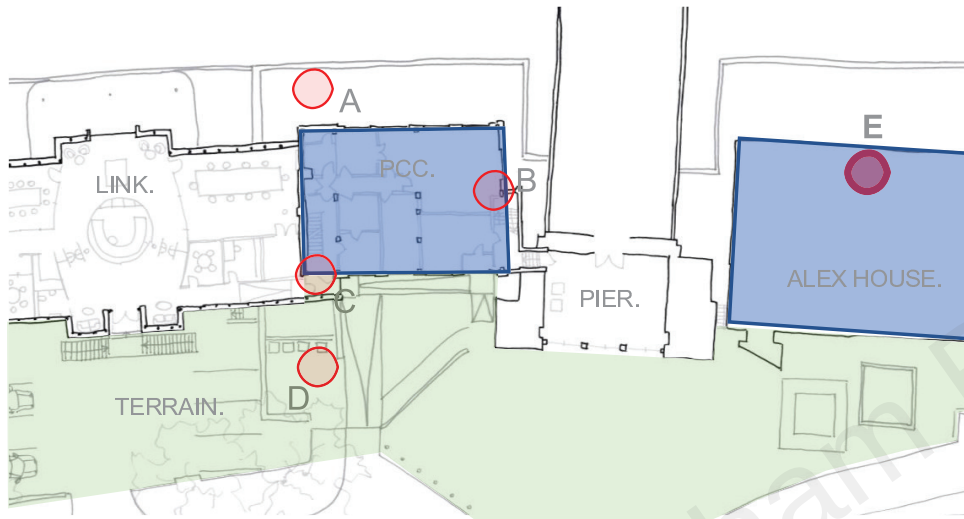


Communications Mast

Finding the best location and expression

The comms tower is a vitally important functional element of the PLAs occupation at the Gravesend site. It currently sits on the top of the PCC building and supports a number of active systems. A number of locations were explored to reposition the tower with the impact on the wider PLA ensemble critical in the decision. The proposal is to position a new leaner tower on top of the 'Alex' house and to remove the current tower as part of the demolition works.



Options considered for the relocation of the comms tower at the PLA site -

A – on the ground between the north façade and the river wall

B – fixed to the east side facade

C – fixed to the south side facade

D – free standing in the public landscape

E – on top of the 'Alex' house. Preferred solution.



The current comms tower is a pylon type steel structural frame with access ladder which sits on top of the PCC. An audit of the existing and future systems requirements is currently underway which will determine the amount of kit the new comms tower is to accommodate.

During the construction stage both the existing and proposed comms towers will be in place for 24 months to allow for continuous operation of VTS services.



The proposed comms tower location is on top of 'Alex' house. This keeps the complicated tech away from the PCC, ensuring the sleek silhouette of the remodelled building is kept legible from the river and town. The highest point of the tower will remain at 30.57m above sea level. The new tower on 'Alex' house will be maximum 4.75m wide at its base.

The design of the tower is to be developed further and signed off through planning condition subject to approval. For purposes of this DAS and drawing information the tower location and size has been represented as per the existing giving the maximum height and size parameters in awareness this will be reduced following further detailed design.

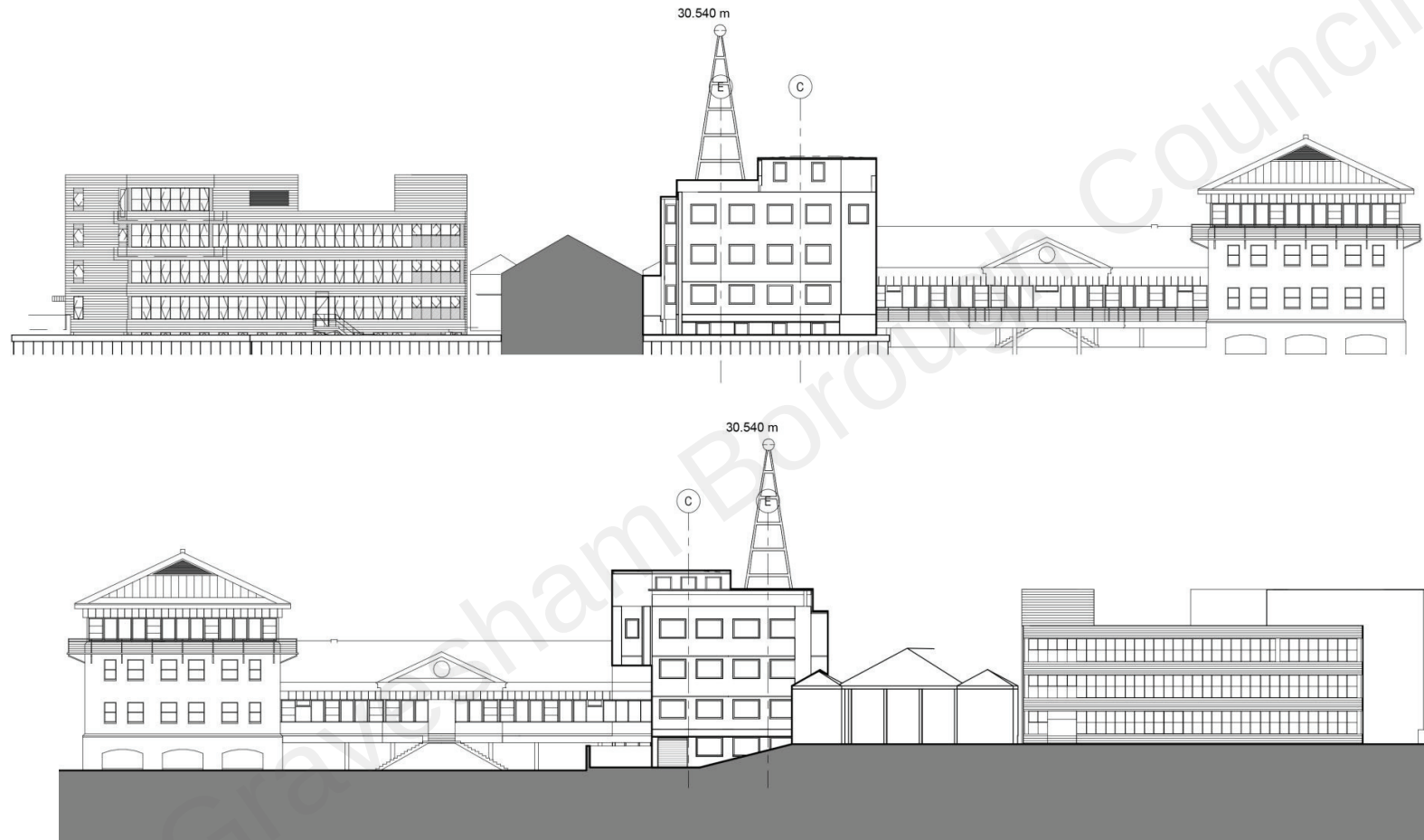
Communications Mast

Finding the best location and expression

Options considered for the relocation of the comms tower at the PLA site. The preferred solution (E) relocates the tower on top of the 'Alex' House.

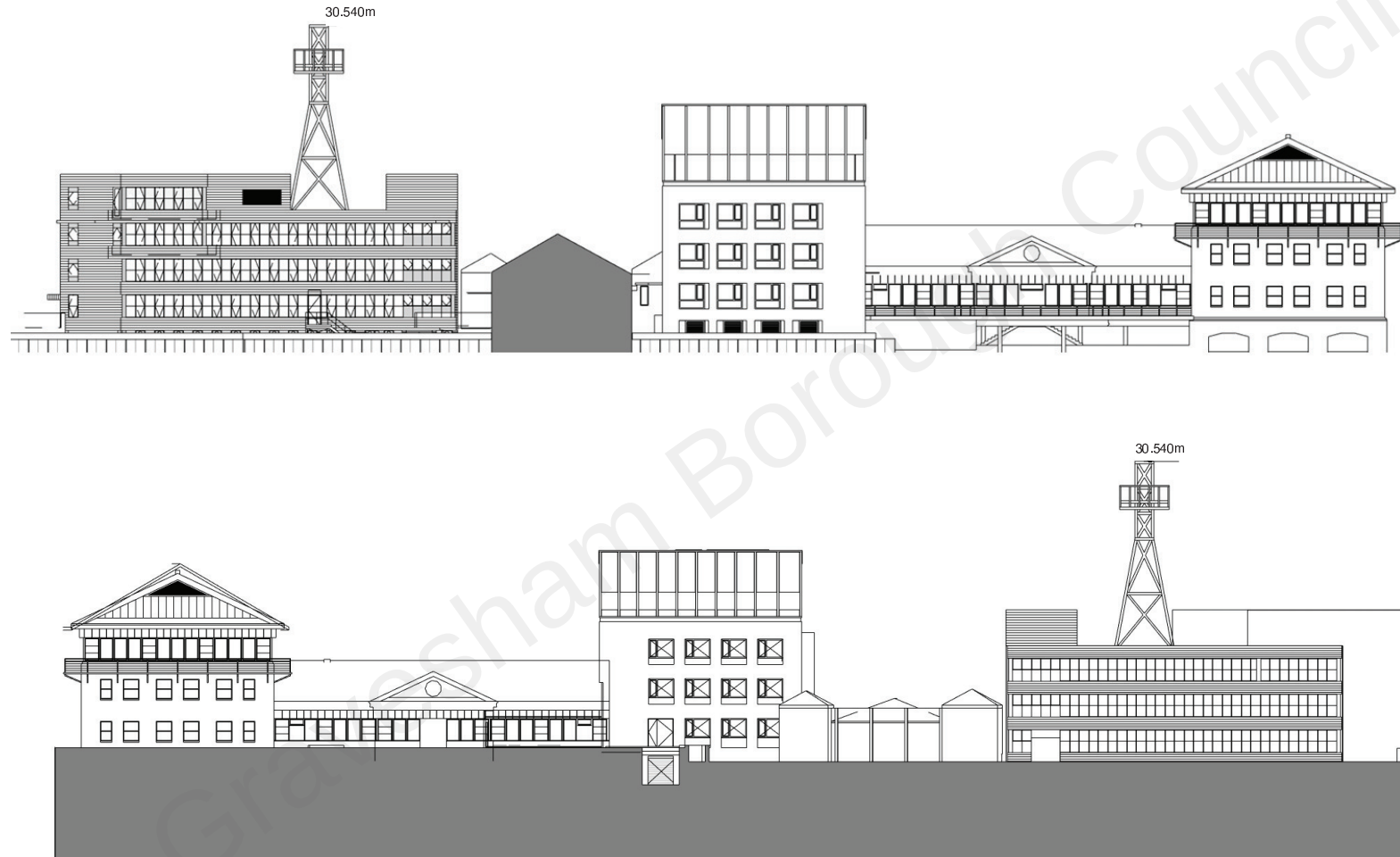
	Location	Reason for / against proposal
A	On the Ground between the Northern façade and the River Wall	- Replacement comms tower must be of the same height as the existing tower so a structure on the ground would be a significant structure. - Would negatively affect access to the river wall for maintenance requirements, likely Environment Agency concerns. - Would visually be more prominent from the river which could negatively affect setting of the PCC as well as the adjacent Grade II listed pier.
B	Fixed to the east side façade of PCC	- Replacement comms tower must be of the same height as the existing tower so feasibility of a structure of this height on the façade of the PCC requires further structural studies. - Would be closer to the Grade II Listed Pier than existing location and would negatively affect the setting of this heritage asset.
C	Fixed to the South Side Façade	- Replacement comms tower must be of the same height as the existing tower so feasibility of a structure of this height on the façade of the PCC requires further consideration. - Due to the required height of the structure this would have a negative visual effect on the design of the PCC façade and landscaping proposals.
D	Free standing in the public landscape	- Replacement comms tower must be of the same height as the existing tower so a structure on the ground would be significant in size which would detract from the overall public realm enhancement works in this area. - Structure would be closer to nearby residential properties and have a negative effect on the character of the Conservation Area.
E	On top of the 'Alex' house	- Preferred solution. The proposed relocation will have a positive effect on the character of the area compared with the existing location in that it will no longer be a focal point of views towards the river from the top of Royal Pier Road. - The proposed tower itself will also be of a more modern design than existing with less infrastructure and therefore will be less visually intrusive

Comms Mast – Existing Location



The two elevations above show the existing location of the comms mast on the existing PCC

Comms Mast – Proposed Location

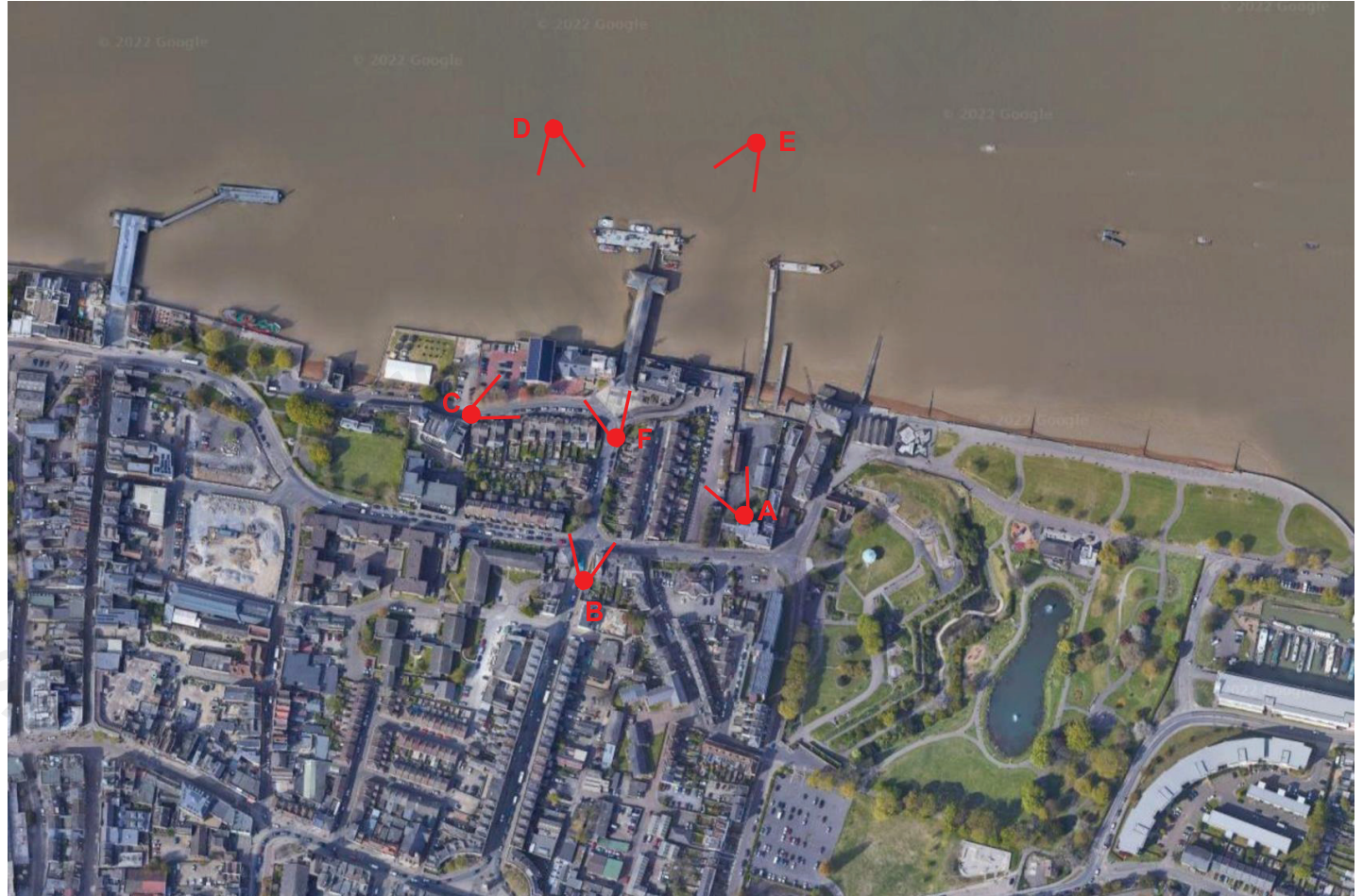


The two elevation above show the proposed new location of the comms mast in conjunction with the new elevation of the PCC. Separating these elements has benefits for both the new PCC visually but also framing of elements around the historic pier.

Visual Impact

The new PCC building sits within a conservation area and adjacent to the Historic Pier. It has been of importance to us to assess the visual impact of the new building within its town and river context to have a building of prominence that isn't out of place. We have used our 3D model to look at the visual impact of the new PCC taking the relocated comms tower into account. The viewpoints highlighted below are those considered to be key. This information provides a reasonable and appropriate sense of scale and setting which has allowed us to amend the scale and detail of the proposals to ensure it fits within its surroundings.

- A – Customs House
- B – Royal Pier Axis
- C – Royal Pier Road West
- D – River West
- E – River East
- F – Royal Pier Road South

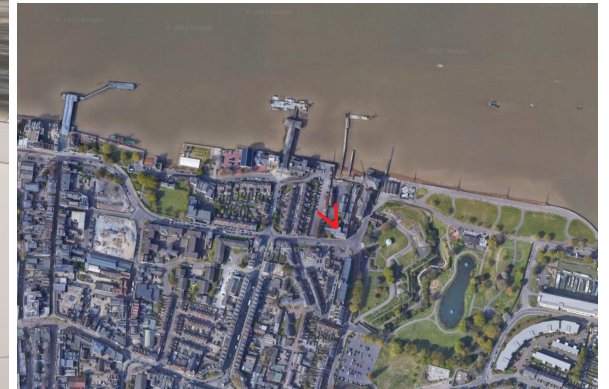


The following pages show the existing condition of the site then the new view from the same viewpoint in the 3D model with the new PCC and relocated comms mast position. The comms mast detail is subject to change but the overall height will be the same as shown.

Visual Impact A – Customs House



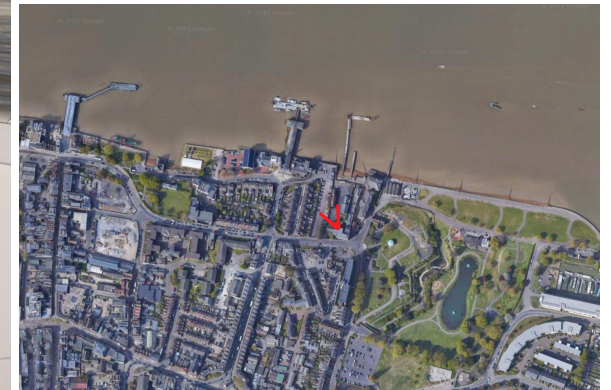
Existing



Visual Impact A – Customs House



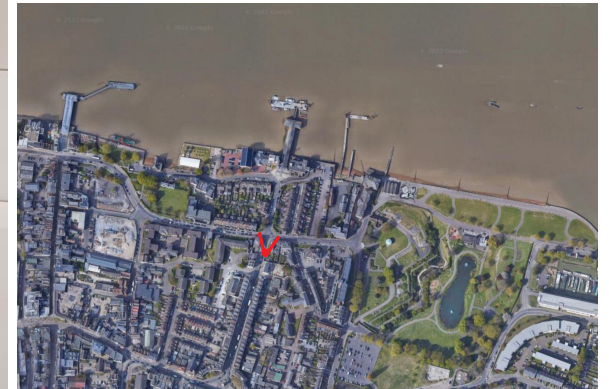
Proposed



Visual Impact B – Royal Pier Axis



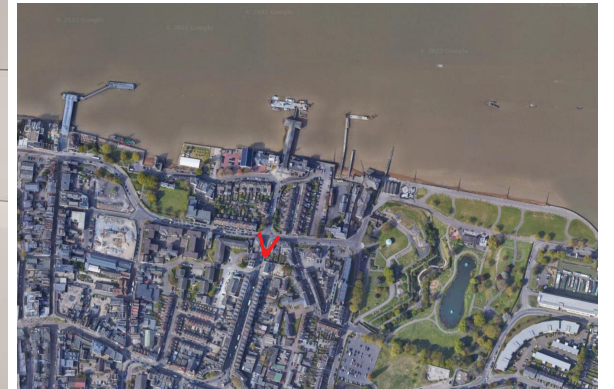
Existing



Visual Impact B – Royal Pier Axis



Proposed



Visual Impact C – Royal Pier Road West



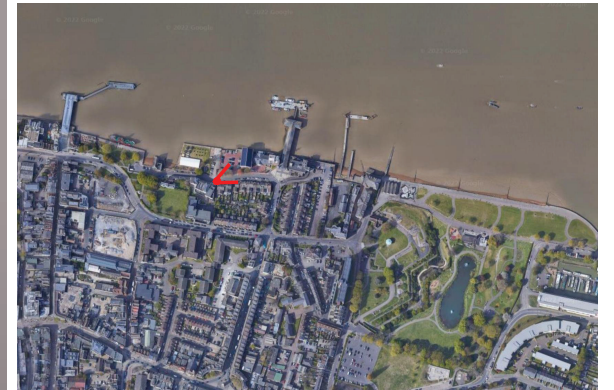
Existing



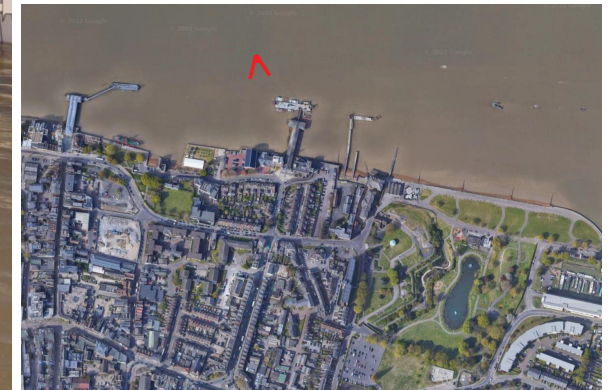
Visual Impact C – Royal Pier Road West



Proposed

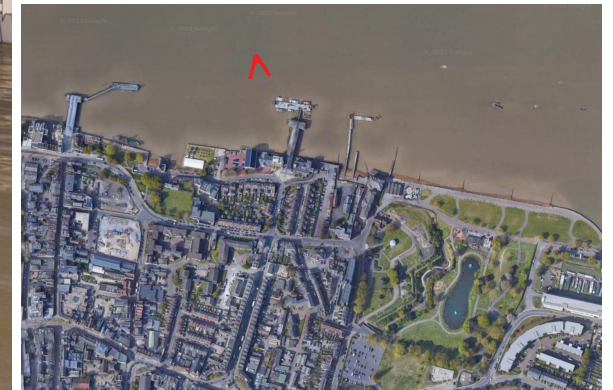


Visual Impact D – River West



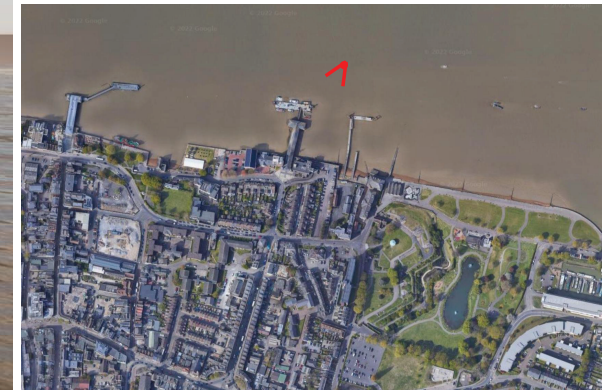
Existing

Visual Impact D – River West



Proposed

Visual Impact E – River East

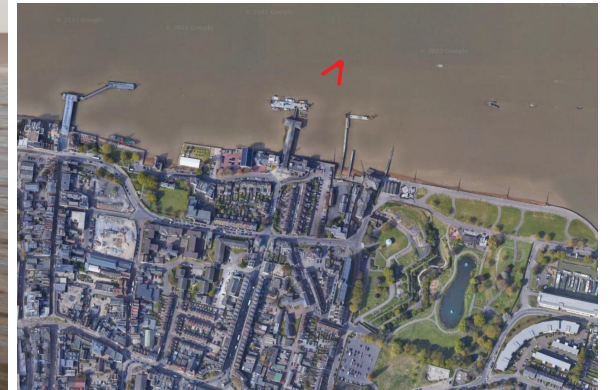


Existing

Visual Impact E – River East



Proposed



Visual Impact F – Royal Pier Road South



Existing



Visual Impact F – Royal Pier Road South



Proposed



Concept Illustration

