

Landscape – Hard Landscaping

The intention would be to use Kentish Ragstone for the floor surface and facing of planters creating a unified civic landscape with a quality local material. The image outlines the extent. We want to use the material everywhere for consistency but the final detail of the pattern direction will be agreed at a later date.

KENTISH RAG STONE

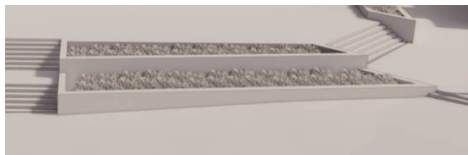


Gallagher Group

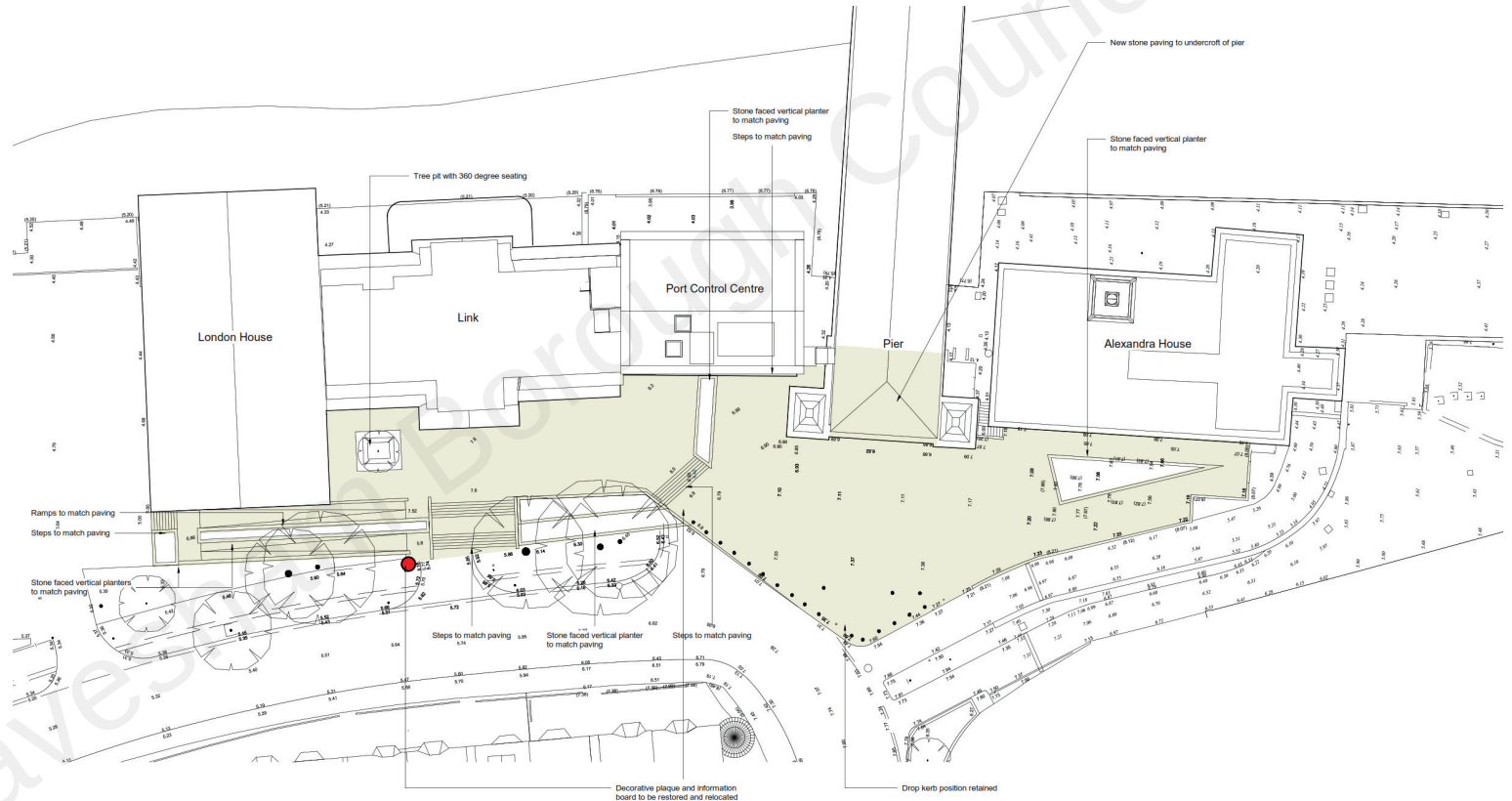
ORIGIN
Britain, Maidstone, Kent

APPEARANCE
Hard sandy limestone, grey to blue grey in colour

USE
Load bearing masonry, cladding, external paving, internal flooring, carving, landscaping, memorial, worktops



Planters and kerb will be clad in the same material as paving. The design of tiered planting walls and ramps will consider measures to prevent skating and other inappropriate uses.



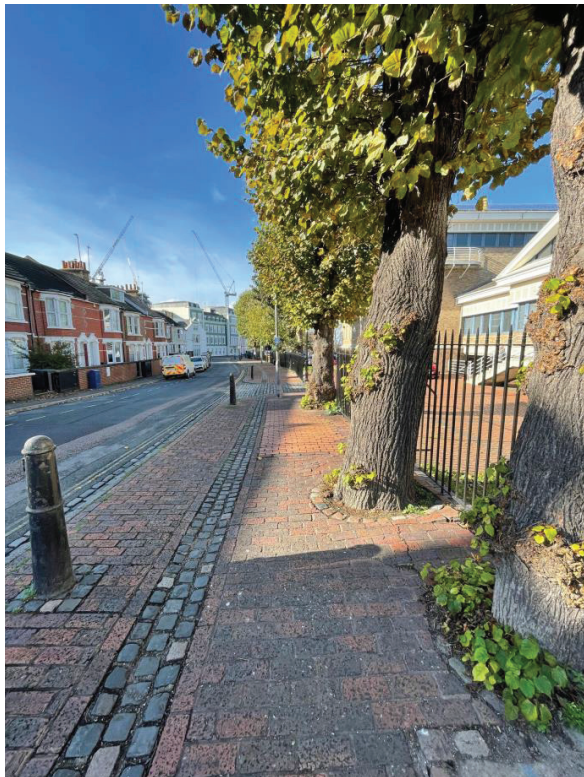
A small piece of land included within the development proposals is outside of the PLA's ownership – this space which forms part of the repaving proposals will be clearly marked to highlight the ownership boundaries

Landscape – Proposals



Above is a rendered concept diagram showing the extent of the new hard landscaping idea. The soft landscape planting palette would need to be developed and agreed to soften the edges of the landscaping but not distract from the more formal arrangement the site now has.

Landscape – Existing trees



All exiting trees will be retained in the design and during the construction of the building and landscape.

External Lighting – Existing Condition

The lighting to the existing site is minimal with a mixture of fittings between tall grey lamp posts on the pavement and smaller faux Victorian lamps to the PLA site. As a whole there is no decorative lighting to the listed pier and the whole site lacks cohesion and focus.

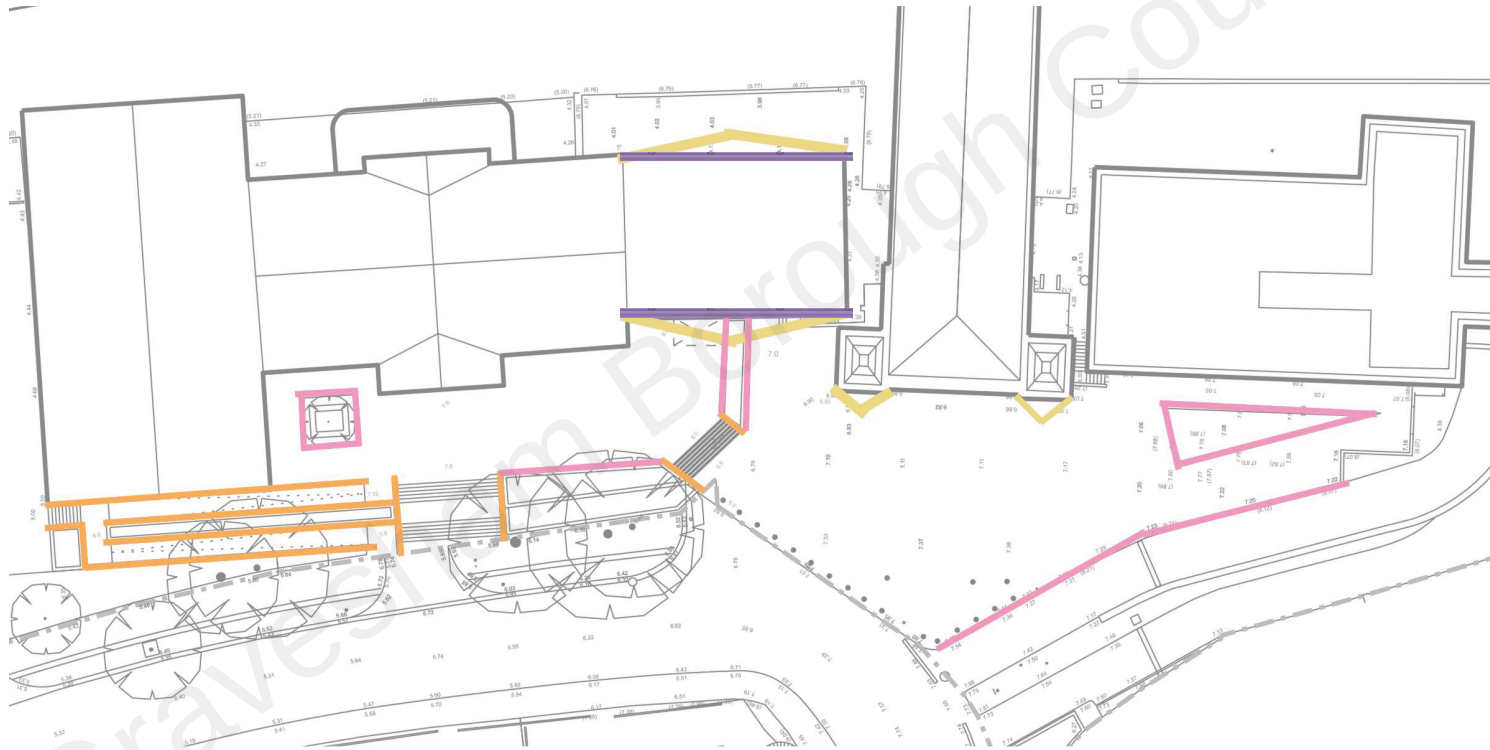


-  Existing faux Victorian lamps (to be removed)
-  Existing faux Victorian lamps (to be retained)

-  Existing lamppost (not on PLA demise)

External Lighting – Proposed Strategy

We would 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. We would also propose the relocation of the lamppost Infront of the new steps to the main entrance although as this is not on PLA demise land this is to be agreed with the relevant body.



Key:

- 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 Lighting – Proposed Strategy

The adjacent images are precedents for how the lighting on the site could be achieved.

This makes use of mainly using concealed fittings within hard landscape elements such as planters etc. to avoid large lighting columns. Smaller luminaires that are floor mounted and directed at the buildings while not disrupting and causing light spill over to the residential properties across the road.

The time that these could be switched on/off, the colour and final Lux levels are all items which can be agreed/conditioned. The proposed lighting will illuminate PCC and Royal Terrace Pier to highlight their features and enhance the character of the Conservation Area.

Lighting will be designed to ensure there is no hazard to navigation or any negative impact on river ecology as a result of the proposals.



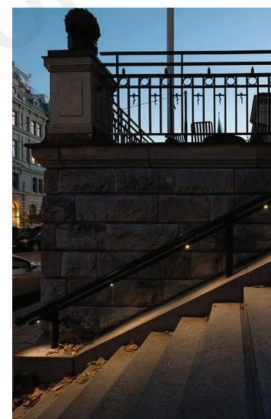
Light fittings to illuminate buildings mounted at buildings' base



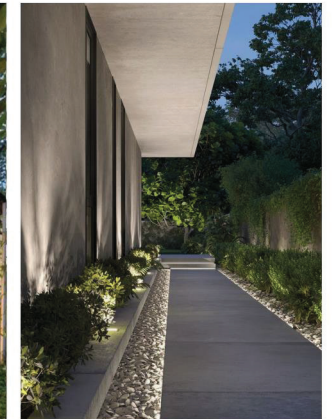
Light fittings to illuminate buildings mounted onto its facade (illuminated from top)



Light fitting recessed either side of stairs and ramps to illuminate circulation route

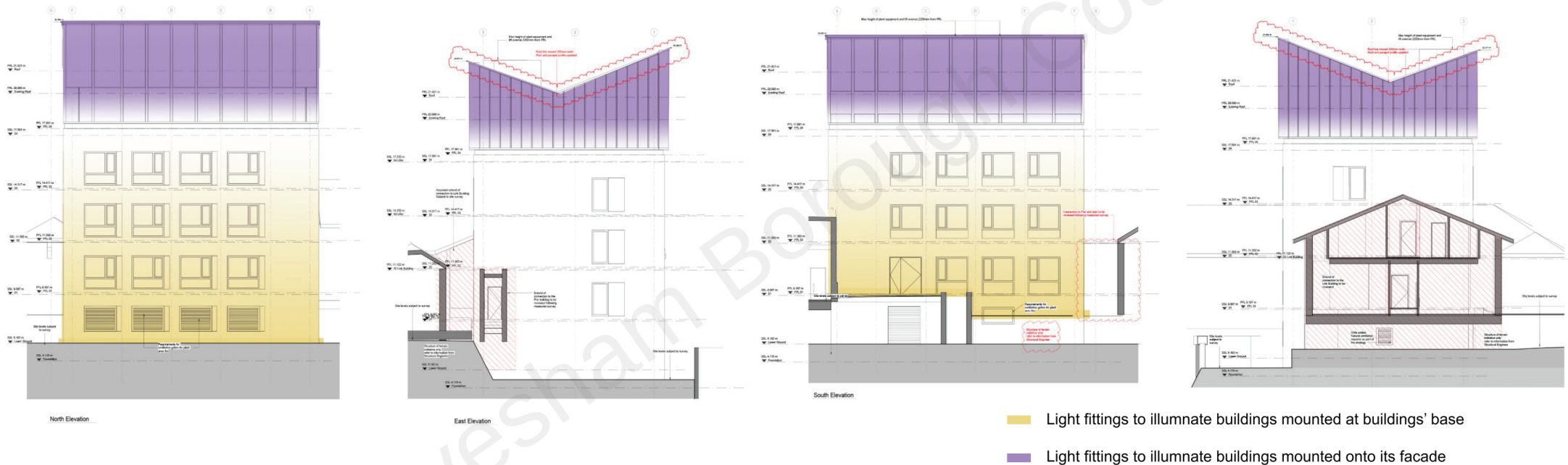


Light fitting recessed in planters to wash light on circulation routes and public square



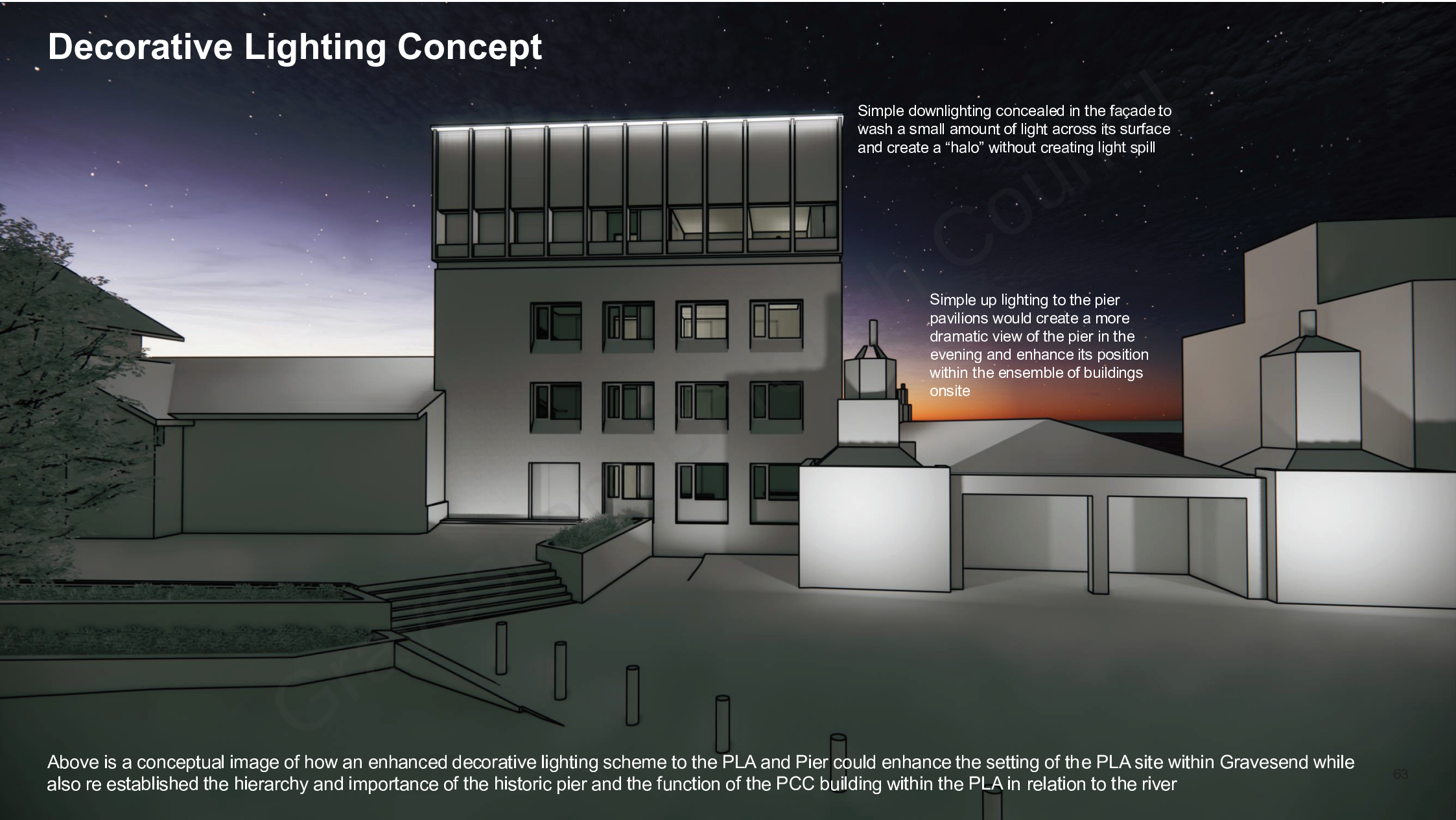
External Lighting

In addition to the decorative up lighting of the PLA and Pier from the ground. We have proposed a concealed lighting detail in the ridge of the new extension to the PLA.



This downlighting would wash light over the surface of the new façade to give it more visibility at night without it causing harm to the neighbouring properties. This is also an item which in terms of lux level, colours and times that could be agreed/ conditioned.

Decorative Lighting Concept



External Signage - Existing

The current PCC building has branding signage on both the North and South Facades.



External branding signage on the South Façade of PCC



External branding signage on the North Façade of PCC

External Signage - Proposed

The current PCC building has branding signage on both the North and South Facades. We would propose to keep the external signage in the new building in some form although the exact type style and size is to be determined. We have shown the location adjacent and on the supplemental drawings with this report.

In addition, the hard landscaping planters could provide the opportunity for further signage to announce the PLA to the town better than it does currently. The suggested location for this is shown adjacent. New signage will replace the existing wording, but not style and font of the current sign. Further details and appearance of the signage to be agreed at the later stage.

Proposed locations for external signage

