGEND

BANKING

BUSHES & HEDGES

TREES

MT / 3T / 0.2 / 6

GATES

Single Double

WALL

Width shown to scale 0.25m

BUILDING

OPEN SIDED BUILDING

GLASS ROOFED

CONTOURS

25.50

ABBREVIATIONS (WHERE APPLICABLE)

ARCH HEAD HEIGHT	AHH	MARKER	MKR
ARCH HEAD LEVEL	AHL	MONITORING WELL	MW
ARCH SPRINGER HEIGHT	ASH	NOTICE BOARD	NB
ARCH SPRINGER LEVEL	ASL	NAME PLATE	NP
AIR VALVE	AV	OVERHEAD WIRES	OHW
BED LEVEL	BL	PARKING METER	PM
BELISHA BEACON	BB	RIDGE LEVEL	RID
BOLLARD	B	ROOF LEVEL	RL
BRITISH TELECOM BOX	BTB	ROAD SIGN	RS
BRICKWORK	BTWH	RODDING EYE	RE
BUS STOP	BRWK	RETAINING WALL	RTW
CABLE TV	SS	RAIN WATER PIPE	RWP
COVER LEVEL	CATV	SUICIDE VALVE	SV
CABLE MARKER	CL	STOP COCK	SC
COLUMN	CM	SOFFIT LEVEL	SOF
CONCRETE POST	Cd	STRUCTURAL SLAB LEVEL	SSL
EAVES LEVEL	CP	TREE STUMP	ST
ELECTRICAL COVER	CP	SOIL AND VENT PIPE	SUP
ELECTRICITY CONTROL BOX	ELEC	THRESHOLD LEVEL	THL
ELECTRICITY POLE	ECB	TELEGRAPH POLE	TP
EARTH ROD	EP	TELEPHONE CALL BOX	TB
FLOWER BED	ER	TURNSTILE	TK
FINISHED FLOOR LEVEL	FB	TRAFFIC LIGHT	TS
FIRE HYDRANT	FFL	TOP OF WALL	TL
FLOOR LEVEL	FH	UNABLE TO LIFT	TW
FLAG STAFF	FL	UNABLE TO SURVEY	UTL
GAS PIPE	FS	VENT PIPE	UPS
GAS VALVE	GP	WATER METER	VP
GULLY	GV	WATER LEVEL	WM
GATE STOP	G	WASH OUT	WL
INSPECTION COVER	GS	WASTE PIPE	WO
INVERT LEVEL	IC	WATER TANK	WP
LAMP POST	IL	WATER VALVE	WT
	LP		WV

FENCES

BARBED WIRE FENCE	BWF	LARCH LAP FENCE	LLF
CORRUGATED IRON FENCE	CIF	METAL RAILING FENCE	MRF
CLOSE BOARD FENCE	CBF	POST AND CHAIN FENCE	PCF
CHAIN LINK FENCE	CLF	PICKET FENCE	PIF
CHESTNUT PALING FENCE	CPF	POST AND RAIL FENCE	PRF
FENCE POST	FPO	POST AND WIRE FENCE	PWF
INTERWOVEN FENCE	IWF	STEEL PALISADE SECURITY FENCE	SPSF
IRON RAILING FENCE	IRF	TUBULAR STEEL RAIL FENCE	TSRF

REV.	NOTES	DWN	DATE
A	---	---	---

Notes:

Grid and levels relate to OS GPS Active Network.

Sheet is North orientated.

Limited Access to Adjacent Properties on Access Road

So not all Detail has been Surveyed.

Maltby Surveys Ltd

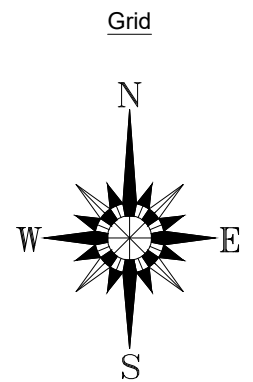
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SURVEYED	LCD	CLIENT
DRAWN	LCD	J T Mackley & Co Ltd
CHECKED	MT	SCALE
		1/750 (A1 Sheet)

Seacon Terminal, Northfleet, DA11 9BD

TOPOGRAPHICAL SURVEY		
Job No	Rev	Drawing Number
22/185		22/185/100-Overview
Date :	July 2022	



Sheet Layout

LEGEND

BANKING		WALL	
BUSHES & HEDGES		BUILDING	
TREES		OPEN SIDED BUILDING	
MT / 3T / 0.2 / 6		GLASS ROOFED	
NOTE:- SPREADS AND HEIGHTS ARE INDICATIVE ONLY		CONTOURS	
GATES			

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REV. NOTES

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ISO 9001 REGISTERED

ISO 14001 REGISTERED

A MEMBER OF THE SURVEY ASSOCIATION

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