

Port of London Port Control Centre

BENNETTS
ASSOCIATES

Port of London Port Control Centre Landscaping

25.04.09



Reasons for Section 73 Application

This planning statement has been prepared in support of a Section 73 application ('s.73 application') to vary planning permission ref. 20221294 made by the Port of London Authority (PLA).

This application is made under Section 73 to amend the conditions attached to the extant permission for development previously granted on this site. The affected planning condition is condition 2 (Approved Drawings and Documents). Varying this condition will enable the associated plans, with specific regard to the external landscaping proposals to be amended.

This statement sits alongside a set of associated documents (see Appendix 1) that have been prepared by the PLA, in accordance with Gravesham Borough Councils latest Validation Checklist.

This statement draws together the planning case for change, to set out the PLA's view that the proposed development is not fundamentally different to the extant consent and demonstrates a significant degree of compliance with the policies of the adopted Local Plan.

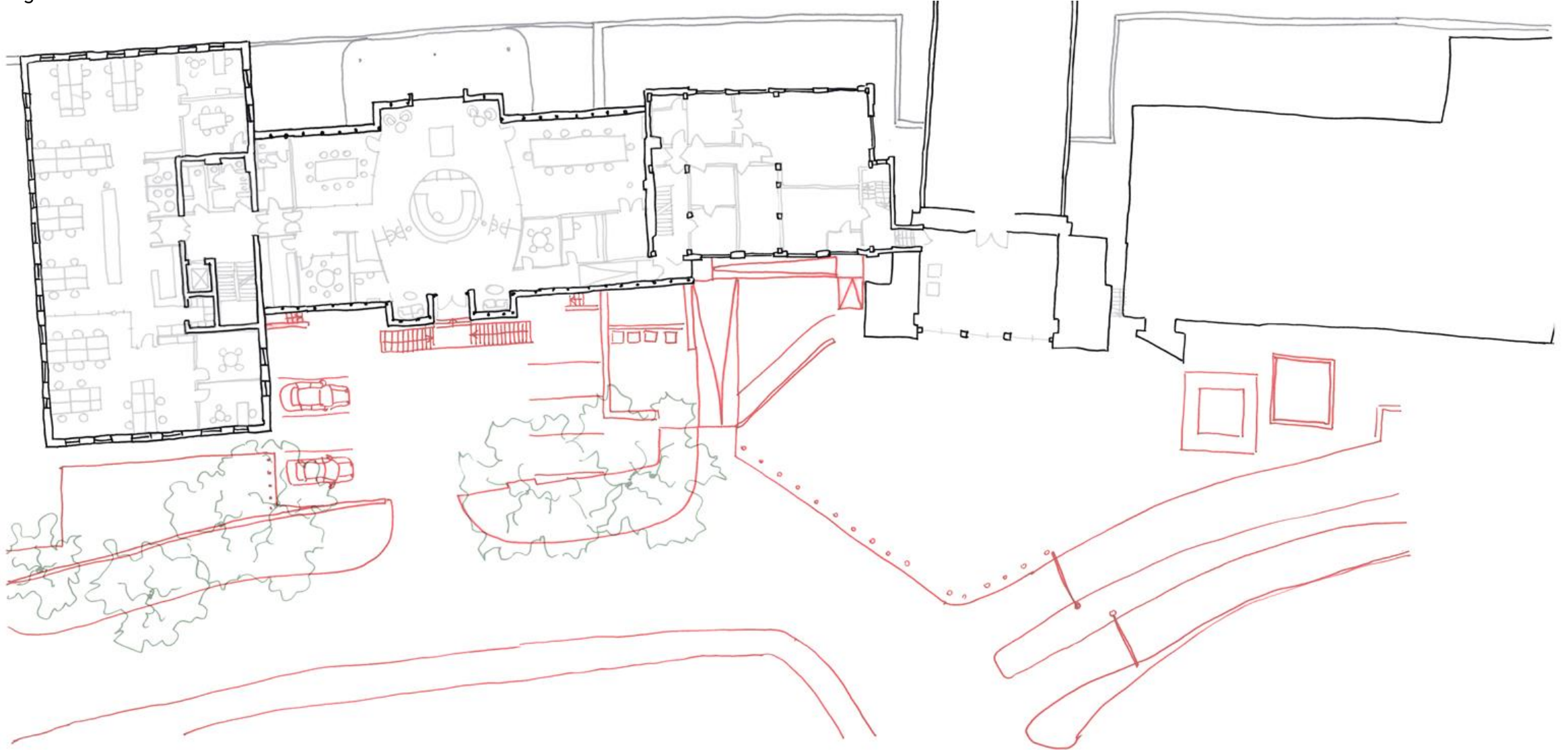
A separate, new Listed Building Consent application has also been submitted, to reflect the amendments and supersede the current Listed Building Consent permission (Ref; 20221295)

For a further overview please see the supplementary document entitled Section 73 Statement

Landscape Concept

Existing Condition

The principles of the development remain the same in intention to create a unifying presence in front of the PLA complex thus tying the existing buildings and proposed new PCC together



Landscape Concept

Unifying Landscape

Unifying the ensemble by embracing their difference and using the landscape to bring the site together and create a more comfortable ensemble of buildings linked by a common terrain



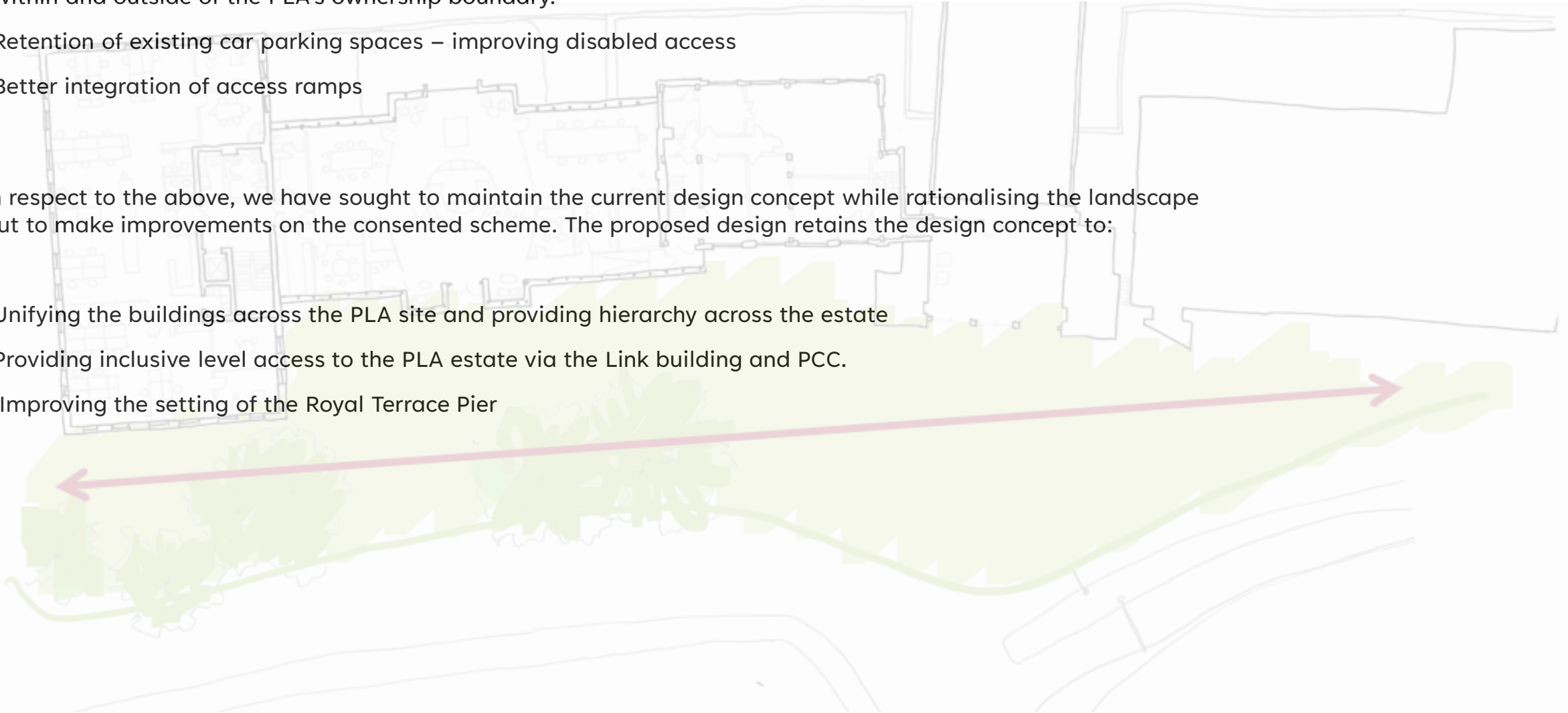
Landscape Design Developments

The design of the landscape has developed since gaining planning approval based on several factors:

- Further detail has been gained around the Root Protection Areas (RPAs) of the existing trees lining Royal Pier Road, within and outside of the PLA's ownership boundary.
- Retention of existing car parking spaces – improving disabled access
- Better integration of access ramps

With respect to the above, we have sought to maintain the current design concept while rationalising the landscape layout to make improvements on the consented scheme. The proposed design retains the design concept to:

- Unifying the buildings across the PLA site and providing hierarchy across the estate
- Providing inclusive level access to the PLA estate via the Link building and PCC.
- Improving the setting of the Royal Terrace Pier



Approved Landscape

Design Approved as per application no.20221294

The consented scheme achieved a unified landscape but through technical design we identified challenges related to the existing tress out with our site boundary and the overall length of the access ramp.



Approved Landscape

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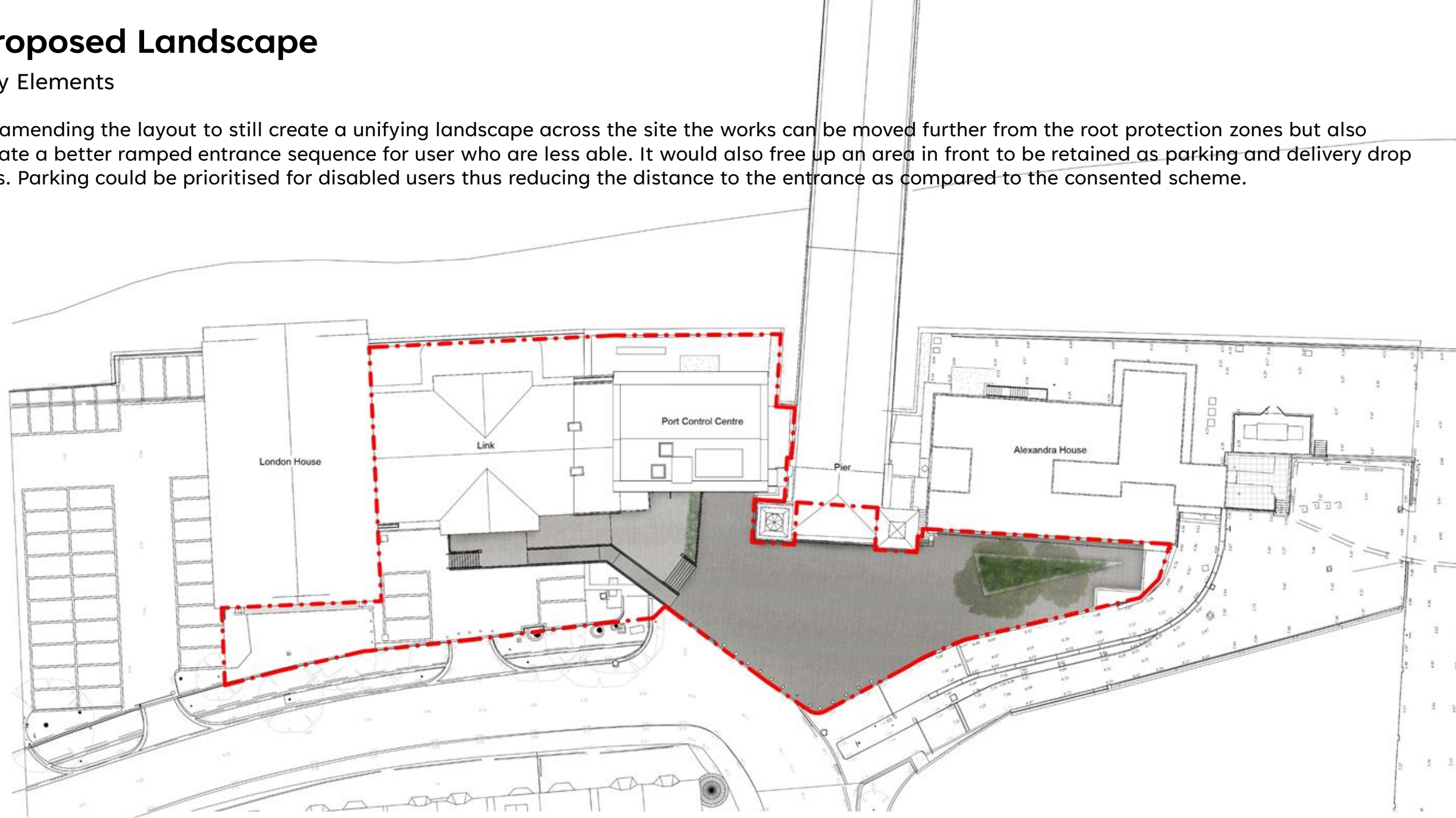
The consented scheme achieved a unified landscape but through technical design we identified challenges related to the existing trees out with our site boundary and the overall length of the access ramp. The root protection zones are shown below and encroach onto the areas we have proposed large planters ramps and stairs. This would create significant risk to these trees that we wanted to avoid, while achieving a better scheme overall.



Proposed Landscape

Key Elements

By amending the layout to still create a unifying landscape across the site the works can be moved further from the root protection zones but also create a better ramped entrance sequence for user who are less able. It would also free up an area in front to be retained as parking and delivery drop offs. Parking could be prioritised for disabled users thus reducing the distance to the entrance as compared to the consented scheme.



Proposed Landscape

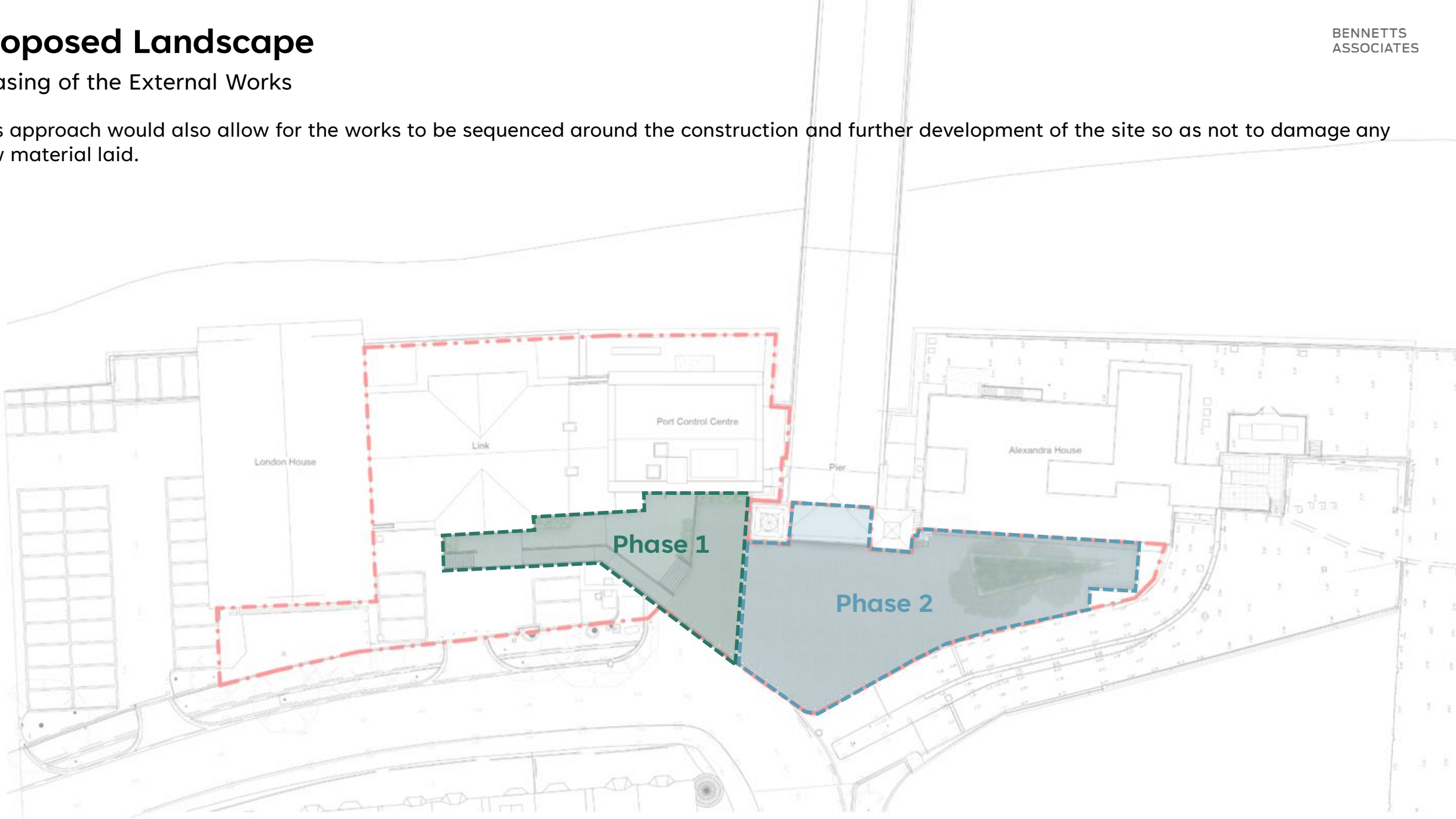
Key Elements



Proposed Landscape

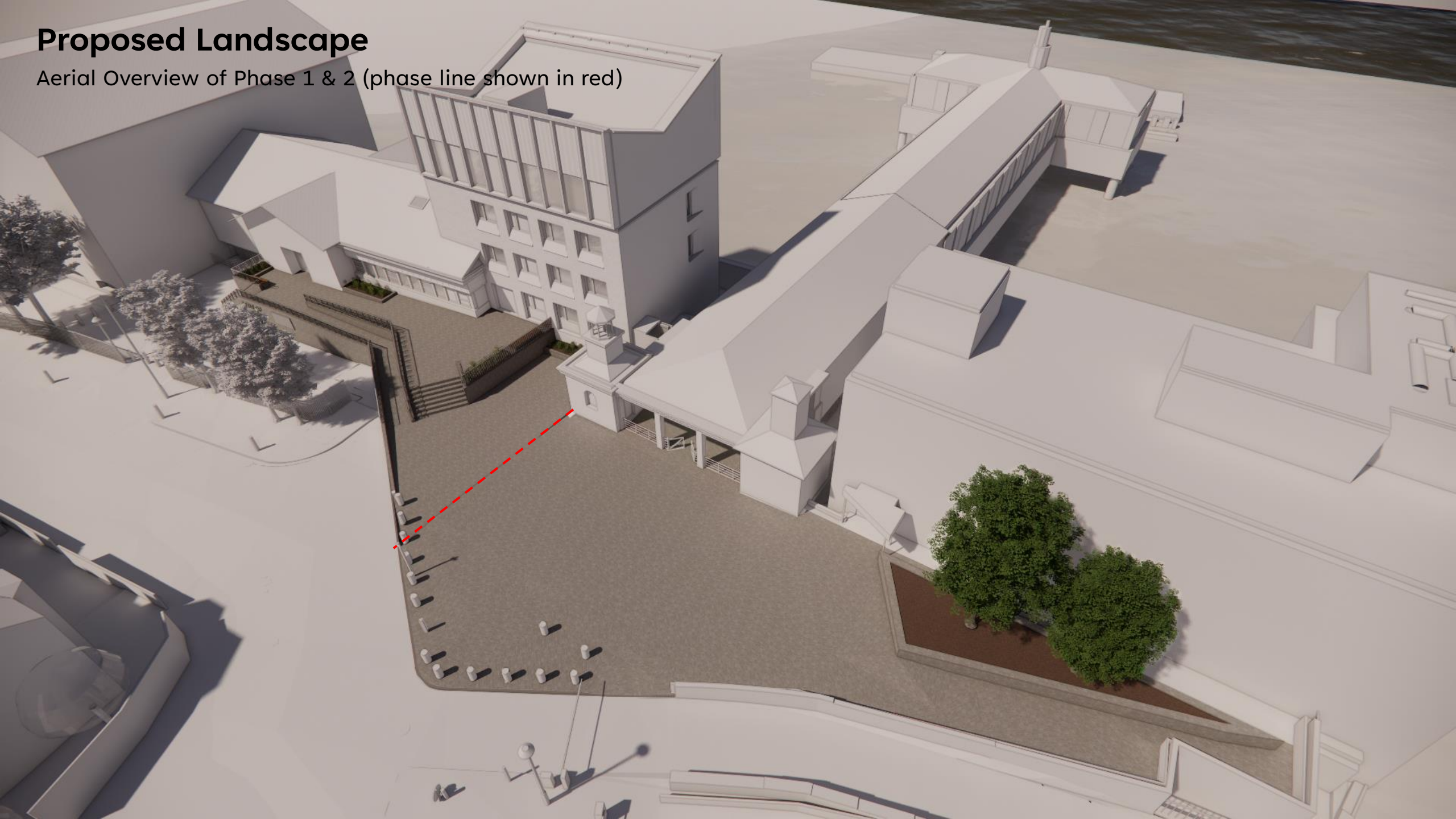
Phasing of the External Works

This approach would also allow for the works to be sequenced around the construction and further development of the site so as not to damage any new material laid.



Proposed Landscape

Aerial Overview of Phase 1 & 2 (phase line shown in red)



Proposed Landscape

Approach Views

Below shows several views on approach to the site. The scheme still achieves a level of connectivity and openness while elevating the pier to a higher level in the building ensemble.



Approach from the west



Approach from the south via Royal Pier Road

External Lighting

Concept

We would still propose a mix of new lighting contained within the new landscape elements to light routes for safe access and security. This could mix with more decorative elements to directly light the new PCC and the Historic pier, re establishing their hierarchy and importance upon the site. The details of the lighting are still subject to condition discharge, and we will be working with Gravesham to establish this detail as the project progresses



- Light fittings to illuminate buildings mounted at buildings' base
- Light fittings to illuminate buildings mounted onto its facade
- Light fitting recessed either side of stairs and ramps to illuminate circulation route
- Light fitting recessed in planters to wash light on circulation routes and public square

External Signage

Location and Type

We are still seeking to place signage for the new PCC on the refurbished façade and on elements of the landscape as shown in the adjacent images.

The new vertical face of the landscaping presents a good opportunity to add signage in the location the entrance is which further helps with establishing the scheme in its place and signposting where to go for visitors.



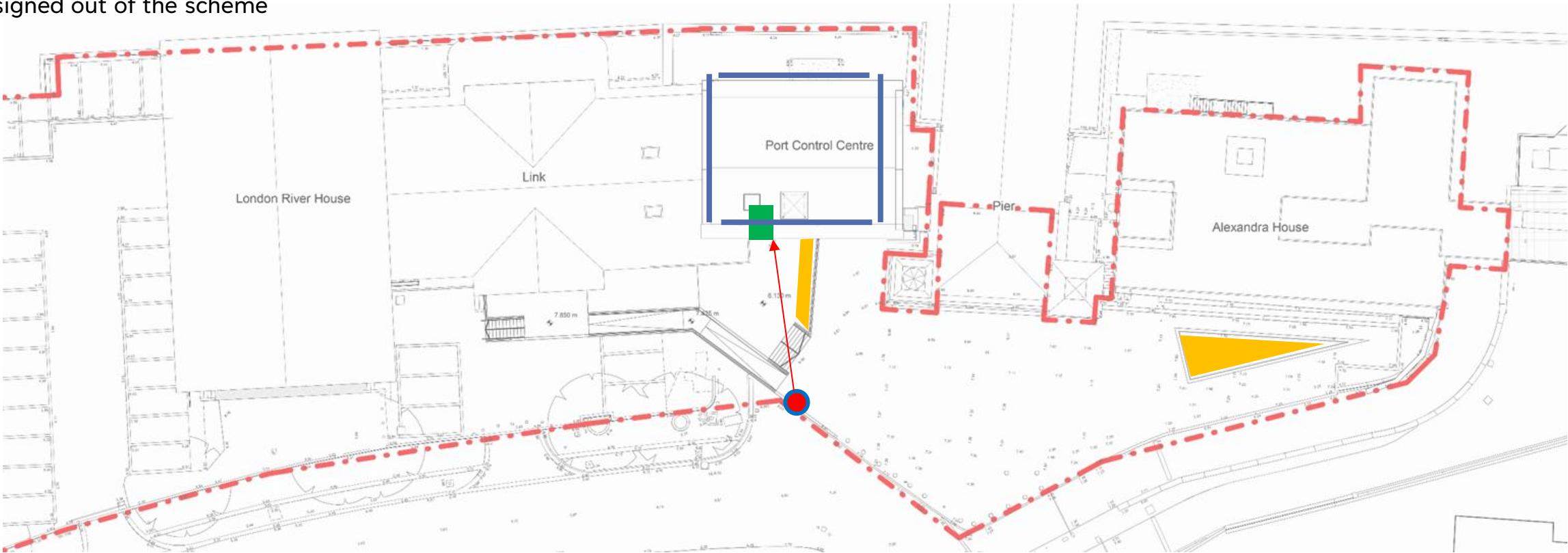
New landscaping with area for signage shown above.



Area for signage on refurbished PCC remains unchanged

Cleaning and Maintenance

The cleaning and maintenance strategy would remain unchanged albeit simplified as the removable piece of landscape has been removed and designed out of the scheme



— Cleaning and replacement glass via ground

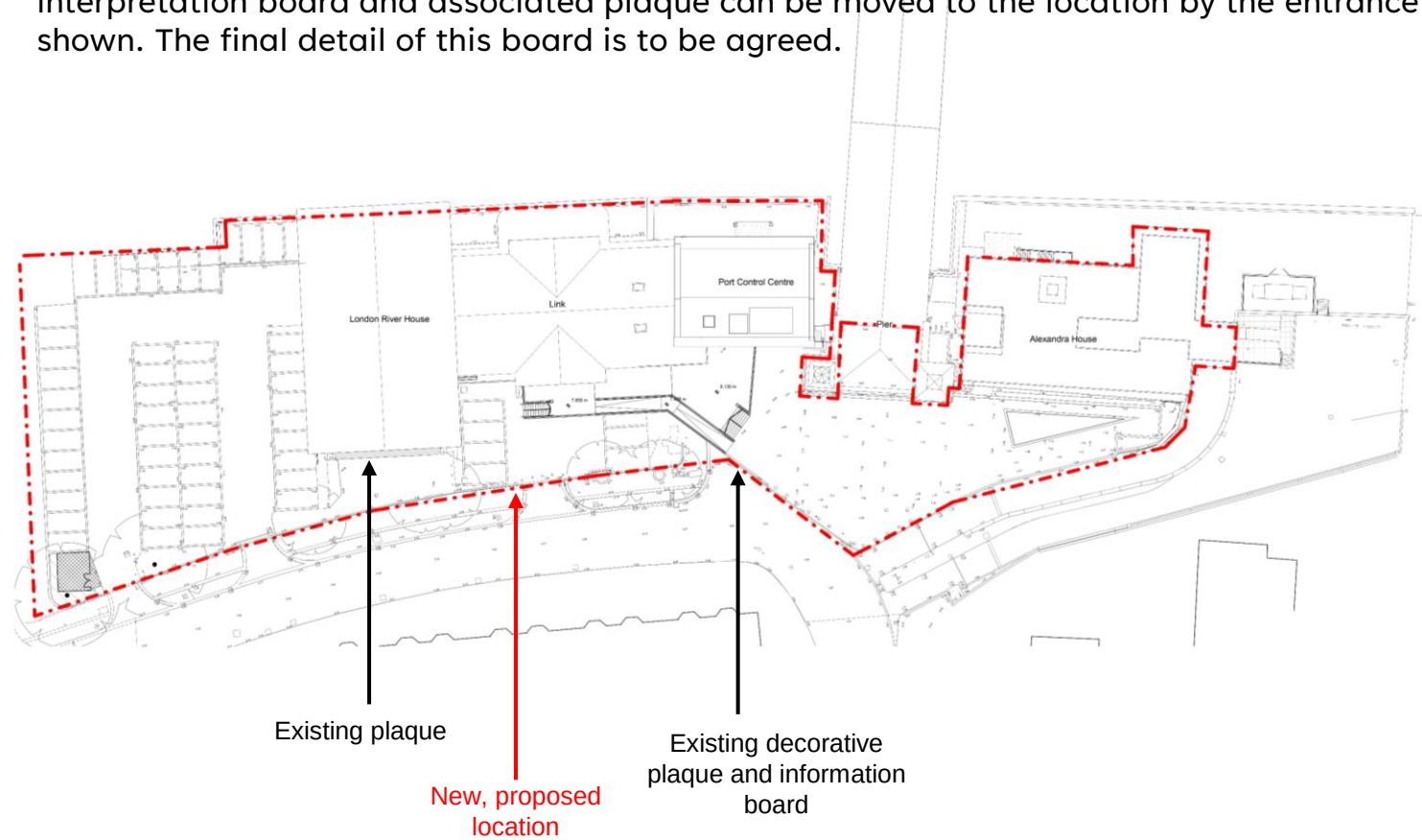
● Access for fire tender

— New planters incorporated into the maintenance strategy

Existing Decorative Signage and Interpretation

Locations and Intent

The location for the decorative plaque on London River House can now stay in its current location as part of the amended landscape layout. We have proposed that an updated interpretation board and associated plaque can be moved to the location by the entrance shown. The final detail of this board is to be agreed.



The plan below outlines the proposal for the new location of the decorative plaques and information board



Existing decorative plaque and information board



Existing plaque – London River House

