
Bennetts Associates

Port of London Control Centre, Gravesend

PCC-BA-XX-XX-TRP-A-0003

Reference

Planning Conditions Discharge

Document Control

Document Title	Planning Conditions Discharge Report
Company	Bennetts Associates
Location	London
Revision	P01
Date	19th November 2025
Details	Issued for planning
Address	Bennetts Associates 1 Rawstorne Place London EC1V 7NL

- 1. Introduction
- 2. Elevations and Materials
- 3. Roof Layout and Materials
- 4. Connection to Royal Terrace Pier and Materials

Introduction

Purpose of this document

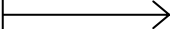
This document assembles the necessary information to discharge conditions 4 and 5 of planning application 20221294.

Address: Port of London Authority, London River House, Royal Pier Road, Gravesend, Kent, DA12 2BG

Proposal: Details of materials and design development

The drawings in this document include design changes which are referred to in the Non-material amendment application document PCC-BA-XX-XX-TRP-A-0004. These are highlighted with a text box as below.

Refer to PCC-BA-XX-XX-TRP-A-0004 ...



Please refer to this application for further information.

Condition 4

Prior to any works taking place on the Port Control Centre (PCC) building, details and samples of all external facing materials to be used for the new storey on the building and the refurbished elevations (walls, roof, windows, rainwater goods) shall be submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.

Condition 5

Prior to any works taking place on the link between the Port Control Centre (PCC) building and Royal Terrace Pier details of the external facing materials for the new and retained walls including details of the lime mortar mix, new roof element and details of the new window in the existing opening shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- 2.1 South Elevation
- 2.2 East Elevation
- 2.3 North Elevation
- 2.4 West Elevation
- 2.5 Render
- 2.6 Curtain Walling
- 2.7 Windows

South Elevation

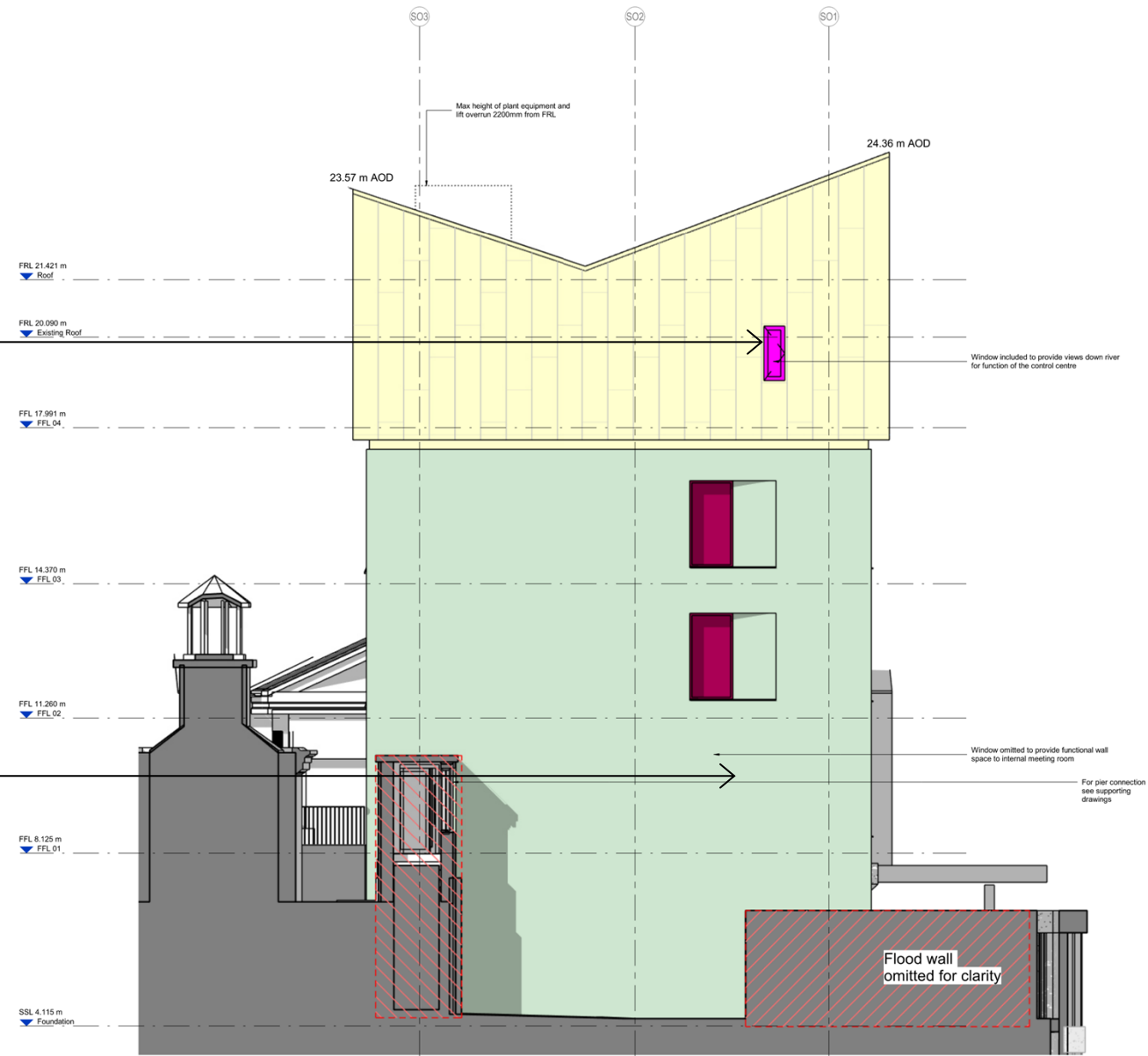


East Elevation

- Key:
- Type EW-A1
EWI and silicone render mounted on existing wall
 - Type EW-B1
Metal panel rainscreen cladding
 - Type EW-C5
Metal window unit with backpainted glass internal insulated panel
 - Type EW-C5
Metal window unit
 - Movement joint
 - Window tilted outwards
 - Type EW-C1
Metal window unit south
 - Type EW-C2
Metal window unit south, Level 1
 - Type EW-C3
Metal window unit north
 - Type EW-C7
Metal window unit
 - Type EW-C4
Metal window unit
 - New wall to Link building - buff brick to match existing
 - Connection to neighbouring building
 - Lift core behind. Backpainted glass and insulation to window system
 - Type ED01
Metal External door
 - Type EW-C6
Architectural Louvre

Refer to PCC-BA-XX-XX-TRP-A-0004 for details regarding window inclusion

Refer to PCC-BA-XX-XX-TRP-A-0004 for details regarding window omission



North Elevation

- Key:
- Type EW-A1
EWI and silicone render mounted on existing wall
 - Type EW-B1
Metal panel rainscreen cladding
 - Type EW-C5
Metal window unit with backpainted glass internal insulated panel
 - Type EW-C5
Metal window unit
 - Movement joint
 - Window tilted outwards
 - Type EW-C1
Metal window unit south
 - Type EW-C2
Metal window unit south, Level 1
 - Type EW-C3
Metal window unit north
 - Type EW-C7
Metal window unit
 - Type EW-C4
Metal window unit
 - New wall to Link building - buff brick to match existing
 - Connection to neighbouring building
 - Lift core behind. Backpainted glass and insulation to window system
 - Type ED01
Metal External door
 - Type EW-C6
Architectural Louvre

Refer to PCC-BA-XX-XX-TRP-A-0004 for details regarding inclusion of door and stairs



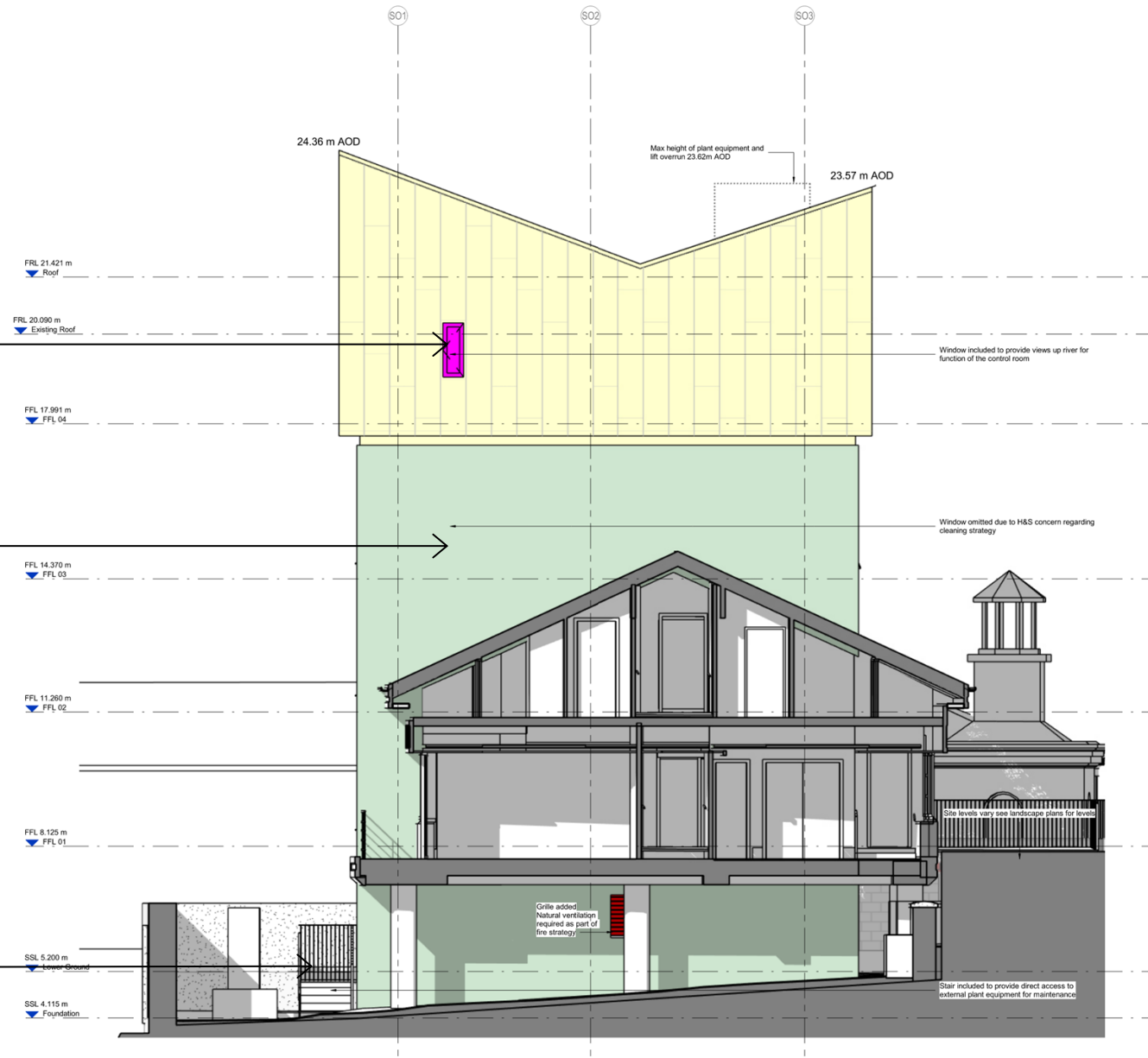
West Elevation

- Key:
- Type EW-A1
EWI and silicone render mounted on existing wall
 - Type EW-B1
Metal panel rainscreen cladding
 - Type EW-C5
Metal window unit with backpainted glass internal insulated panel
 - Type EW-C5
Metal window unit
 - Movement joint
 - Window tilted outwards
 - Type EW-C1
Metal window unit south
 - Type EW-C2
Metal window unit south, Level 1
 - Type EW-C3
Metal window unit north
 - Type EW-C7
Metal window unit
 - Type EW-C4
Metal window unit
 - New wall to Link building - buff brick to match existing
 - Connection to neighbouring building
 - Lift core behind. Backpainted glass and insulation to window system
 - Type ED01
Metal External door
 - Type EW-C6
Architectural Louvre

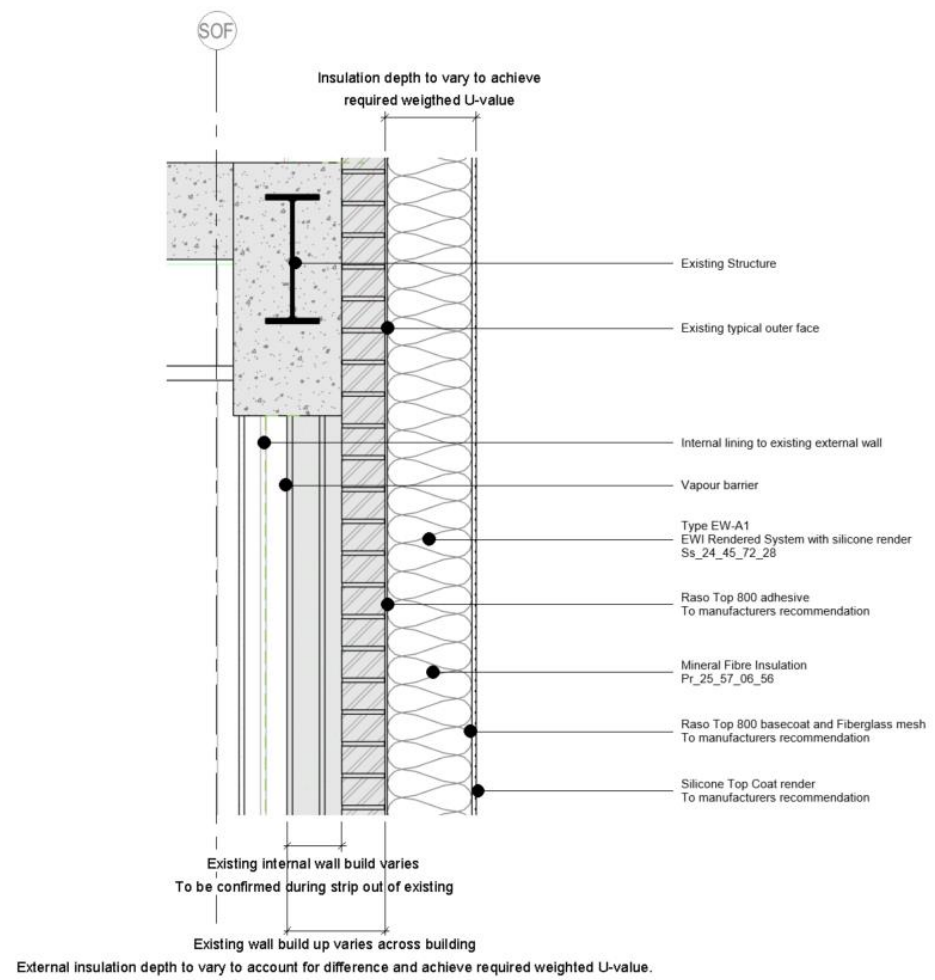
Refer to PCC-BA-XX-XX-TRP-A-0004 for details regarding window inclusion

Refer to PCC-BA-XX-XX-TRP-A-0004 for details regarding window omission

Refer to PCC-BA-XX-XX-TRP-A-0004 for details regarding inclusion of stairs



Render Facade

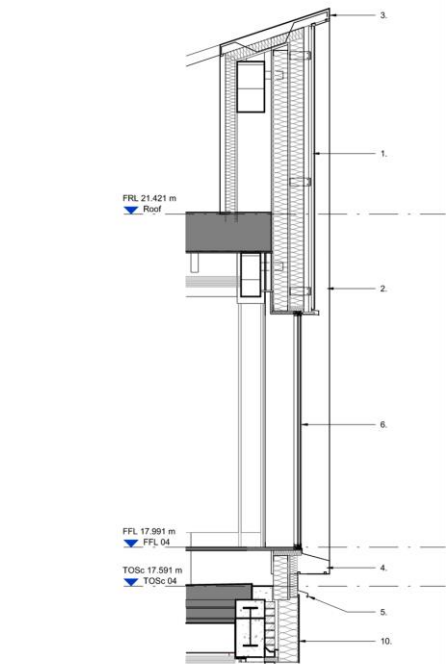
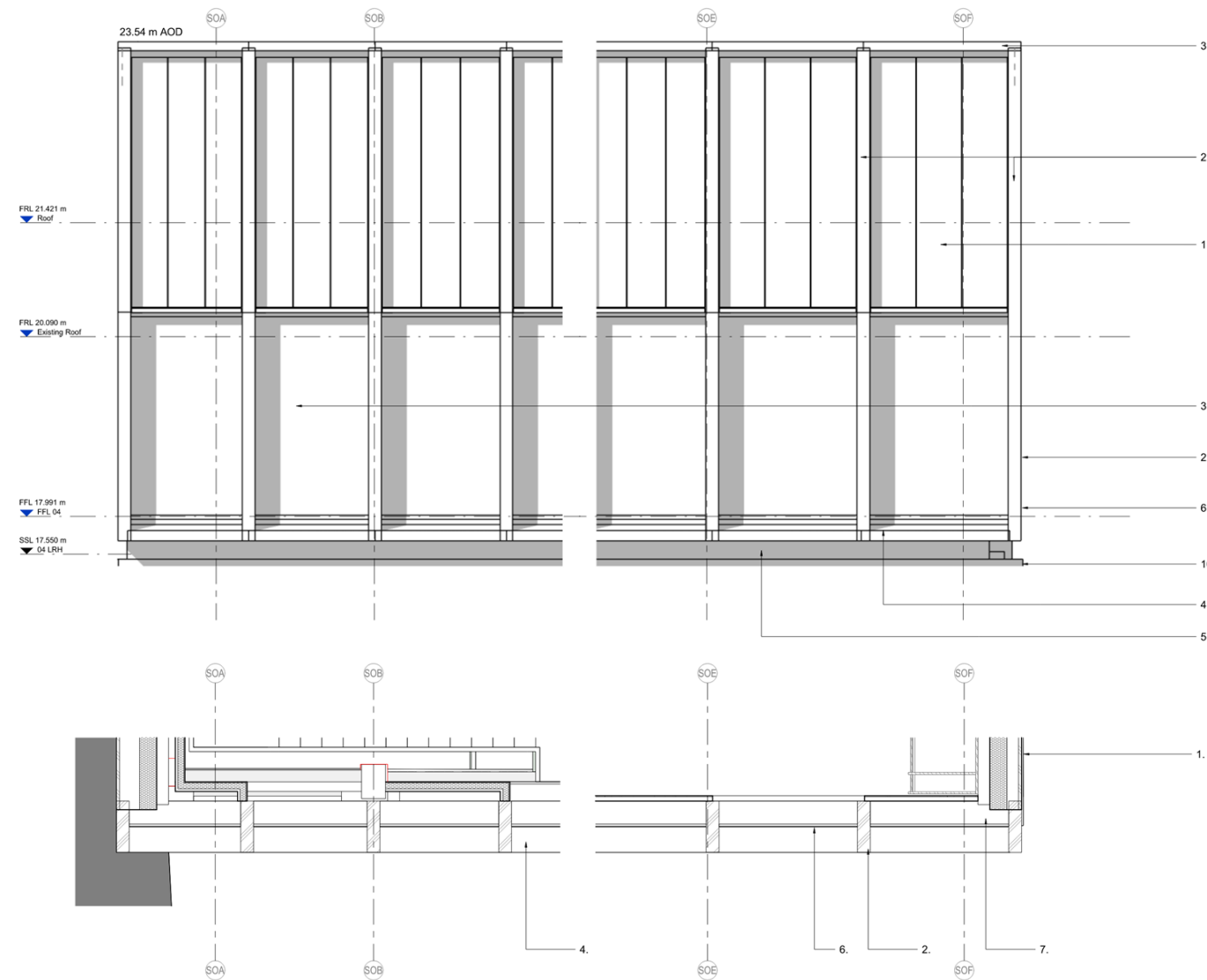


Licata 'Earth' silicone render external finish to overclad refurbished levels.



Curtain Walling

Type EW-C2 – South Elevation



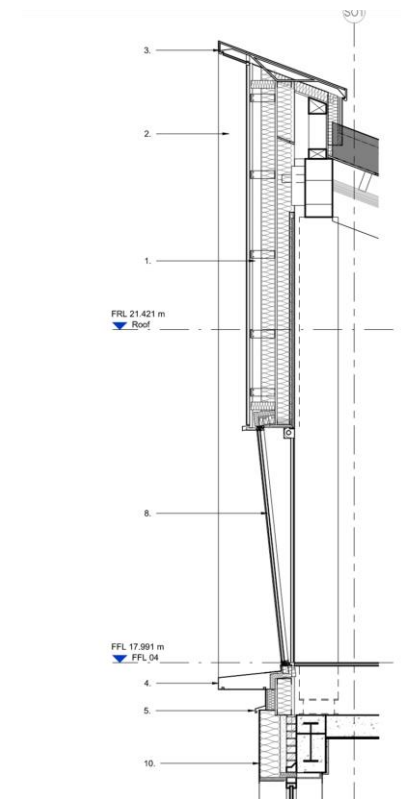
- Key
- 1. Metal panel cladding system - Colour: RAL 3009
 - 2. Pressed metal vertical fin - Colour: RAL 3009
 - 3. Metal coping - Colour: RAL 3009
 - 4. Metal sill pressing - Colour: RAL 3009
 - 5. Metal flashing piece - Colour: RAL 3009
 - 6. Metal window system - Frame colour: RAL 3009
 - 7. Metal window system with backpainted glazing - Frame colour: RAL 3009
 - 8. Metal window system tilted outwards - Frame colour: RAL 3009
 - 9. Metal window system tilted outwards with backpainted glazing - Frame colour: RAL 3009
 - 10. Existing PCC overlaid with insulation and silicone render - Colour: Licata Earth



BTS Vantage IP rainscreen cladding system. Matt PPC finish to external visible surfaces of new storey cladding. RAL 3009 colour.

Curtain Walling

Type EW-C2 – North Elevation



Key

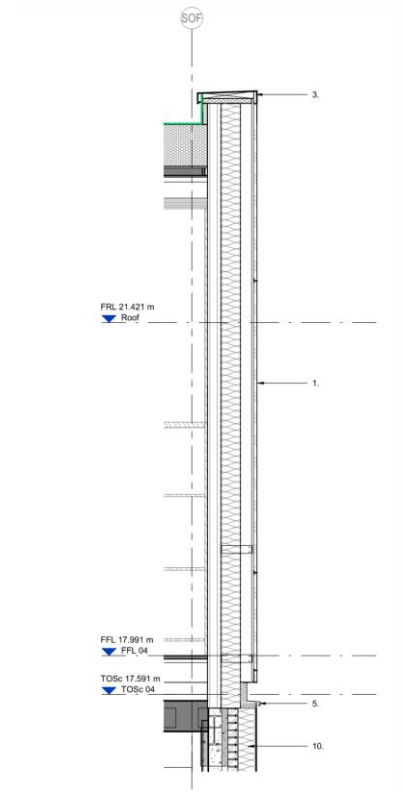
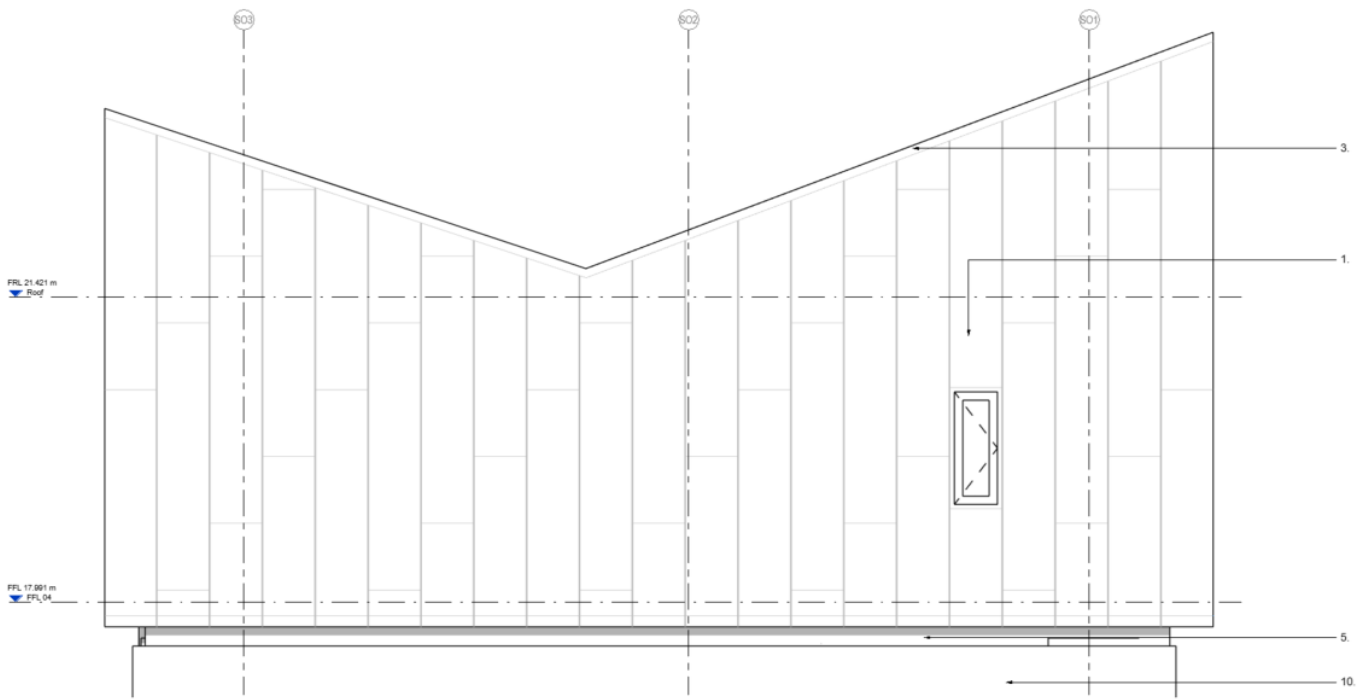
1. Metal panel cladding system - Colour: RAL 3009
2. Pressed metal vertical fin - Colour: RAL 3009
3. Metal coping - Colour: RAL 3009
4. Metal sill pressing - Colour: RAL 3009
5. Metal flashing piece - Colour: RAL 3009
6. Metal window system - Frame colour: RAL 3009
7. Metal window system with backpainted glazing - Frame colour: RAL 3009
8. Metal window system tilted outwards - Frame colour: RAL 3009
9. Metal window system tilted outwards with backpainted glazing - Frame colour: RAL 3009
10. Existing PCC overlaid with insulation and silicone render - Colour: Licata Earth



BTS Vantage IP rainscreen cladding system. Matt PPC finish to external visible surfaces of new storey cladding. RAL 3009 colour.

Curtain Walling

Type EW-C2 – East/West Elevation

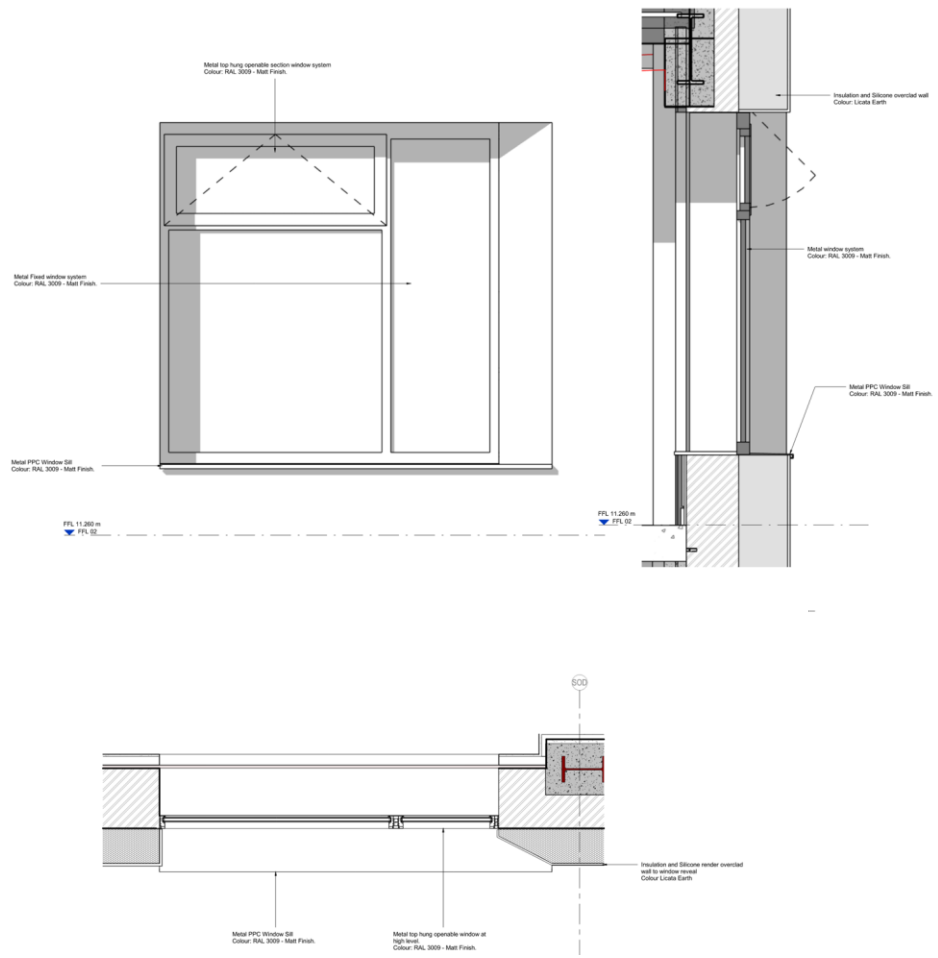


BTS Vantage IP rainscreen cladding system. Matt PPC finish to external visible surfaces of new storey cladding. RAL 3009 colour.

- Key
- 1. Metal panel cladding system - Colour: RAL 3009
 - 2. Pressed metal vertical fin - Colour: RAL 3009
 - 3. Metal coping - Colour: RAL 3009
 - 4. Metal sill pressing - Colour: RAL 3009
 - 5. Metal flashing piece - Colour: RAL 3009
 - 6. Metal window system - Frame colour: RAL 3009
 - 7. Metal window system with backpainted glazing - Frame colour: RAL 3009
 - 8. Metal window system tilted outwards - Frame colour: RAL 3009
 - 9. Metal window system tilted outwards with backpainted glazing - Frame colour: RAL 3009
 - 10. Existing PCC overclad with insulation and silicone render - Colour: Licata Earth

Windows

Type EW-C3 – North Elevation



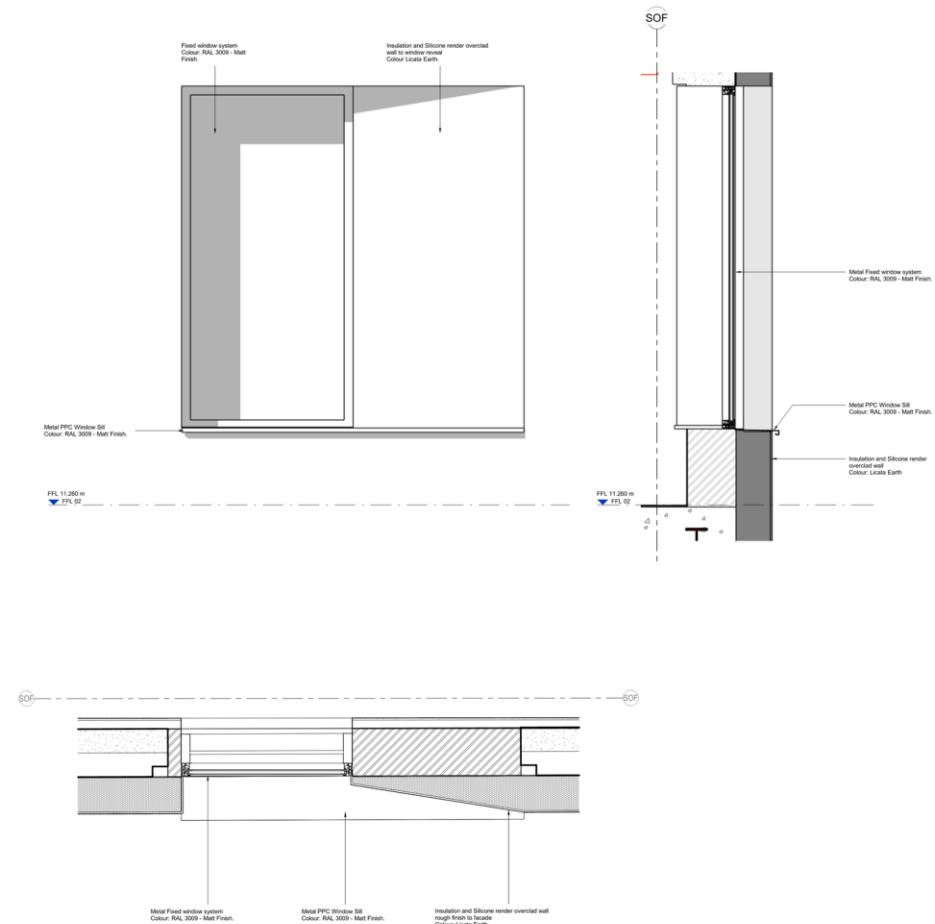
Technal Soleal Next 75 Window Frame. Finish to match swatch colour and rainscreen cladding to new storey.



Matt PPC finish to external visible frame and cill. RAL 3009 colour.

Windows

Type EW-C4 – East Elevation and connection to Royal Terrace Pier

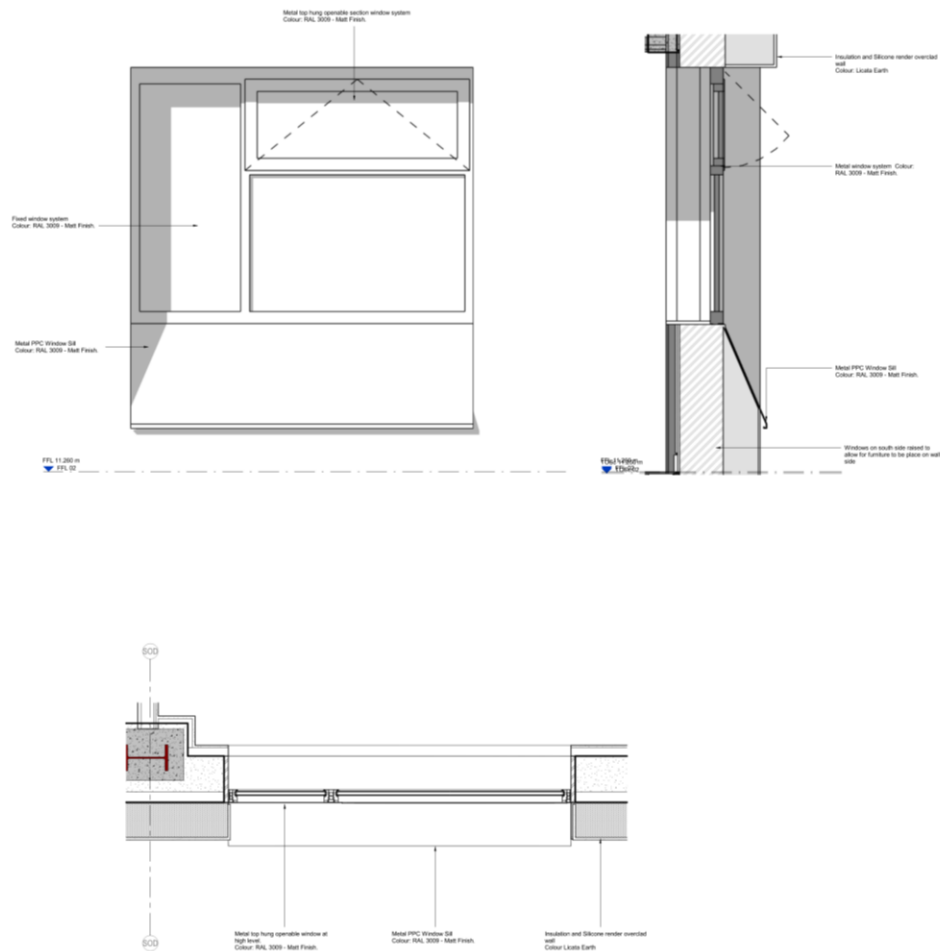


Technal Soleal Next 75 Window Frame. Finish to match swatch colour and rainscreen cladding to new storey.

Matt PPC finish to external visible frame and cill. RAL 3009 colour.

Windows

Type EW-C1/EW-C2 – South Elevation



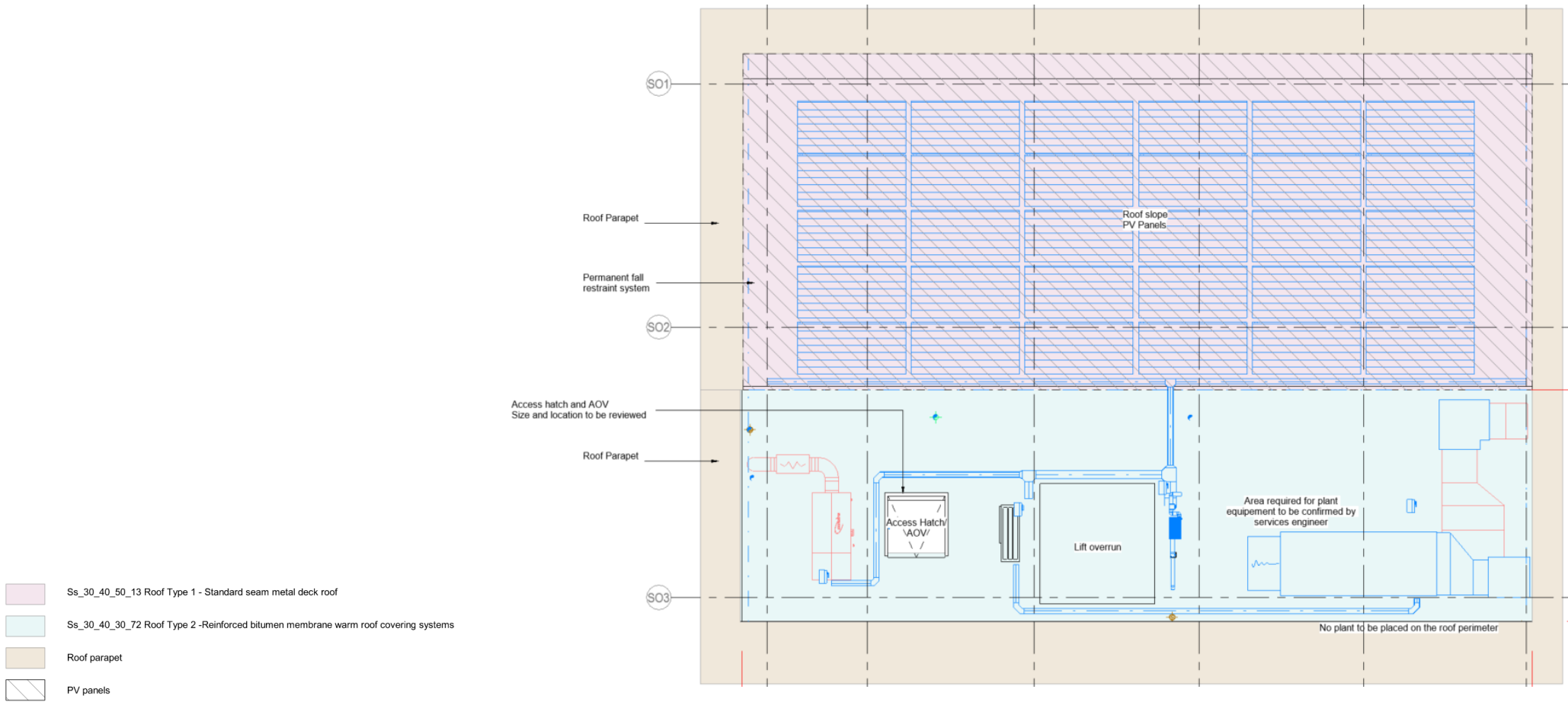
Technal Soleal Next 75 Window Frame. Finish to match swatch colour and rainscreen cladding to new storey.



Matt PPC finish to external visible frame and cill. RAL 3009 colour.

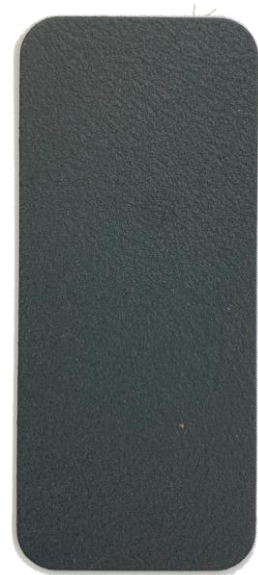
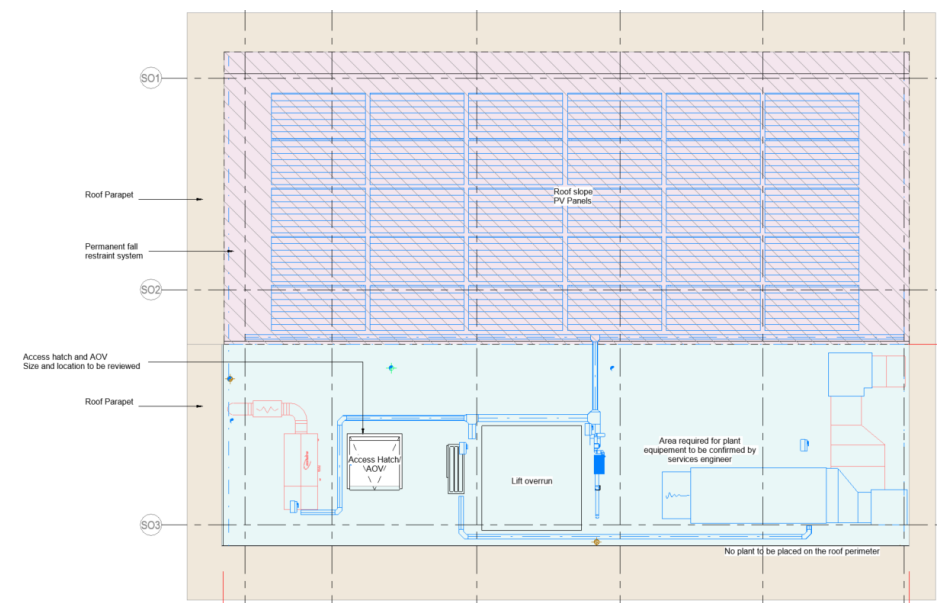
Roof Layout and Materials

Type EW-C1/EW-C2 – South Elevation



Roof Layout and Materials

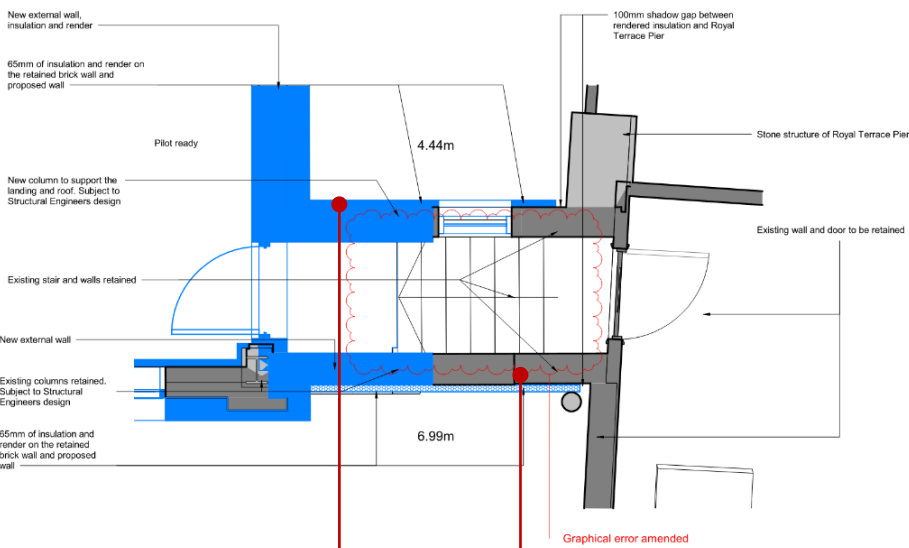
Type EW-C1/EW-C2 – South Elevation



Greencoat PLX standing seam steel roof system to pitched roof. Anthracite Grey finish.

Roof coping to be Matt PPC RAL 3009 to match cladding, refer to 2.6.

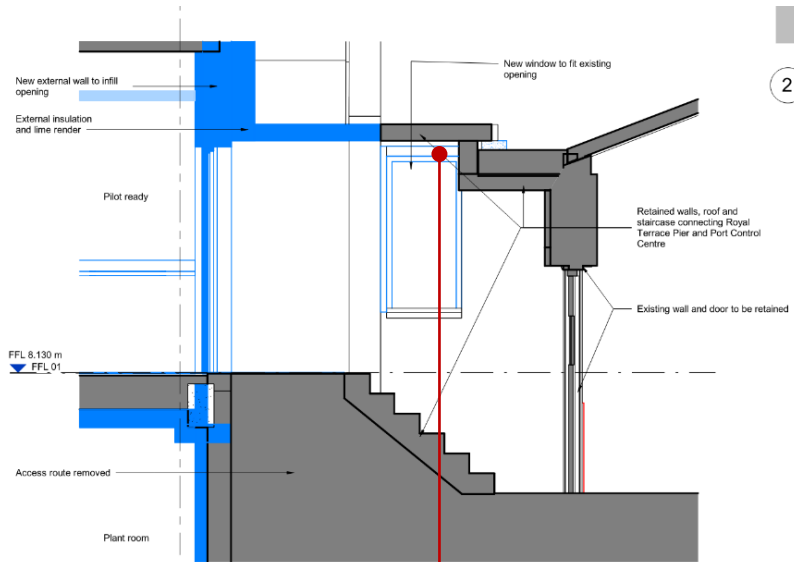
Royal Terrace Pier Connection



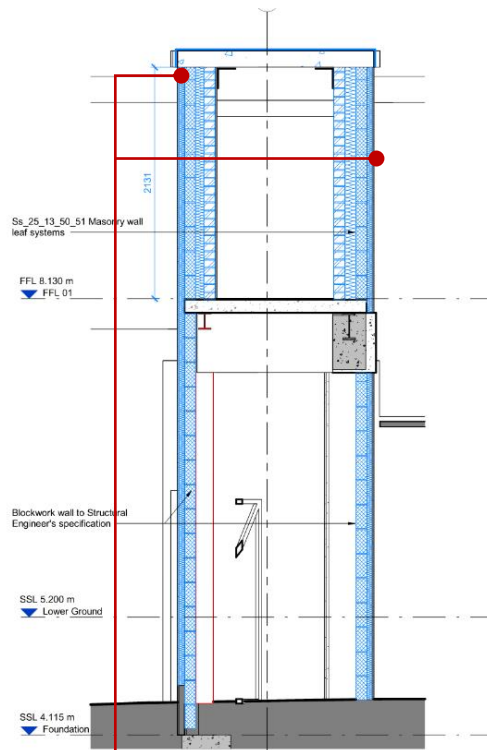
New walls built onto existing slab. Licata Earth render finish to visible external faces – Type EW-A1, refer to 2.6 for details

Existing extent of connection to be retained following demolition of existing stairwell

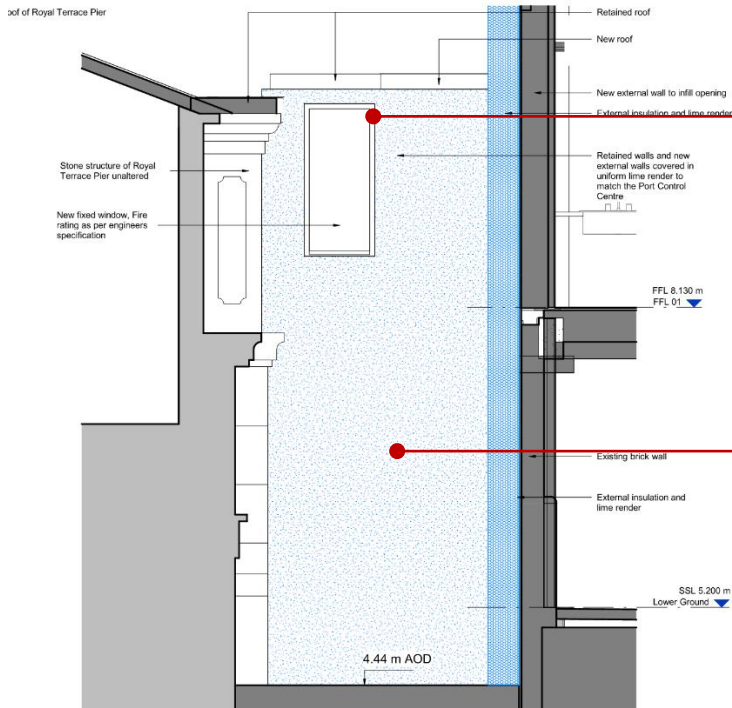
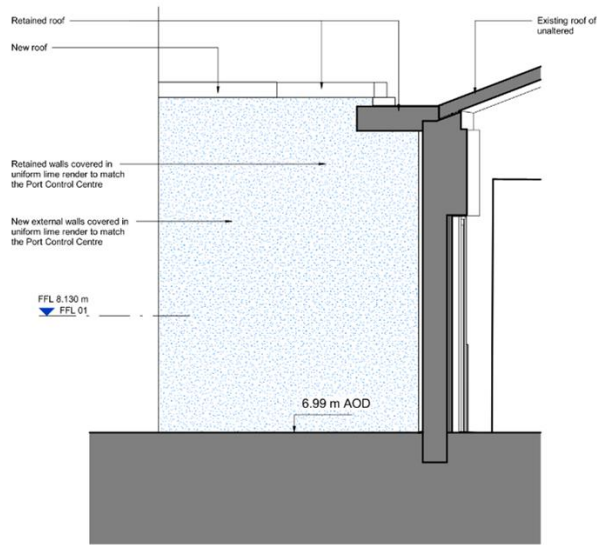
- Key:
- Existing building - XX century structure
 - Existing building - historic structure
 - New building elements
 - Lime render
 - Insulation
 - Existing brickwork



New fixed window in existing opening – Type EW-C4, refer to 2.6 for details



New walls built onto existing slab. Licata Earth render finish to visible external faces – Type EW-A1, refer to 2.6 for details



Matt PPC finish to external visible frame and cill. RAL 3009 colour.



Licata 'Earth' silicone render external finish to walls



Technal Soleal Next 75 Window Frame. Finish to match swatch colour RAL 3009.

Bennetts Associates

Thank You

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