



Planning Condition Discharge 3

External Materials

Project Name	Seacon Terminals Ltd
Project Reference	337

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 relates to the discharge of pre-commencement **Planning Condition 3**.

Prior to the commencement of works on the new office building herein approved full details of materials, including colour, rainwater goods, soil and vent pipes and any other external elements shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in strict accordance with those details

Reason: To ensure a satisfactory standard of appearance upon the locality in accordance with Policy CS19 of the Local Plan Core Strategy Policy 2014

This report is to be read in conjunction with the following documents:

- 196-MA-01-115-P02-ProposedElevations – Note these are the approved planning drawings
- 196-A-02-155-P02-ExternalDockersStaircaseSheet1
- 196-A-02-156-P02-ExternalDockersStaircaseSheet2

2.0 Strategy

In accordance with the planning permission the following material palette is proposed:

1. Rainscreen cladding board - Equitone Natura
2. Rainscreen cladding board - Linear Equitone
3. Glass balustrades to terrace
4. Aluminium windows, doors
5. Aluminium curtain walling
6. Roof finish – Green roof
7. External metalwork
8. External solar shading

With regards to the roof finish item 6: The approved planning drawings show this as a standing seam metal roof.

This is now proposed as an extensive brown/green roof. This change has arisen from the applicant's (Seacon Terminals Ltd) desire to improve the green credentials of the building and to create an opportunity to enhance biodiversity across the wider site.

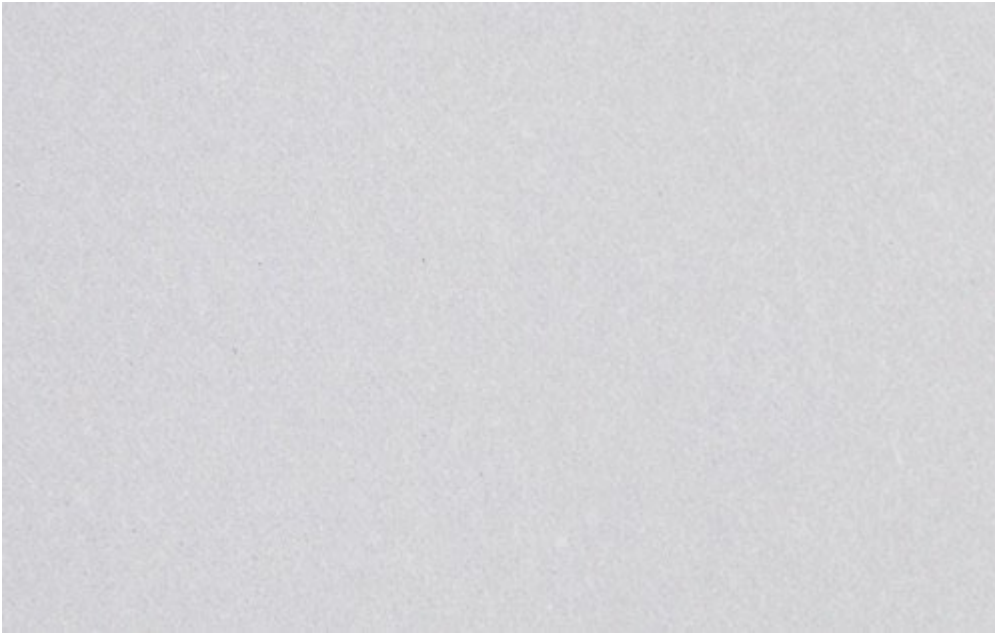
It should be noted that all rainwater pipes, external plant, and other pipe work is concealed within the building envelope and is not visible on the perimeter facades of the building.

The Material Details information in the subsequent section of this report provide specific details of the proposed products.

Material Details

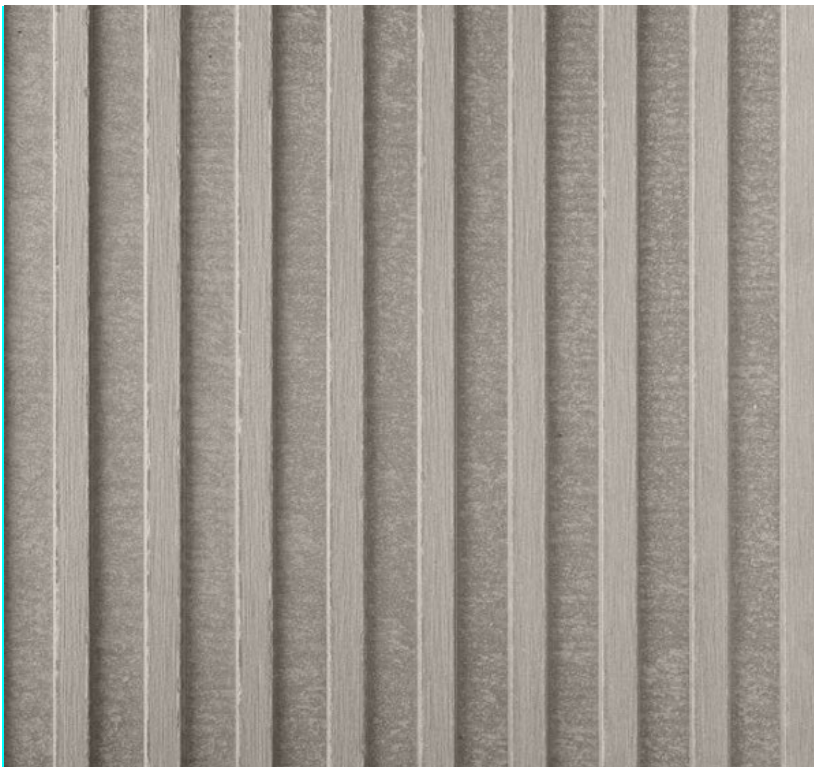
1. Rainscreen cladding board - Equitone Natura – Soft Grey N163

The proposed fibre cement cladding board is proposed for the building exterior, drawing *196-MA-01-115-P02-ProposedElevations*, key reference P01:



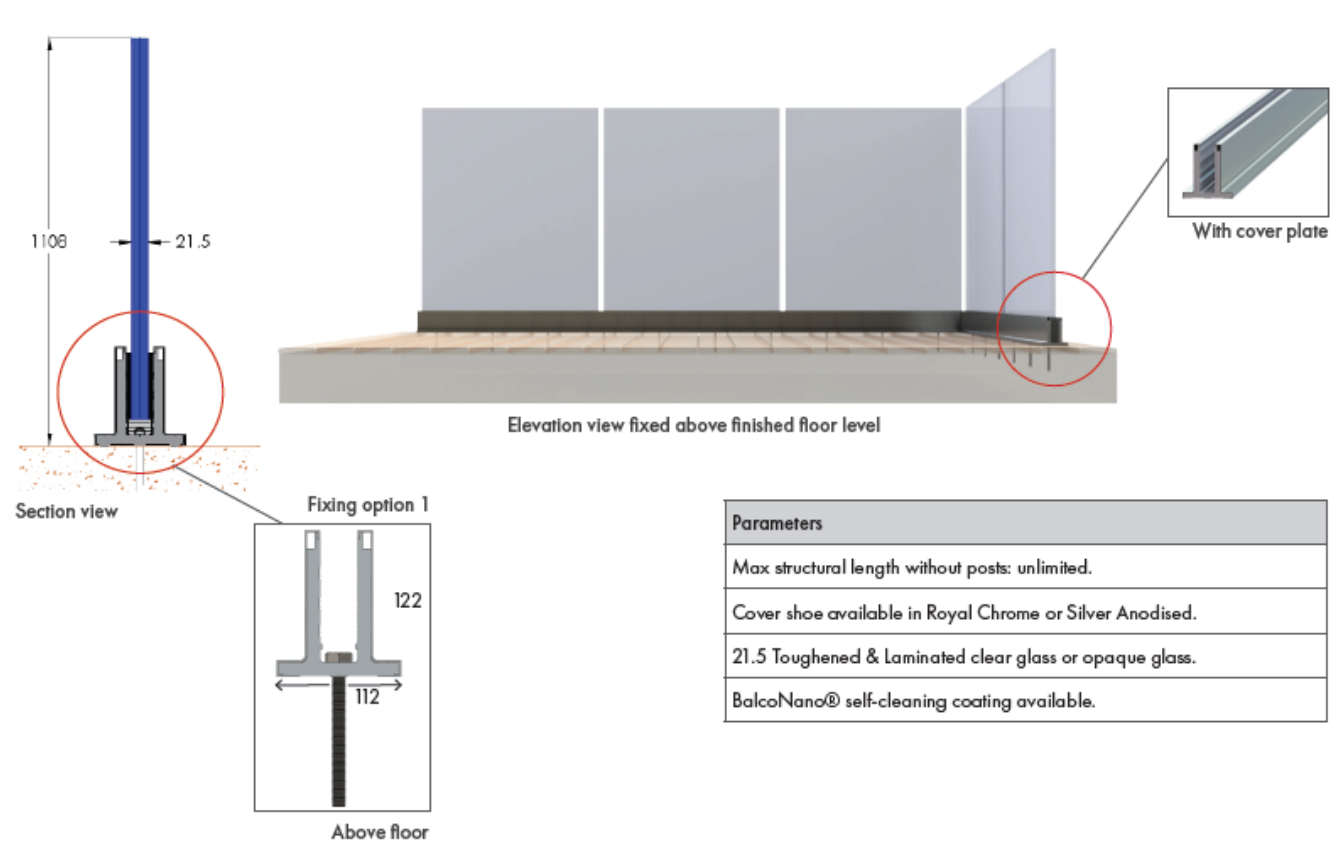
2. Rainscreen cladding board –Linear Equitone – Tegral LT60

The proposed textured fibre cement cladding board is proposed for the building exterior, drawing *196-MA-01-115-P02-ProposedElevations*, key reference P02:



3. Glass balustrades to terrace

The system proposed for the second floor external terrace is a frameless glass system, drawing *196-MA-01-115-P02-ProposedElevations*, key reference P9:



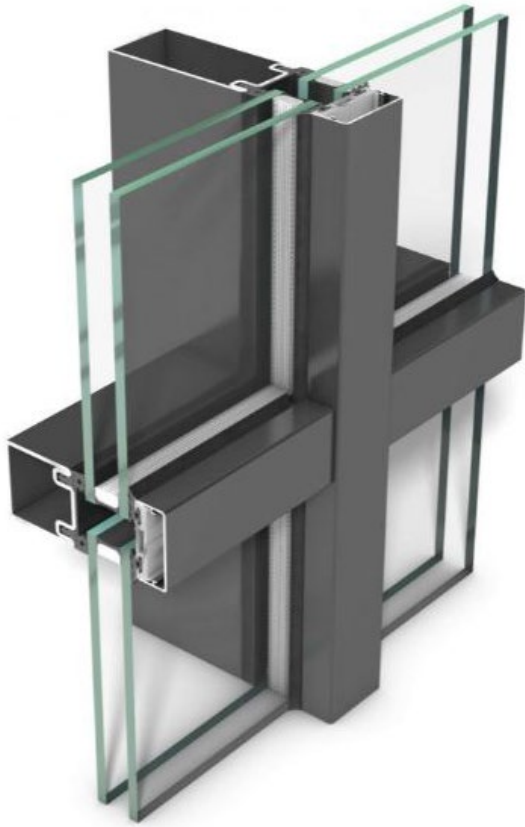
4. Aluminium windows, doors and louvre panesl

All external window frames, door frames and louvre panels will be Polyester Powder Coated to RAL colour 7039; drawing *196-MA-01-115-P02-ProposedElevations*, key reference P3, P6, P7.



5. Aluminium curtain walling

All external curtain wall mullions and transoms will be Polyester Powder Coated to RAL colour 7039, and in the following configuration:



6. Roof finish – Green roof

The green roof will be an extensive brown/biodiverse roof which will cover the entire second floor roof slab:



7. External Metalwork

All exposed external metalwork on the visible external staircase will be Polyester Powder Coated to RAL colour 7039., drawing *196-MA-01-115-P02-ProposedElevations*, key reference P10.



Refer to accompanying application drawings, *196-A-02-155-P02-ExternalDockersStaircaseSheet1* and *196-A-02-156-P02-ExternalDockersStaircaseSheet2*, for design intent.

8. External Brise Soleil / Solar Shading Fins

All external solar shading fins will be aluminum and Polyester Powder Coated to RAL col 7048 drawing *196-MA-01-115-P02-ProposedElevations*, key reference P5.

