

# Planning Committee – Supplementary agenda

**A meeting of the Planning Committee will be held on:**

**Date:** 29 April 2020

**Time:** 6.30pm

**Venue:** Civic Suite - Level 2, Gun Wharf, Dock Road, Chatham ME4 4TR

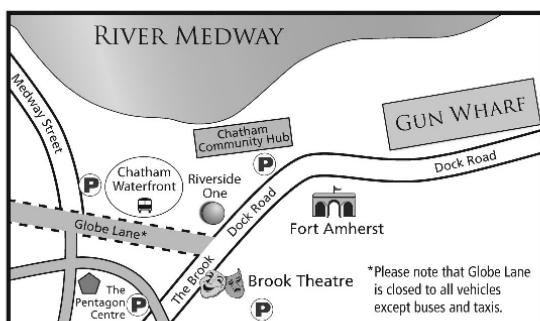
## Items

**13(A) Additional Information - Presentation**

**(Pages 3  
- 134)**

**For further information please contact Ellen Wright, Democratic Services Officer  
on Telephone: 01634 332012 or Email: [democratic.services@medway.gov.uk](mailto:democratic.services@medway.gov.uk)**

**Date: 29 April 2020**



**This agenda and reports are  
available on our website  
[www.medway.gov.uk](http://www.medway.gov.uk)**

A summary of this information can be made available in other formats from **01634 333333**

If you have any questions about this meeting and you want to speak to someone in your own language please ring **01634 335577**

বাংলা  
中文

331780

331781

ગુજરાતી  
हिंदी

331782  
331783

ਪੰਜਾਬੀ

Polski

331784

332373

કુર્ડી

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331841

331786

اردو

ଫାରସି

331785

331840

Русский  
Lietuviškai

332374  
332372

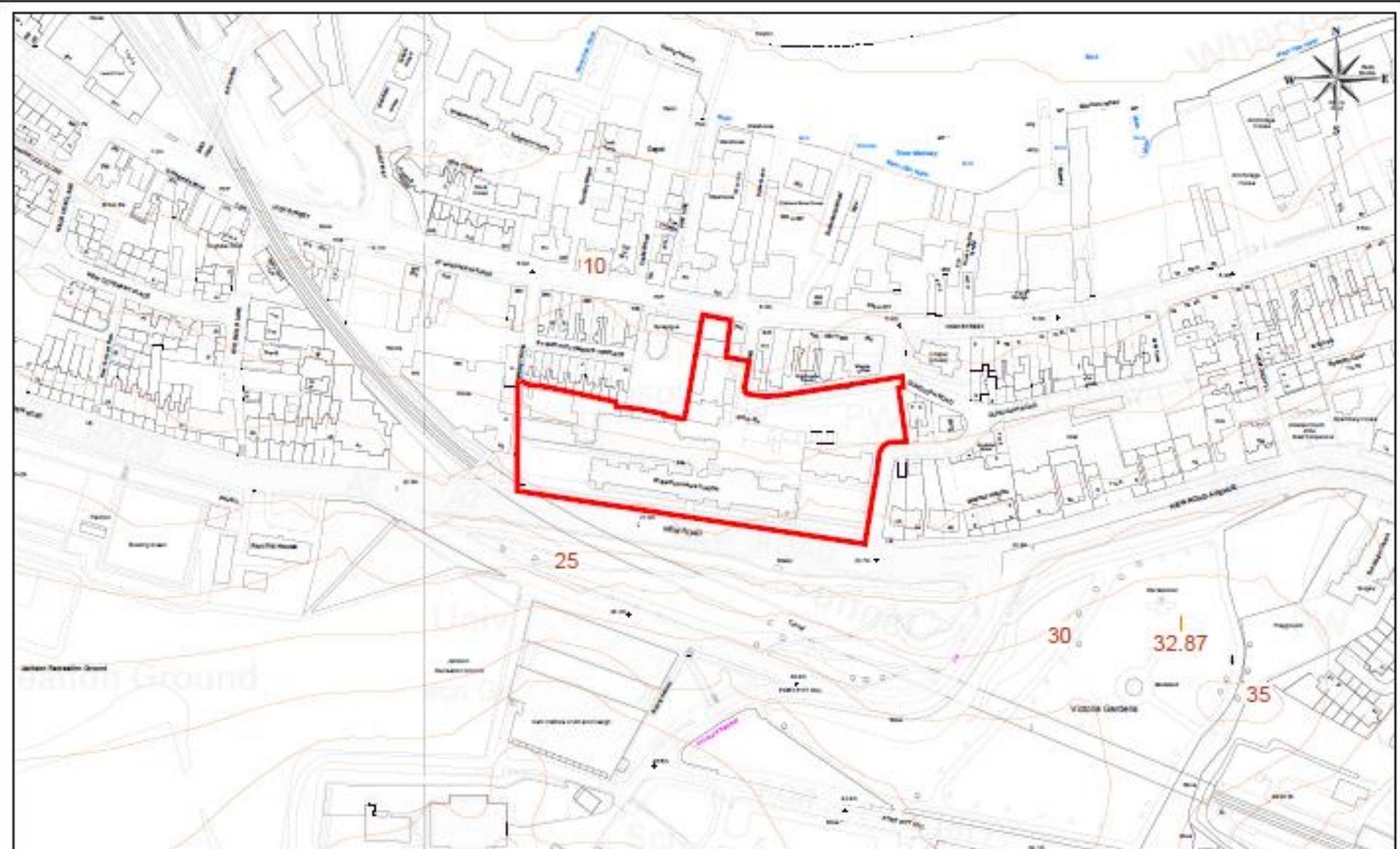


# Planning Committee

29th April 2020

# MC/19/2709 & MC/19/2710

St Bartholomews Hospital, New Road, Rochester



MC/19/2709 - St Bartholomews Hospital, New Road, Rochester

25 0 25 50 75 100 125 150 175 200  
Metres

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Mapney  
Surveying You

Scale 1:2500 21/03/20  
© Medway Council 2009

# Aerial view of the site



# St Bartholomews Hospital New Road Frontage – view from UCA



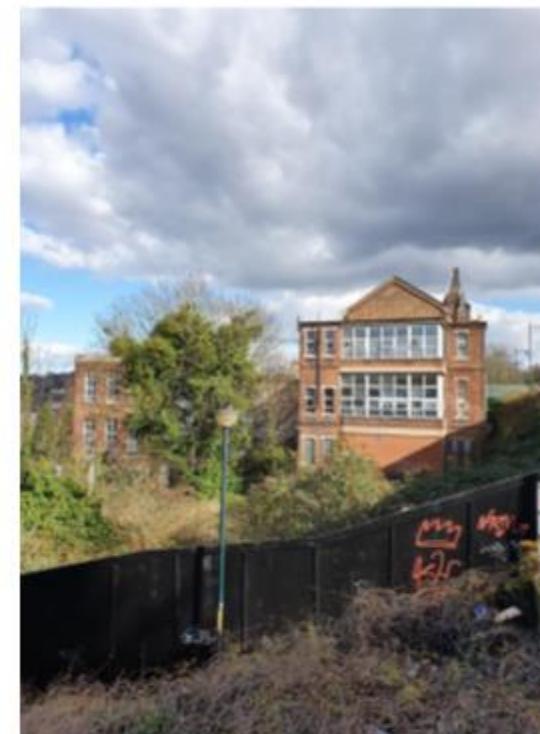
∞

## St Bartholomews Hospital main building – New Road frontage



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## View of New Road – location of Watt House



→ View of New Road – location of Lloyd House/Nurses Block



## Views of the rear of the site from St Bartholomews Lane



# View from the alley linking New Road and High Street



# View of the waterworks



# Inside the waterworks building



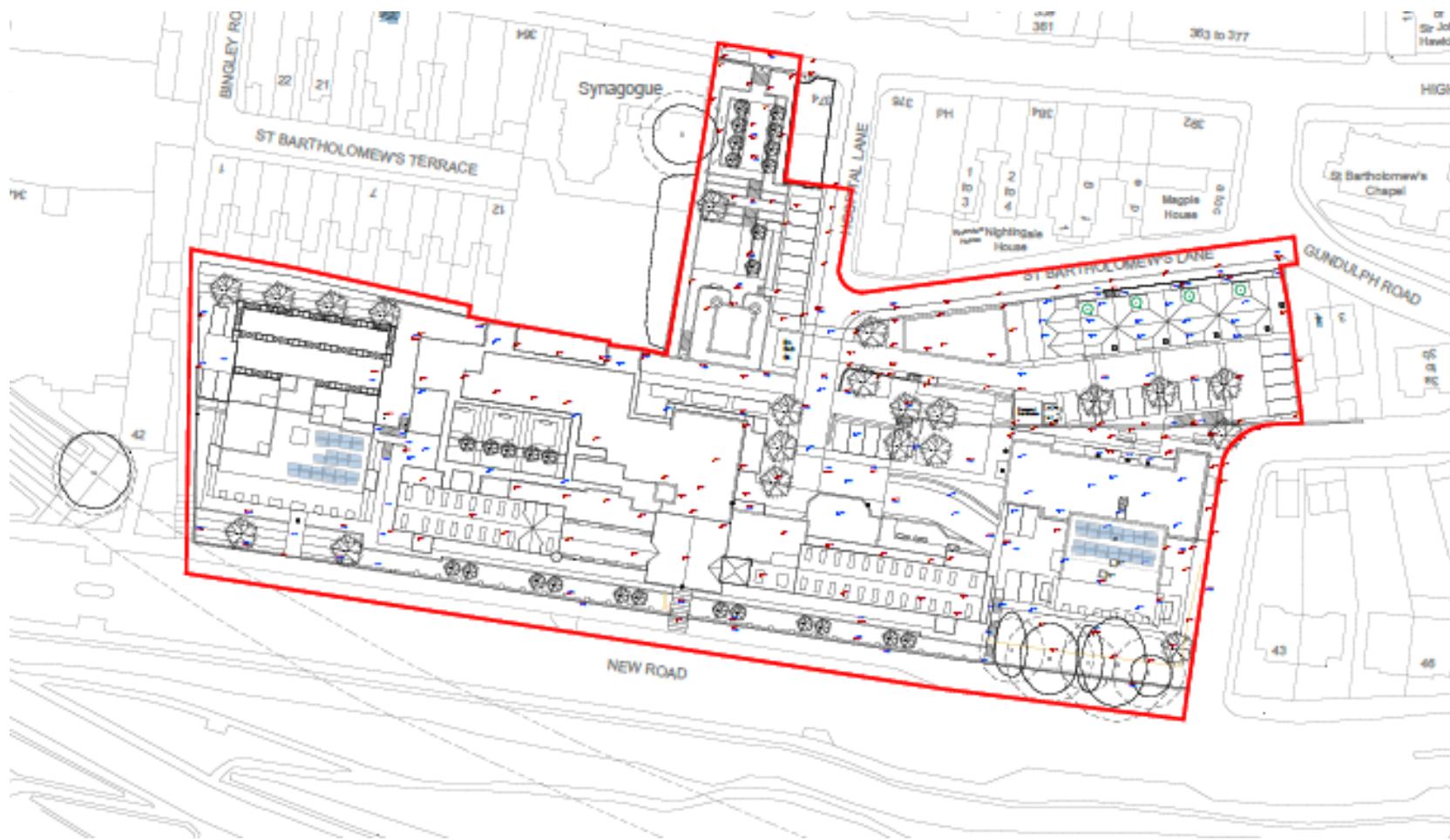
# View of the garden of reflection and 351 High Street from inside the mortuary



# View of the waterworks and garden of reflection from 351 High Street



# Site Layout



# Landscape Plan



# Main Hospital Building South (Front) Elevation



Front Elevation  
(south elevation)

# Main Hospital Building North (Rear) Elevation

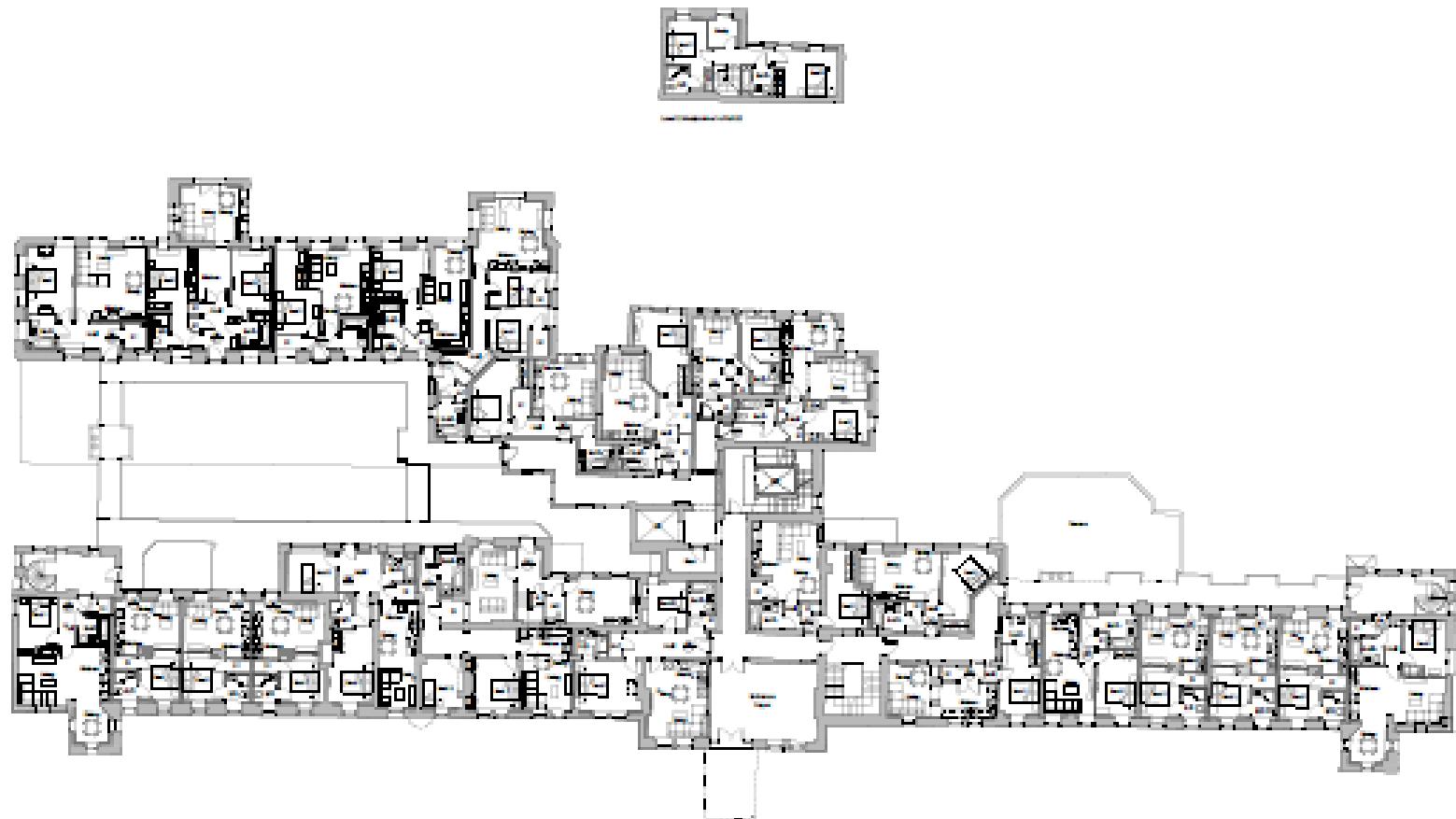


Rear Elevation  
(north elevation)

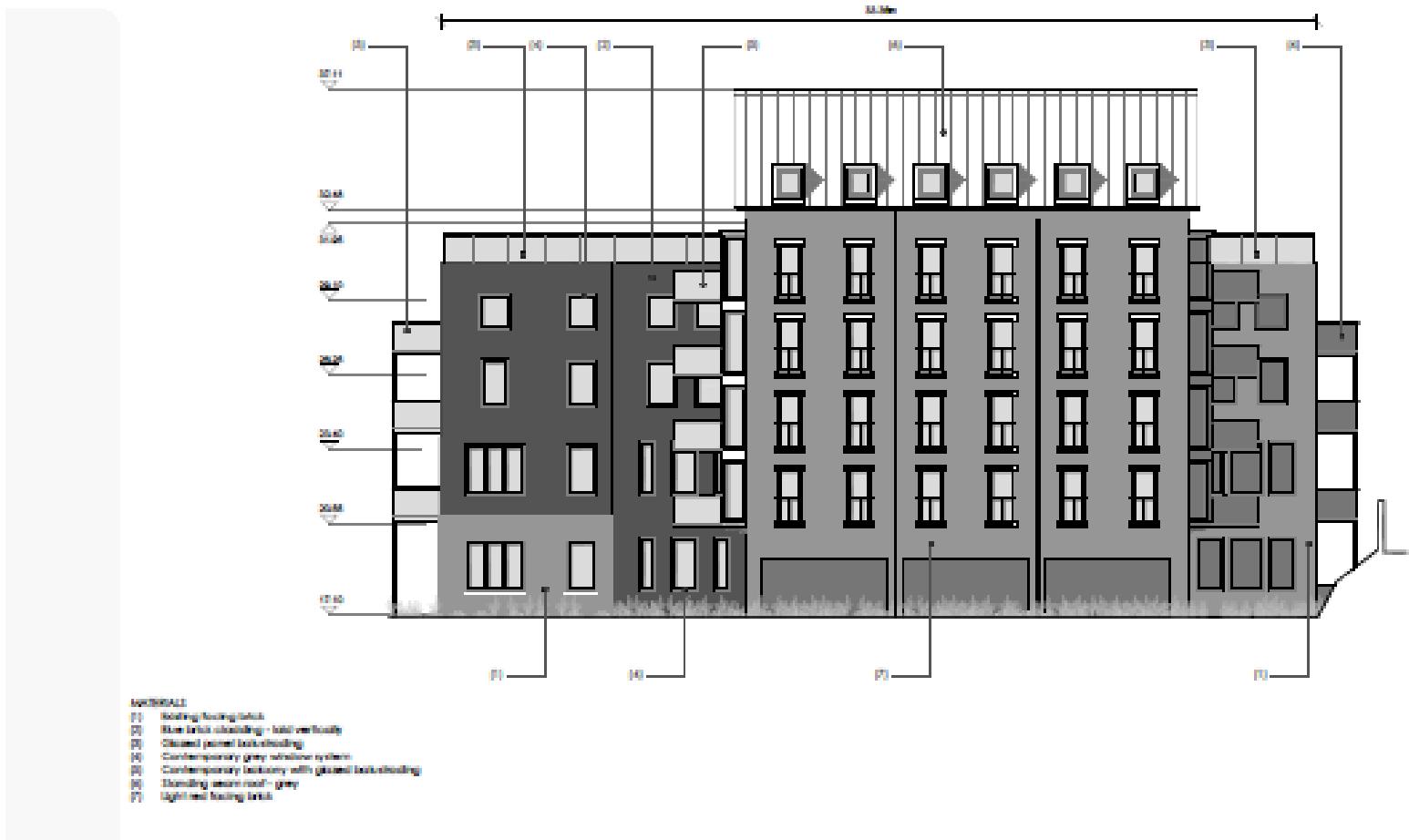
# Main Hospital Building Side Elevations



# Main Hospital Building Typical Floor Plan



# Lloyd House/Nurses Block South (Front) Elevation



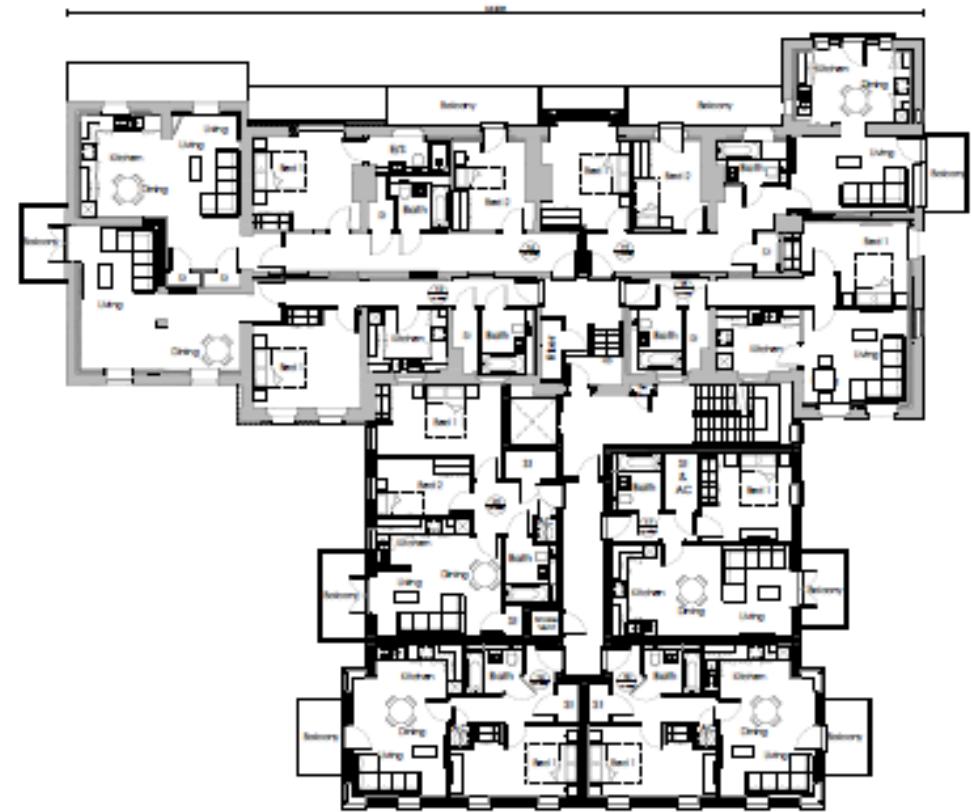
# Lloyd House/Nurses Block East Elevation



# Lloyd House/Nurses Block West Elevation



# Lloyd House/Nurses Block Typical Floor Plan



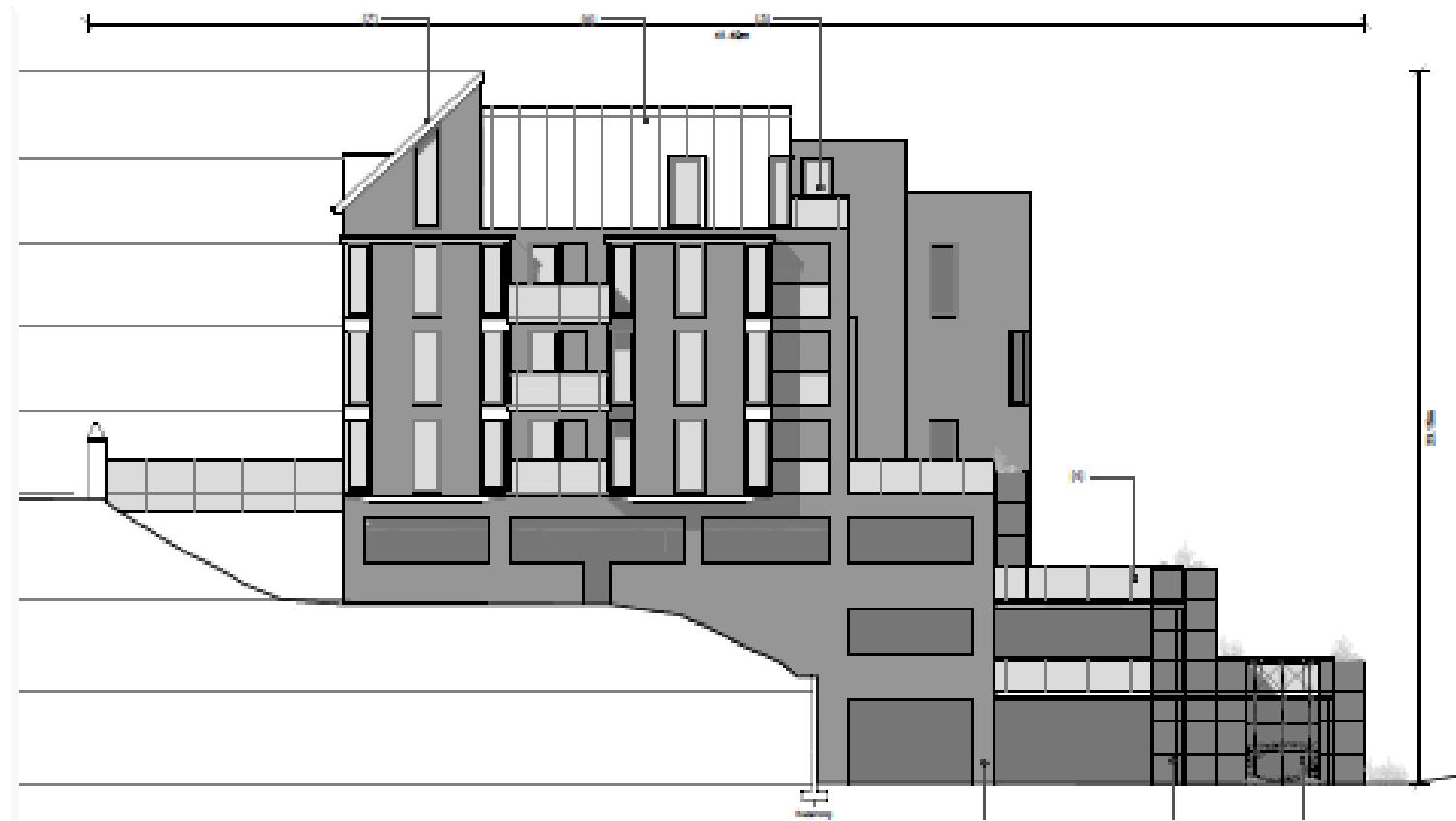
# Watts House South Elevation



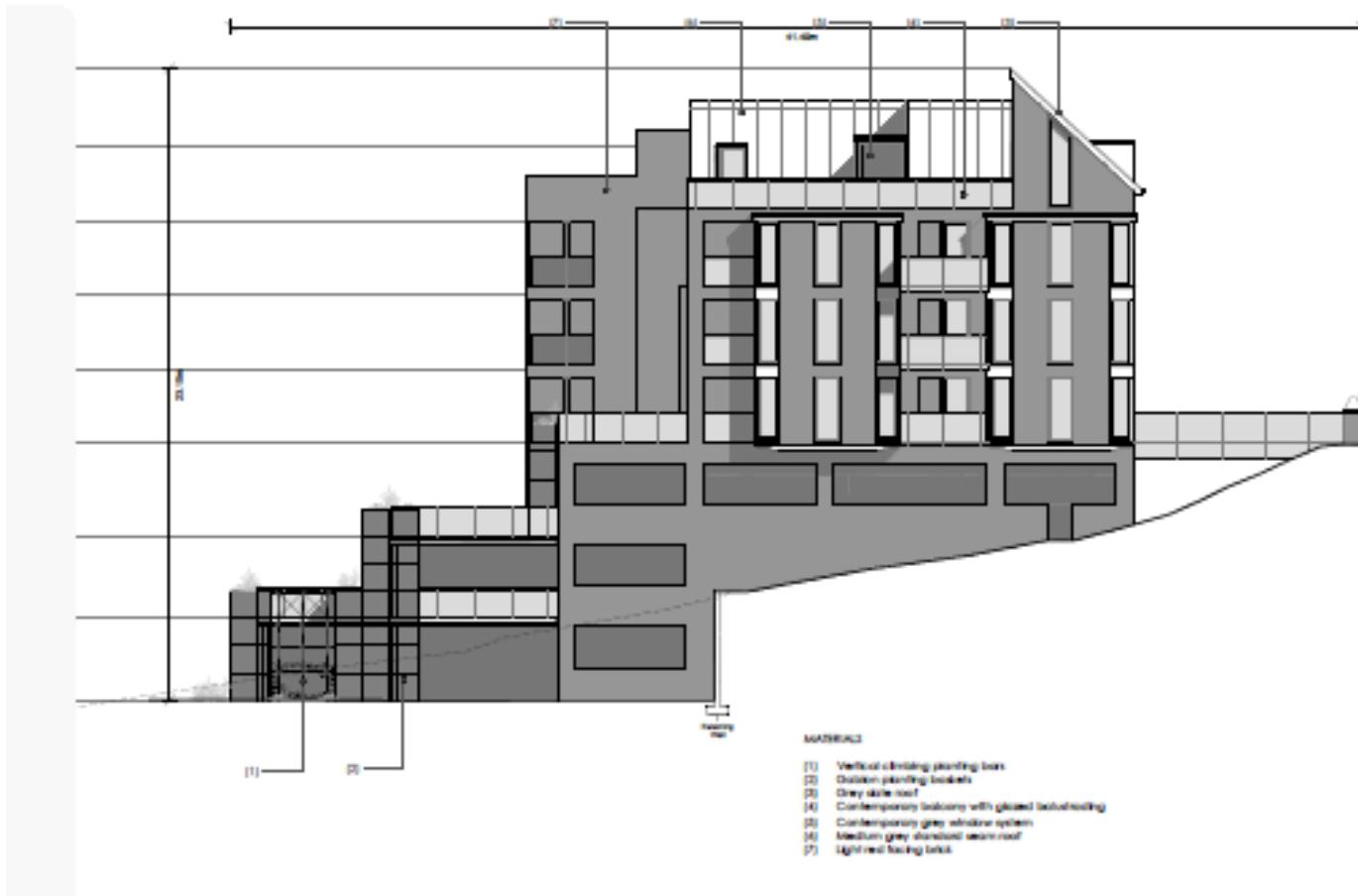
# Watts House North Elevation



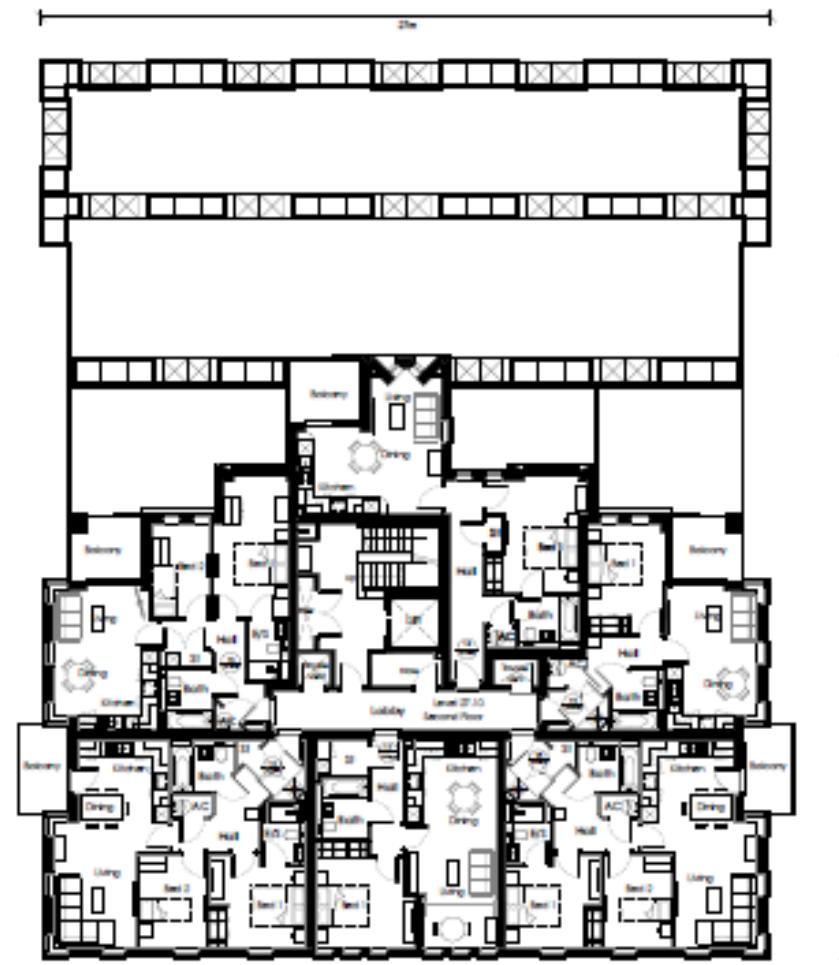
# Watts House East Elevation



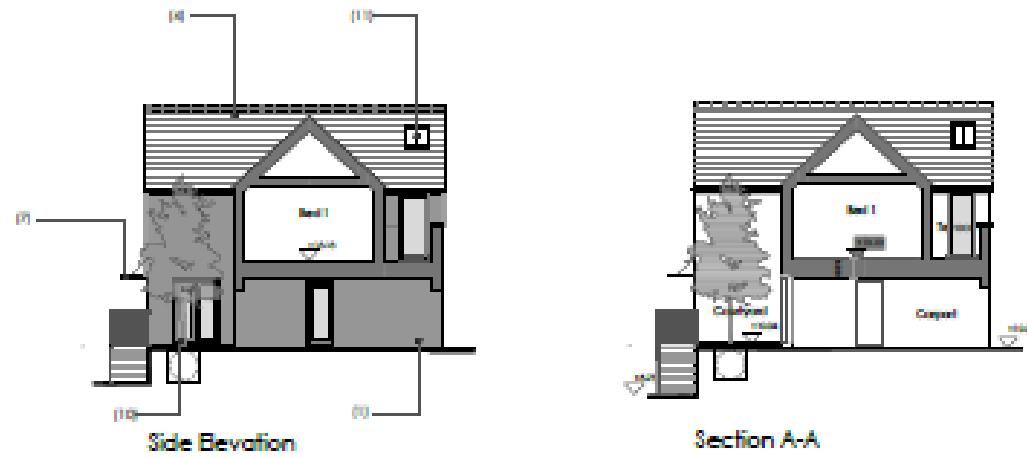
# Watts House West Elevation



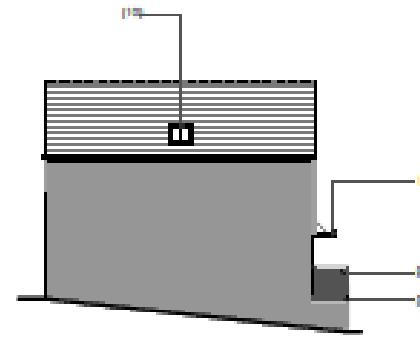
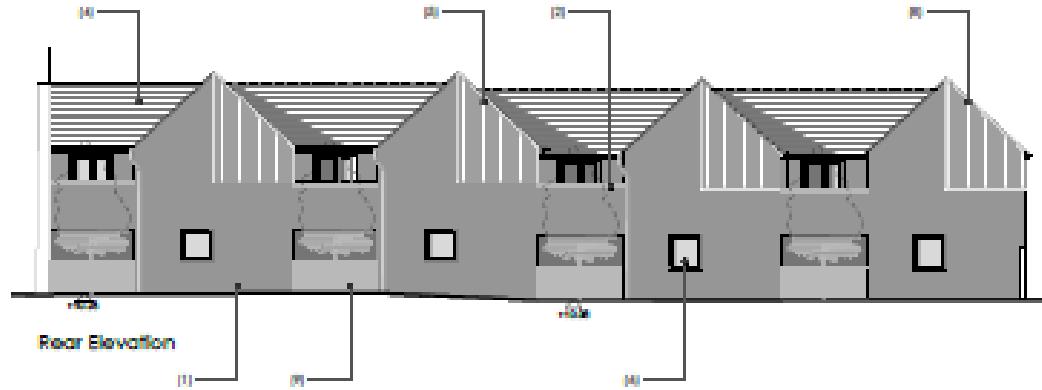
# Watts House Typical Floor Plan



# Mews Housing Elevation 1



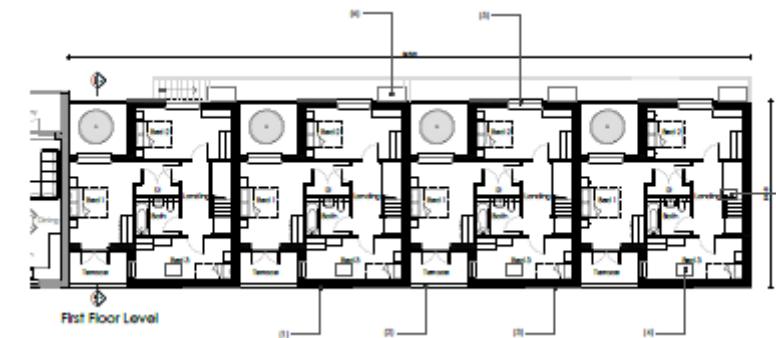
# Mews Housing Elevation 2



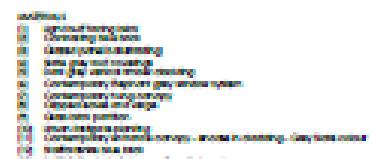
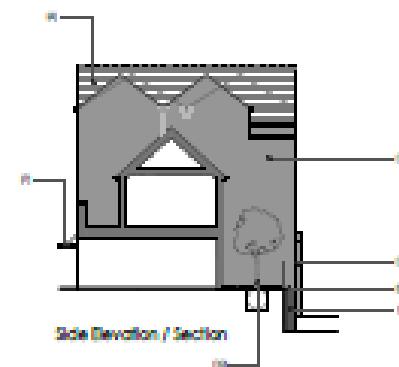
## MATERIALS

- Light buff facing tiles
- Contrasting dark tiles to balcony edges
- Perforated metal screen panel balustrading
- Dark grey roof covering
- Dark grey vertical timber cladding
- Contemporary grey window frame
- Contemporary living canopy
- Clipped hedges and verge
- Class 1 fire position
- Velux rooflight

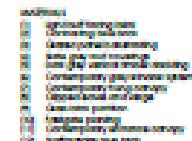
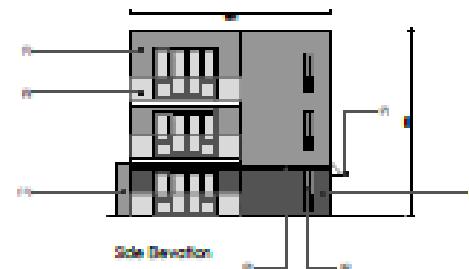
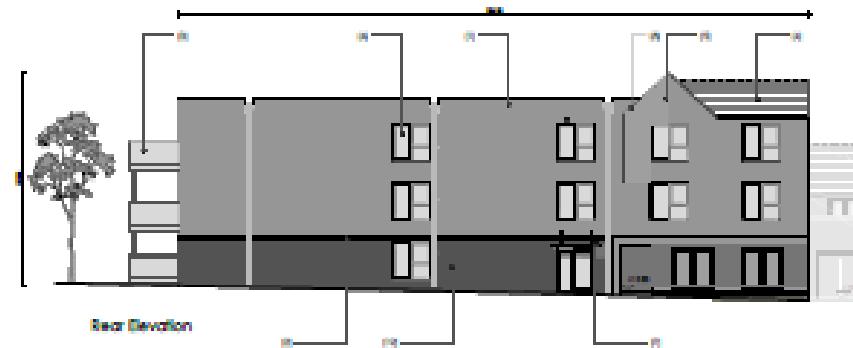
# Mews Housing Floor Plans



# Mews Apartment Elevation 1



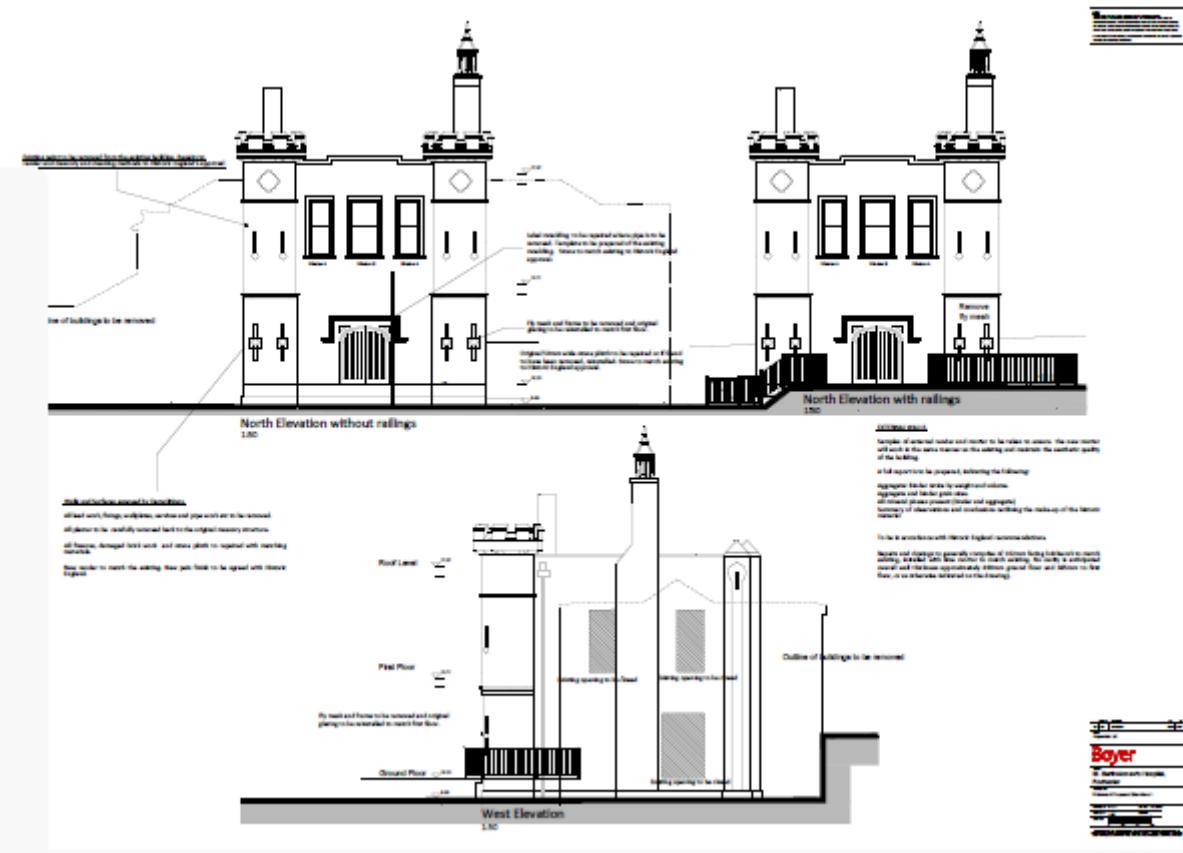
# Mews Apartment Elevation 2



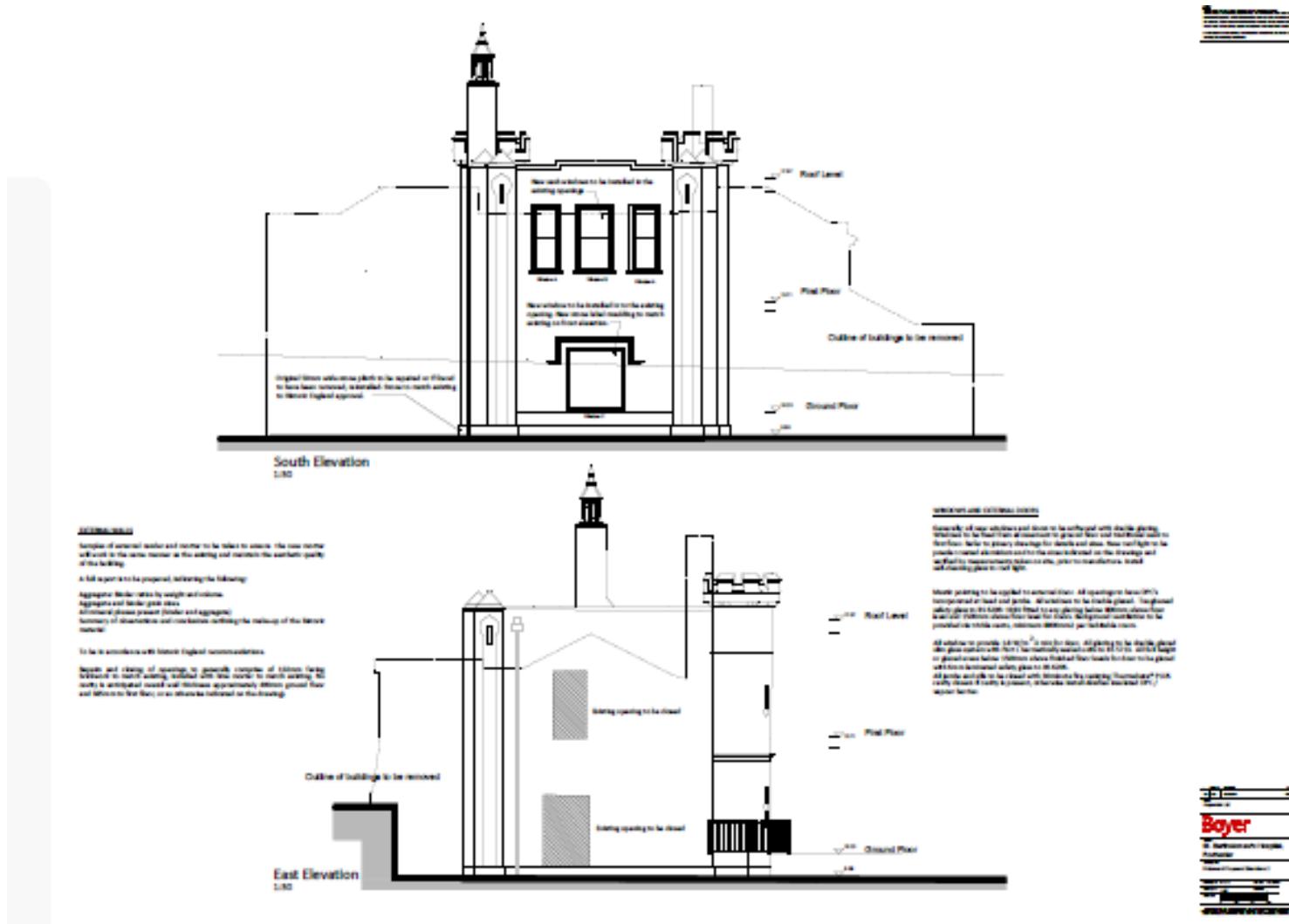
# Mews Apartments Floor Plans



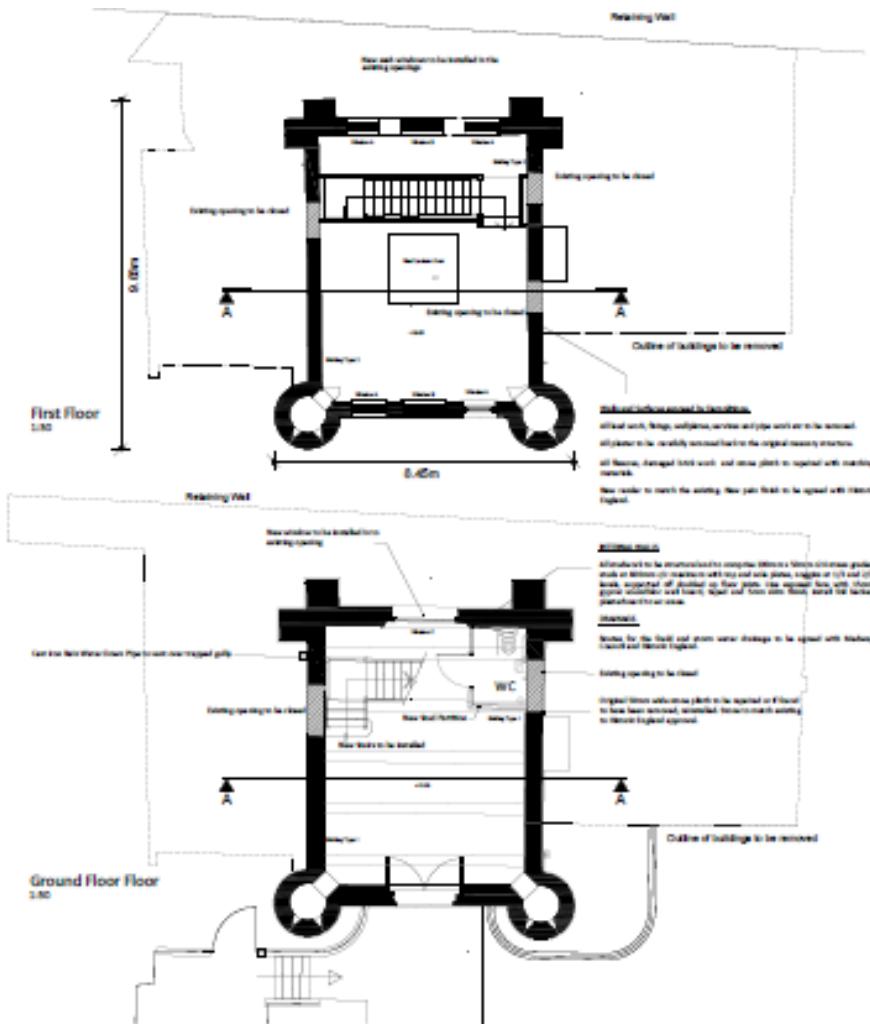
# Waterworks Elevations 1



# Waterworks Elevations 2



# Waterworks Floor Plans



# Front Street Elevation



# Rear Street Elevation



# CGI showing Watts House and main Hospital building from New Road



# CGI showing Lloyd House/Nurses block

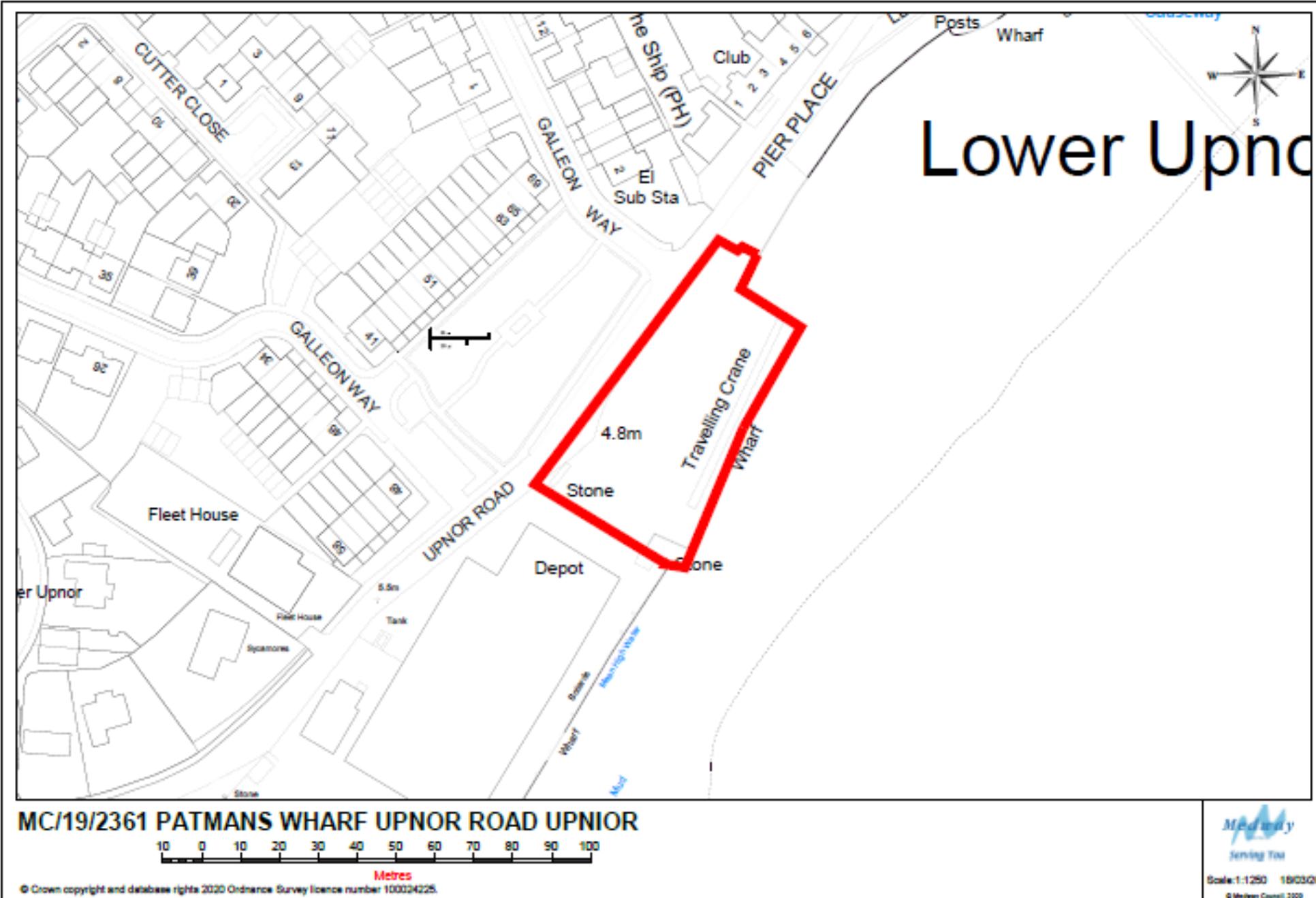


# CGI showing Mews Housing and Apartments on St Bartholomews Lane



MC/19/2361

Patmans Wharf, Upnor Road, Upnor



# 8<sup>th</sup> Site – in context



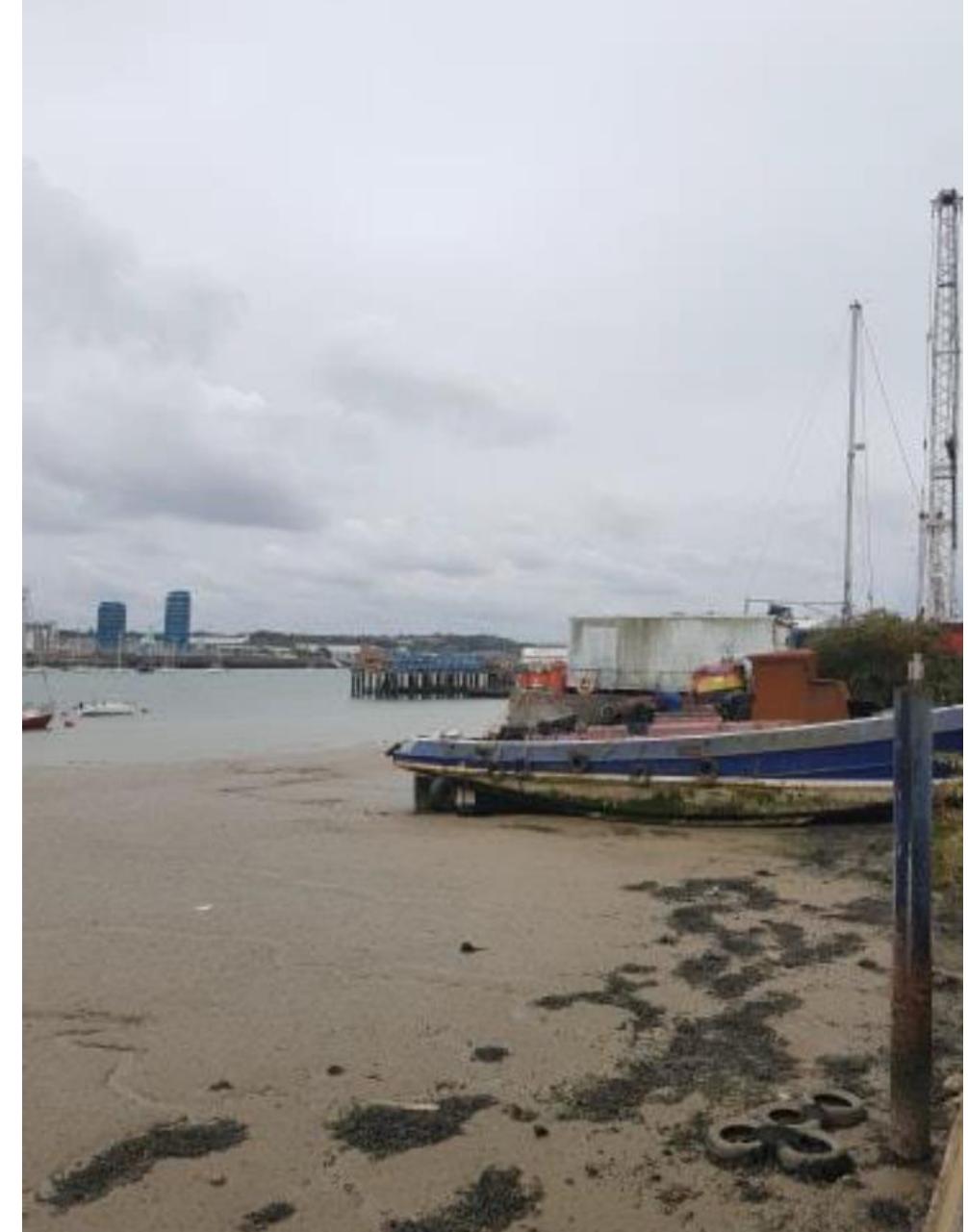
# Entrance to Patman's Wharf and street boundary



# Views of Patman's Wharf from Upnor Road



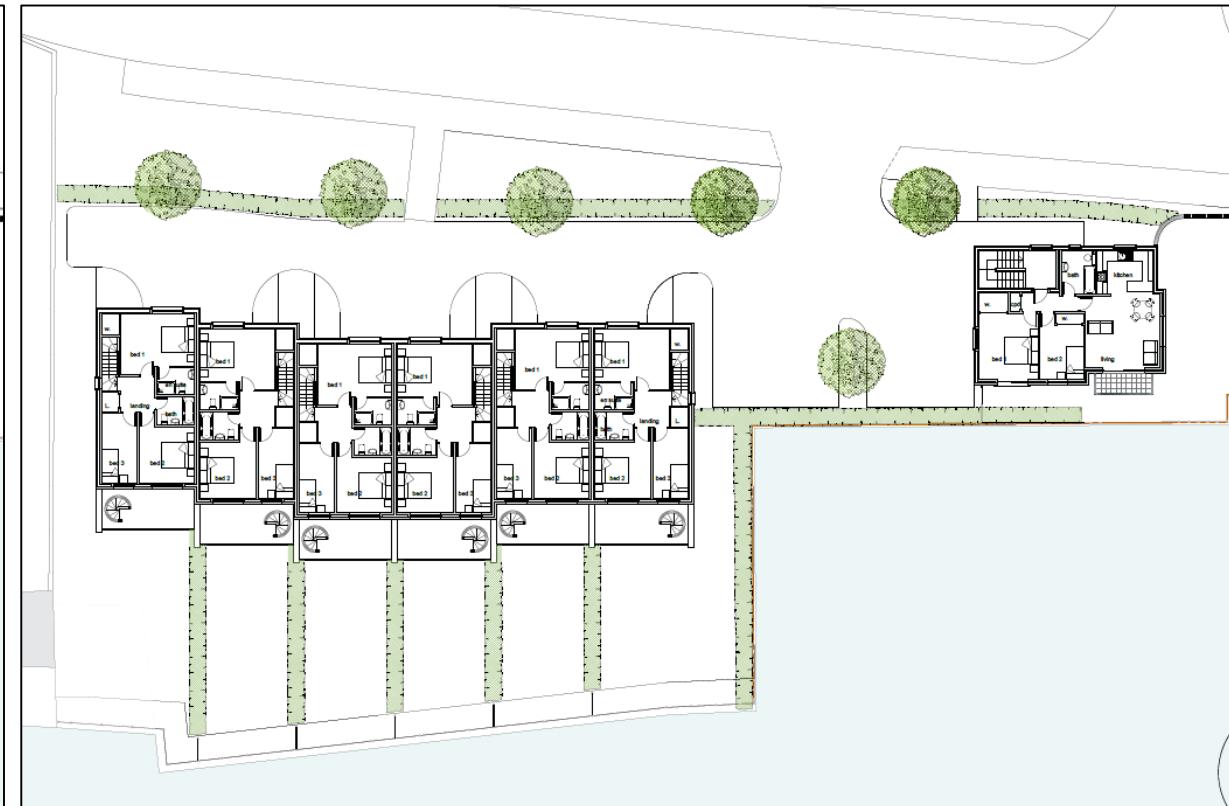
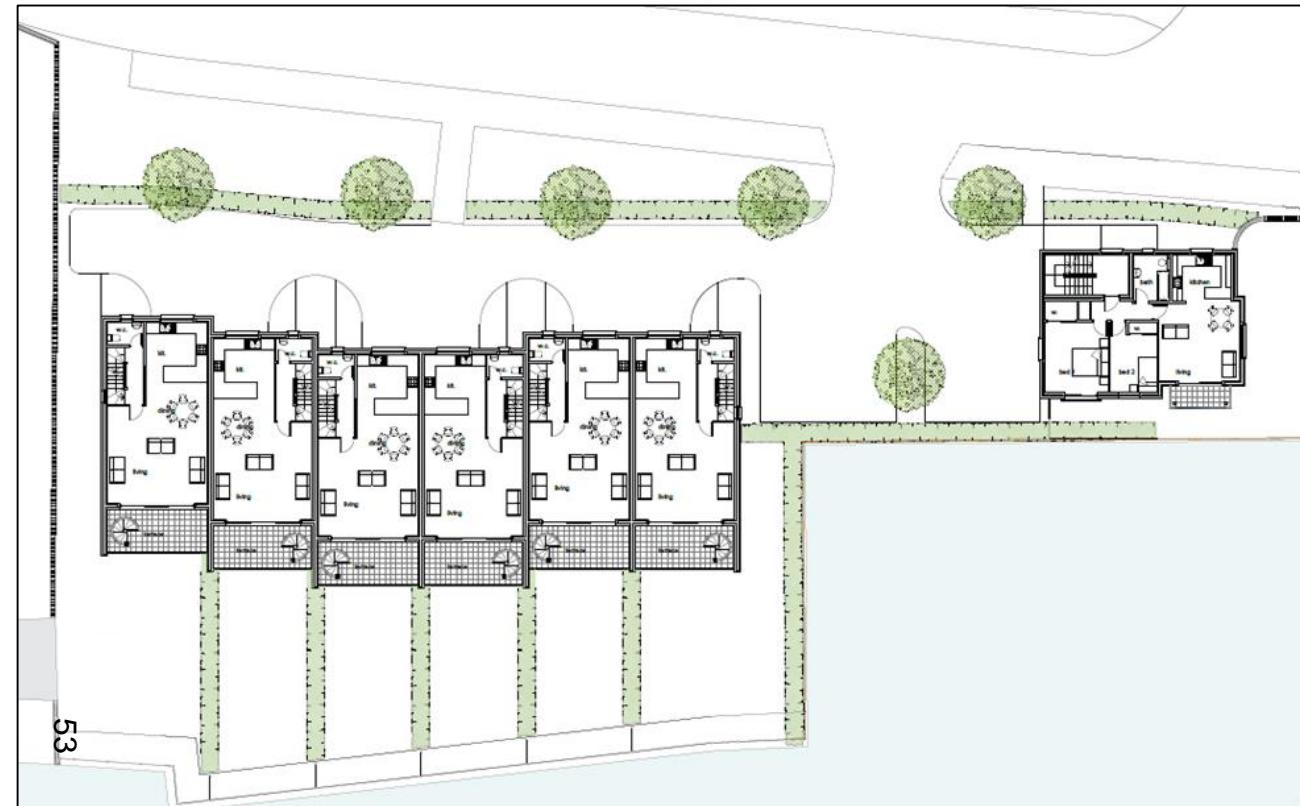
Relationship  
to river and  
nearest  
houses,  
opposite



# Patman's - Ground floor plan and overall layout of site



# Patman's - 1st and 2<sup>nd</sup> Floor Plans



# Patman's – Elevations of terrace and flats

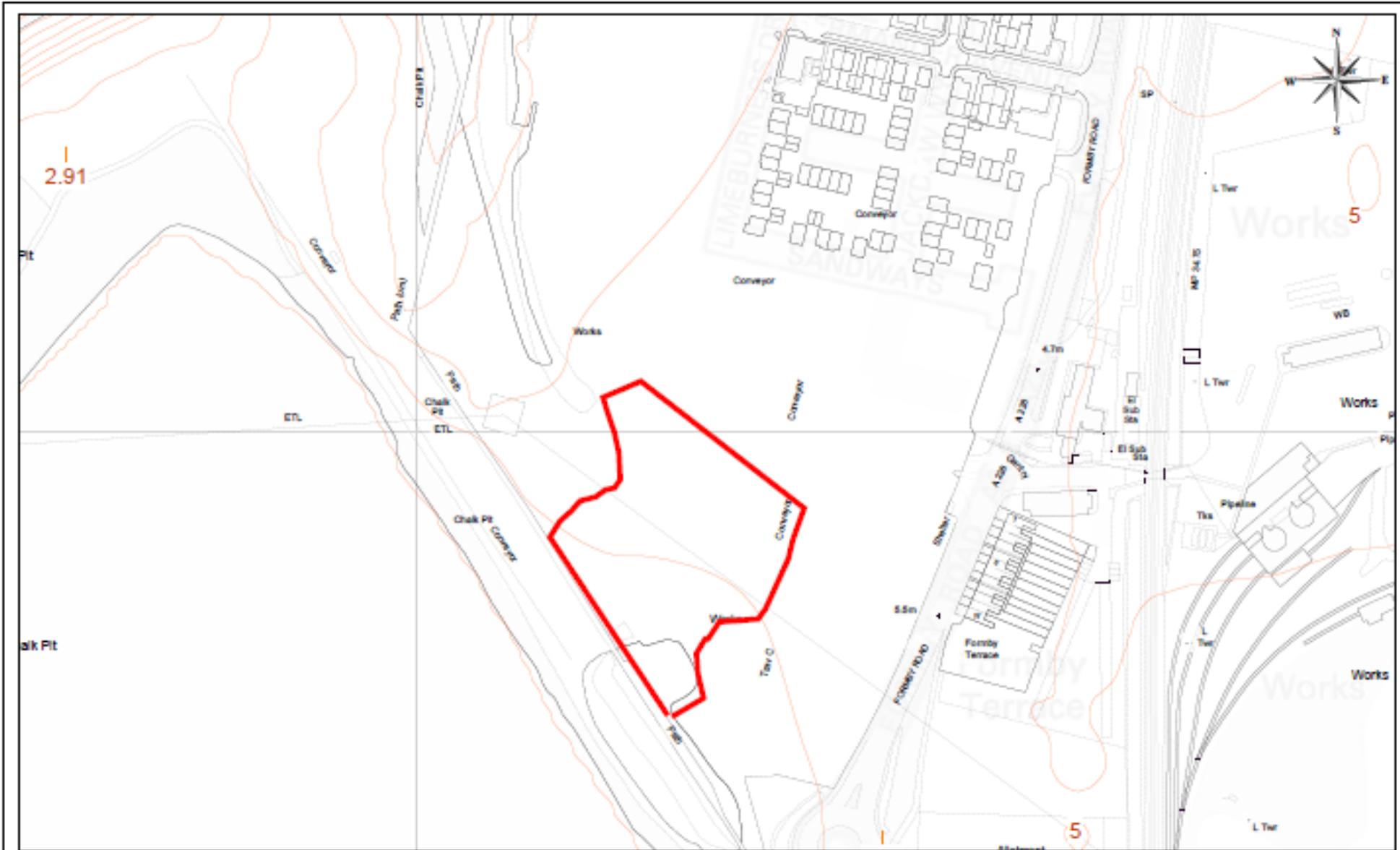


# Context of proposal with river and nearest houses (With GPS Marine outlines in background)



MC/19/0994

Land Adjacent To Balancing Pond, St Andrews Park



## MC/19/0994 - Land Adjacent to Balancing Pond, St Andrews Park, Halling

A horizontal number line starting at 0 and ending at 200. Major tick marks are labeled at 0, 25, 50, 75, 100, 125, 150, 175, and 200. The line is divided into segments by these tick marks, with each segment representing a length of 25 units.

Metres

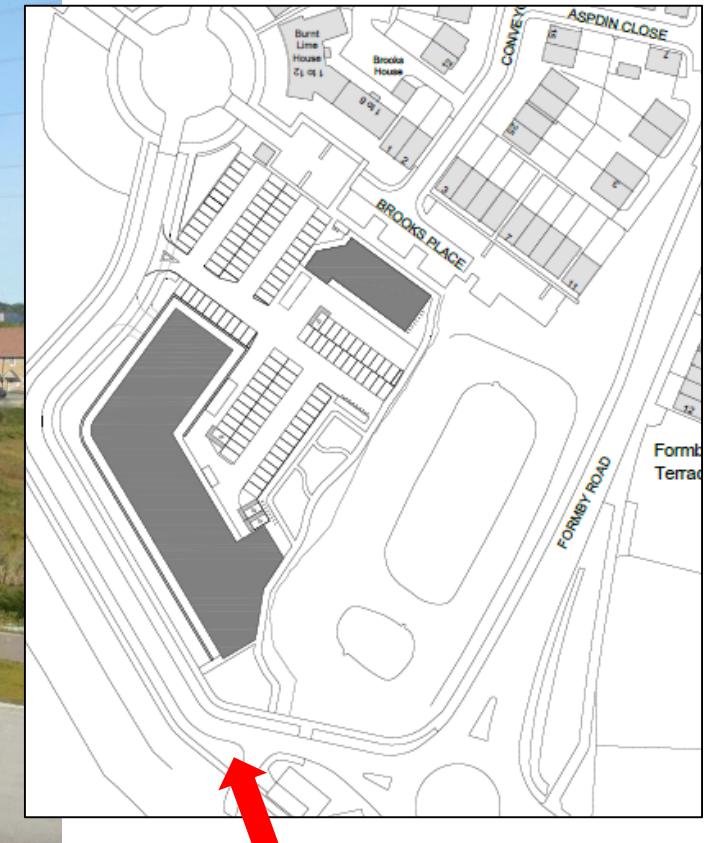


Scale 1:2500 180303

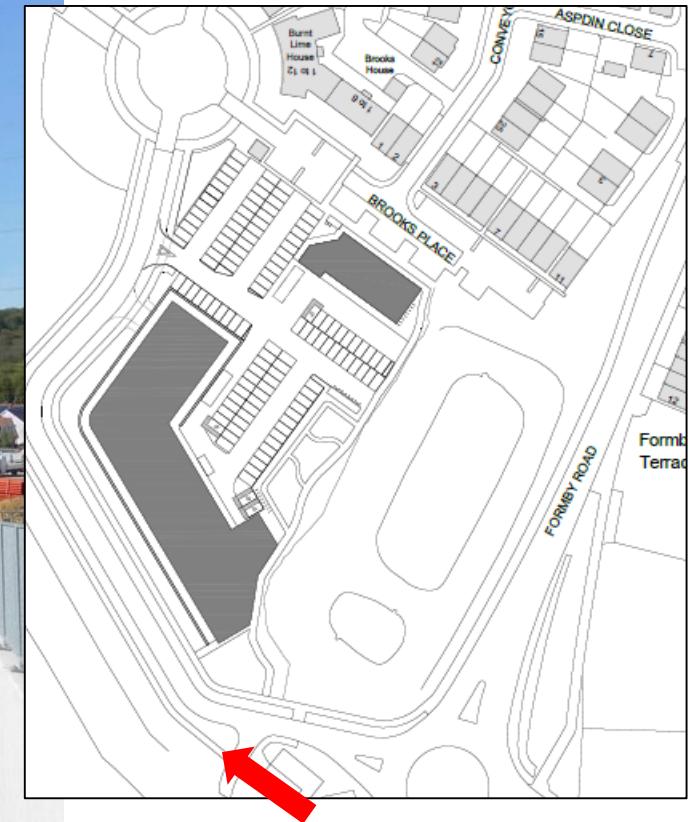
# 58 Site – in context



# MC/19/0994 – Various views of the site



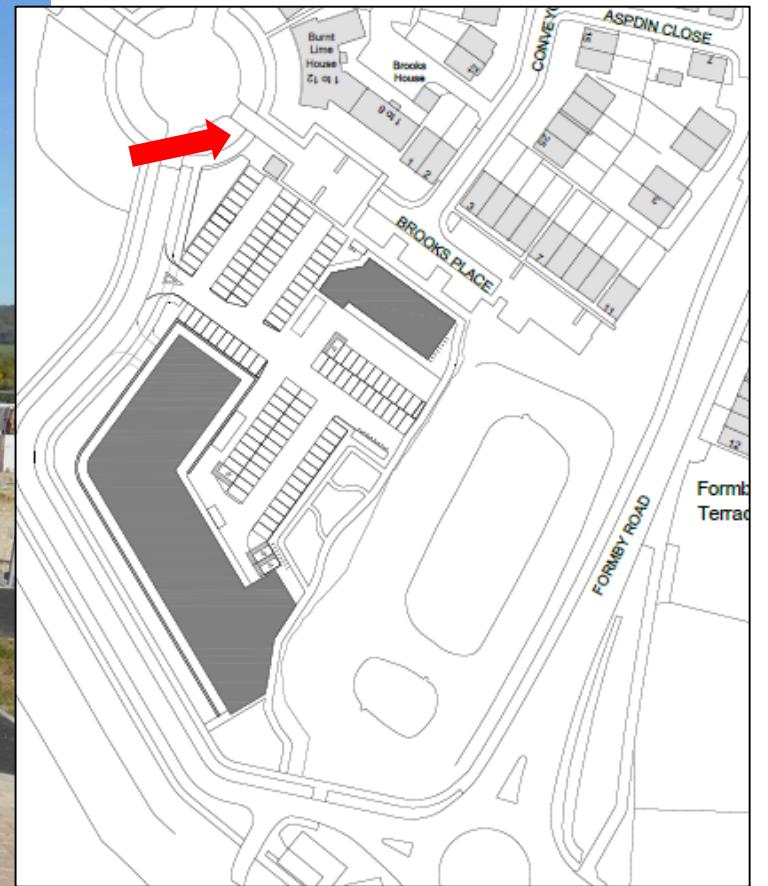
# MC/19/0994 – Various views of the site



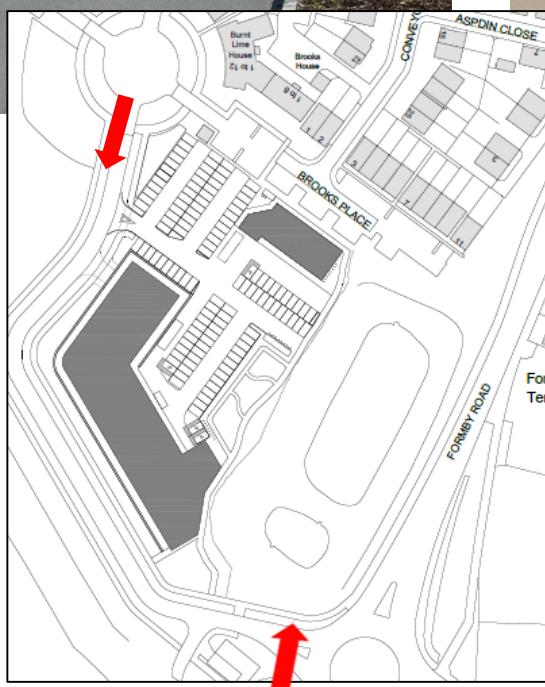
# MC/19/0994 – Various views of the site



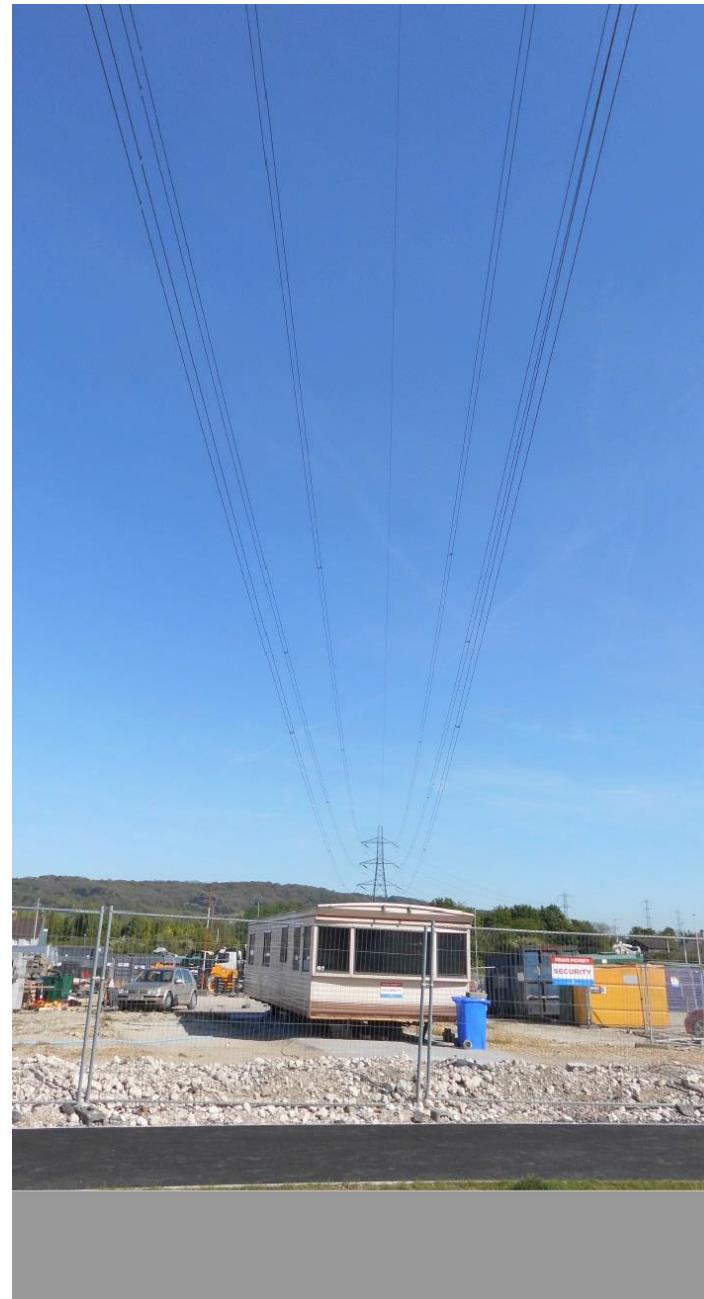
# MC/19/0994 – Various views of the site



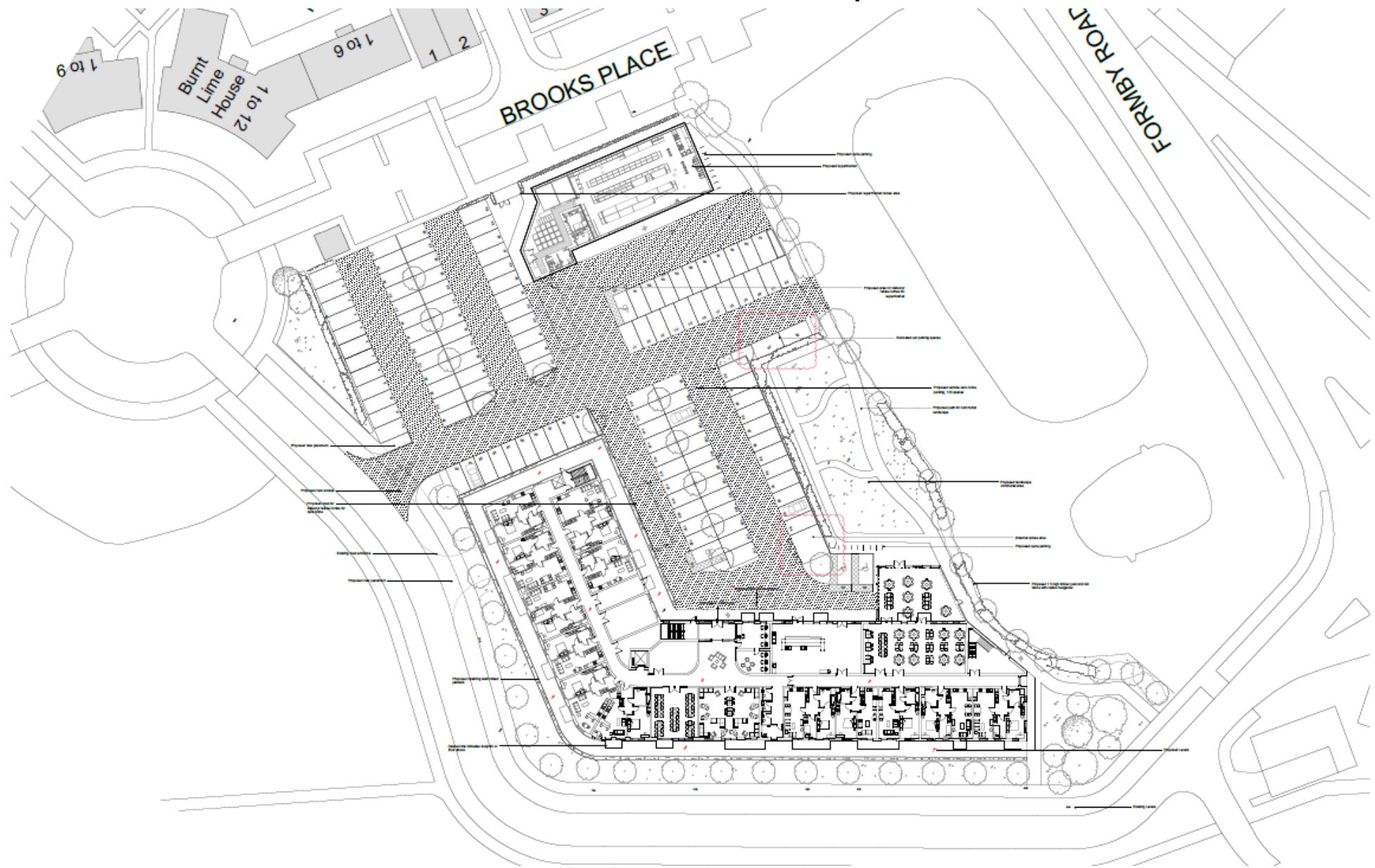
# MC/19/0994 – Various views of the site



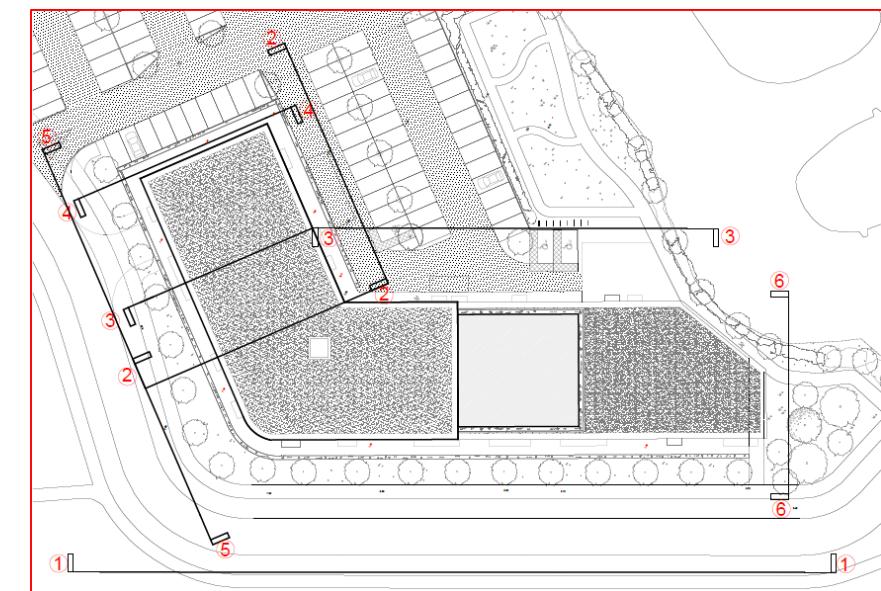
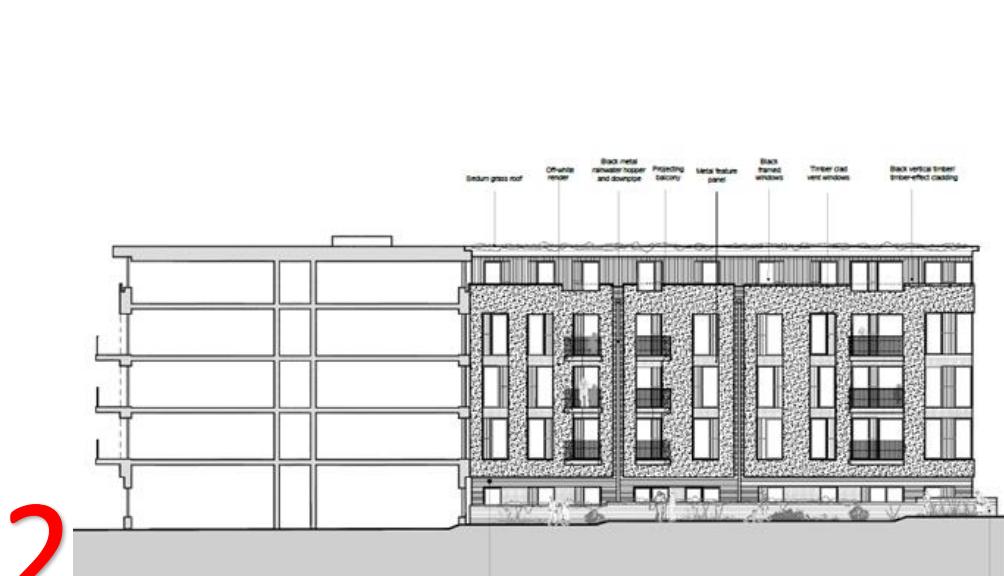
# Over head power line

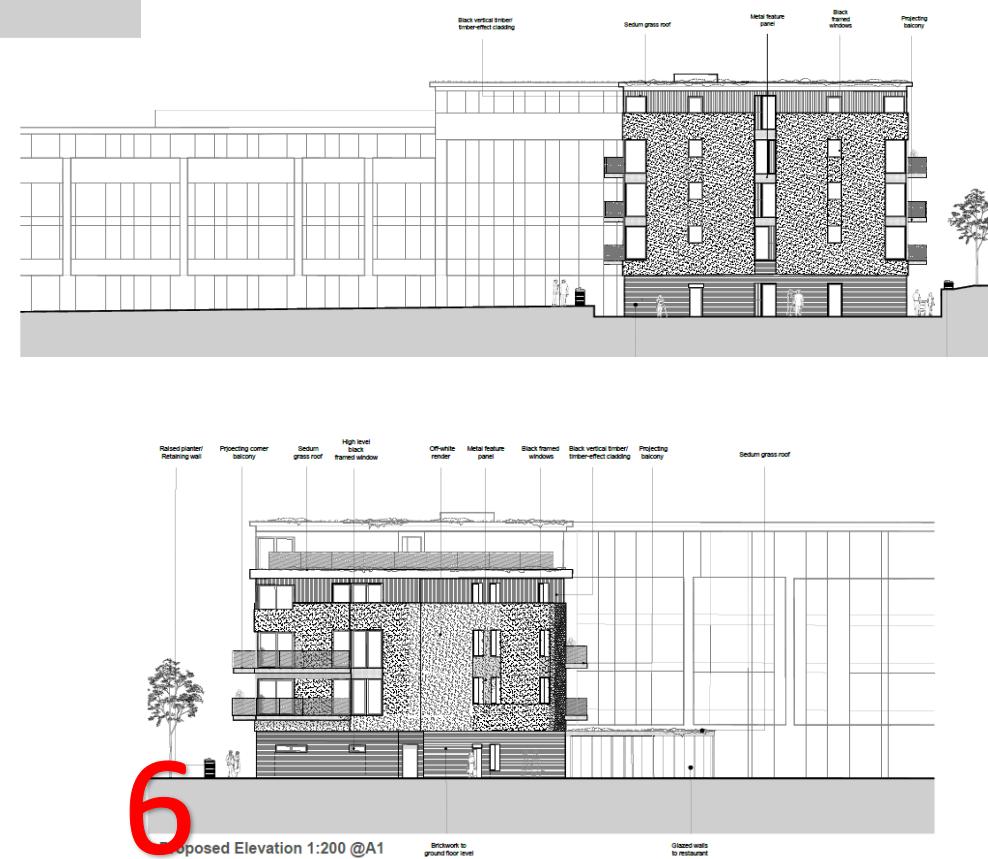
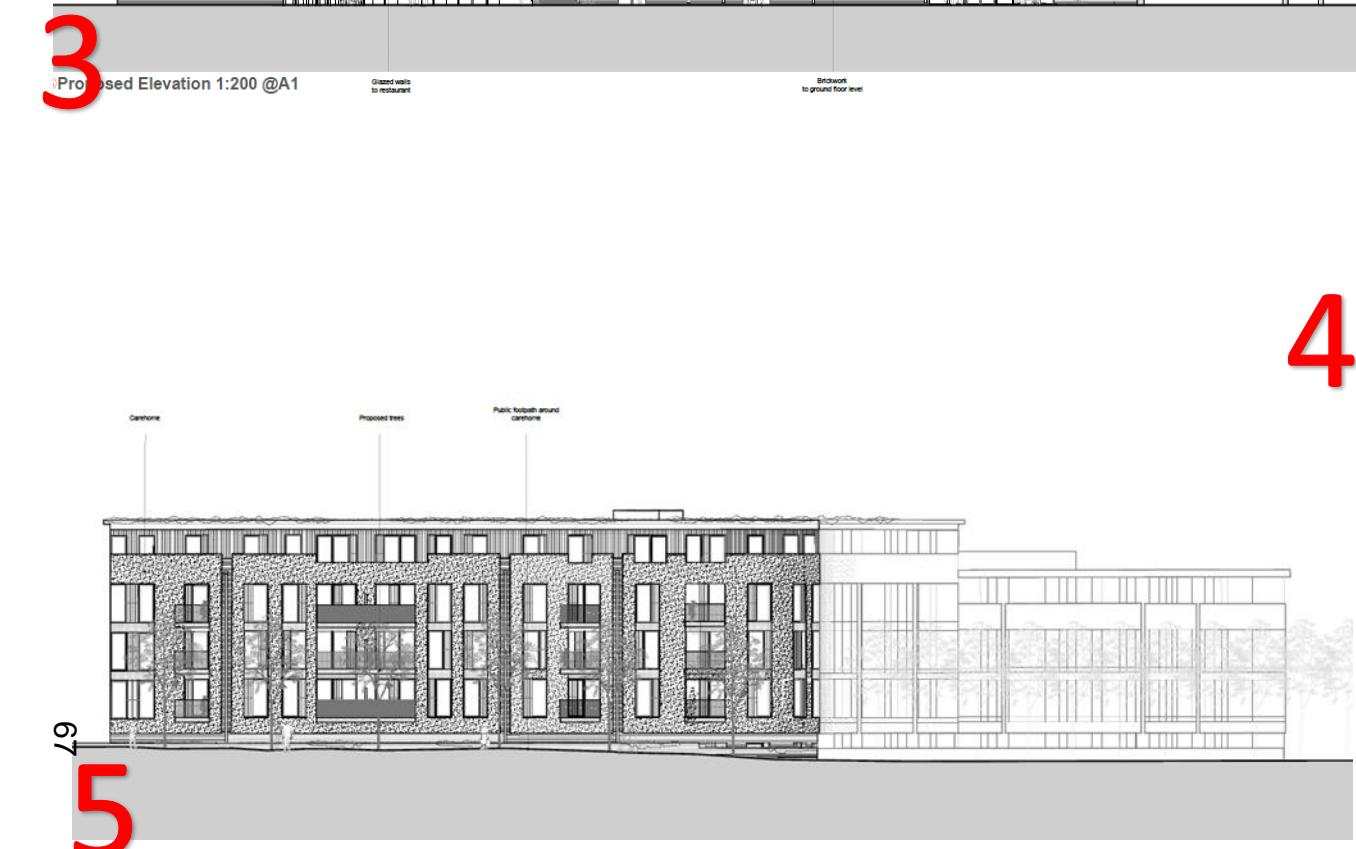
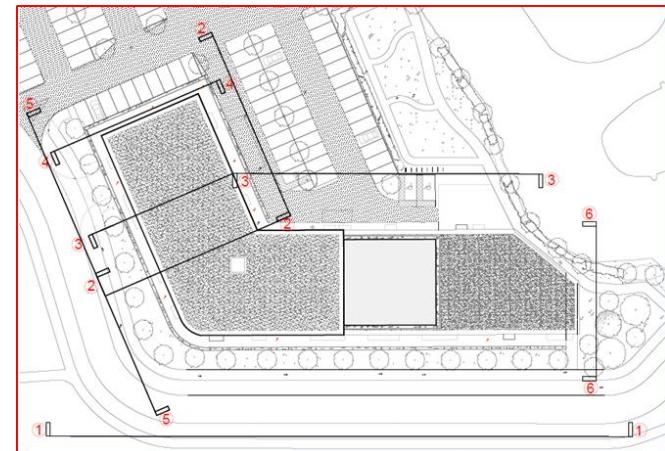


# Site Plan – location of extra care facility and convenience shop

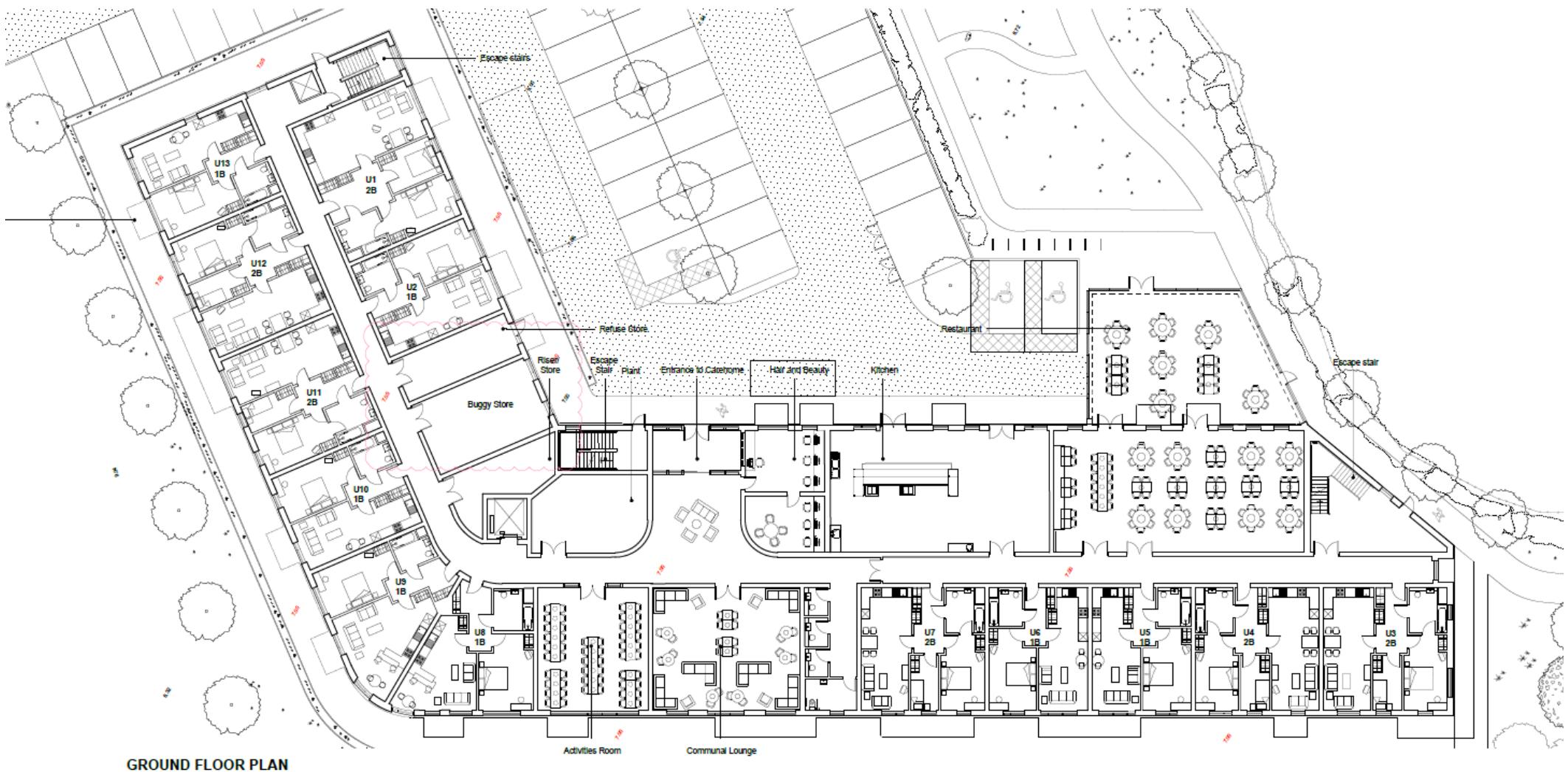


# Elevations of Extra Care facility

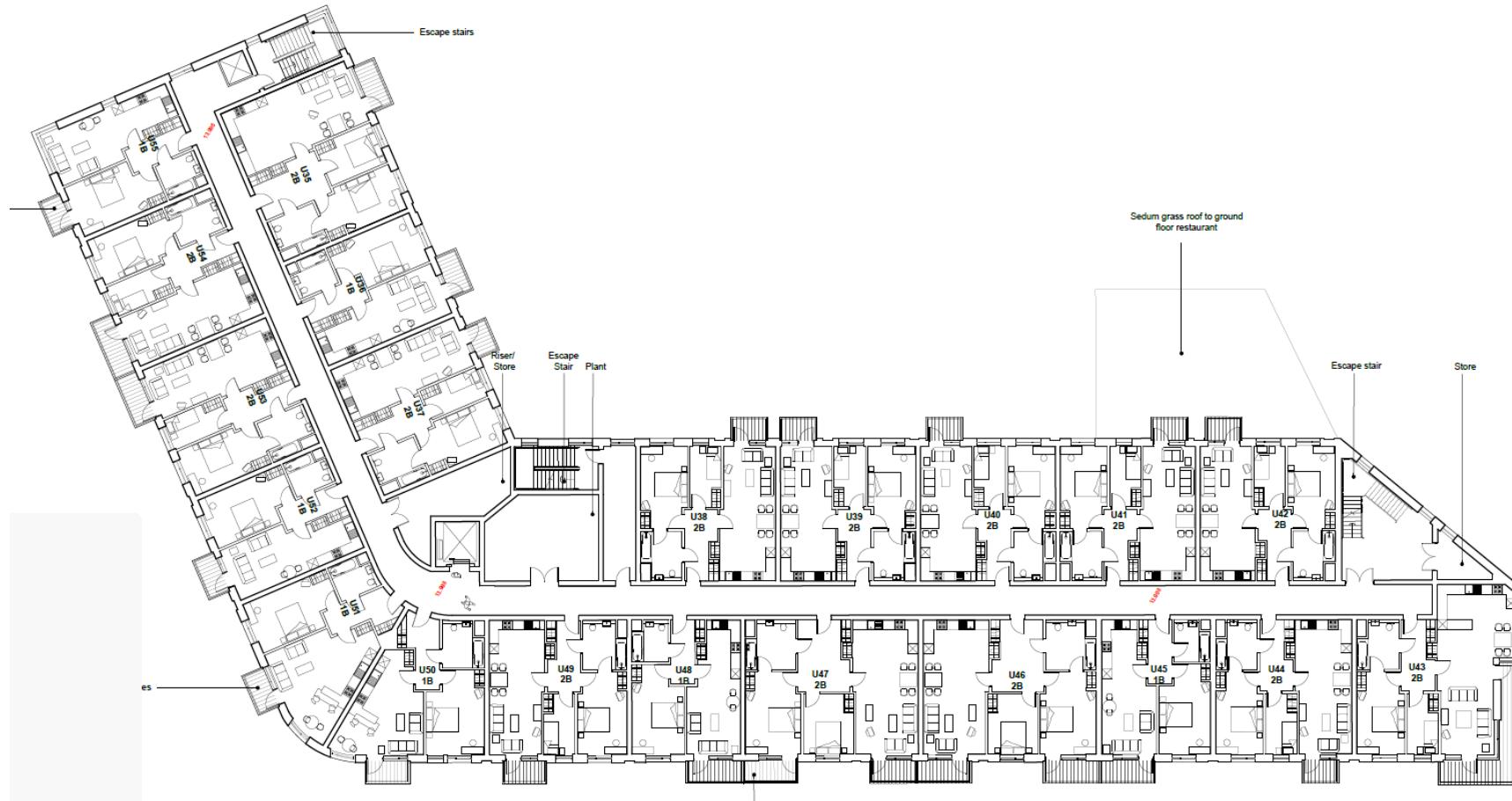




# Ground floor layout

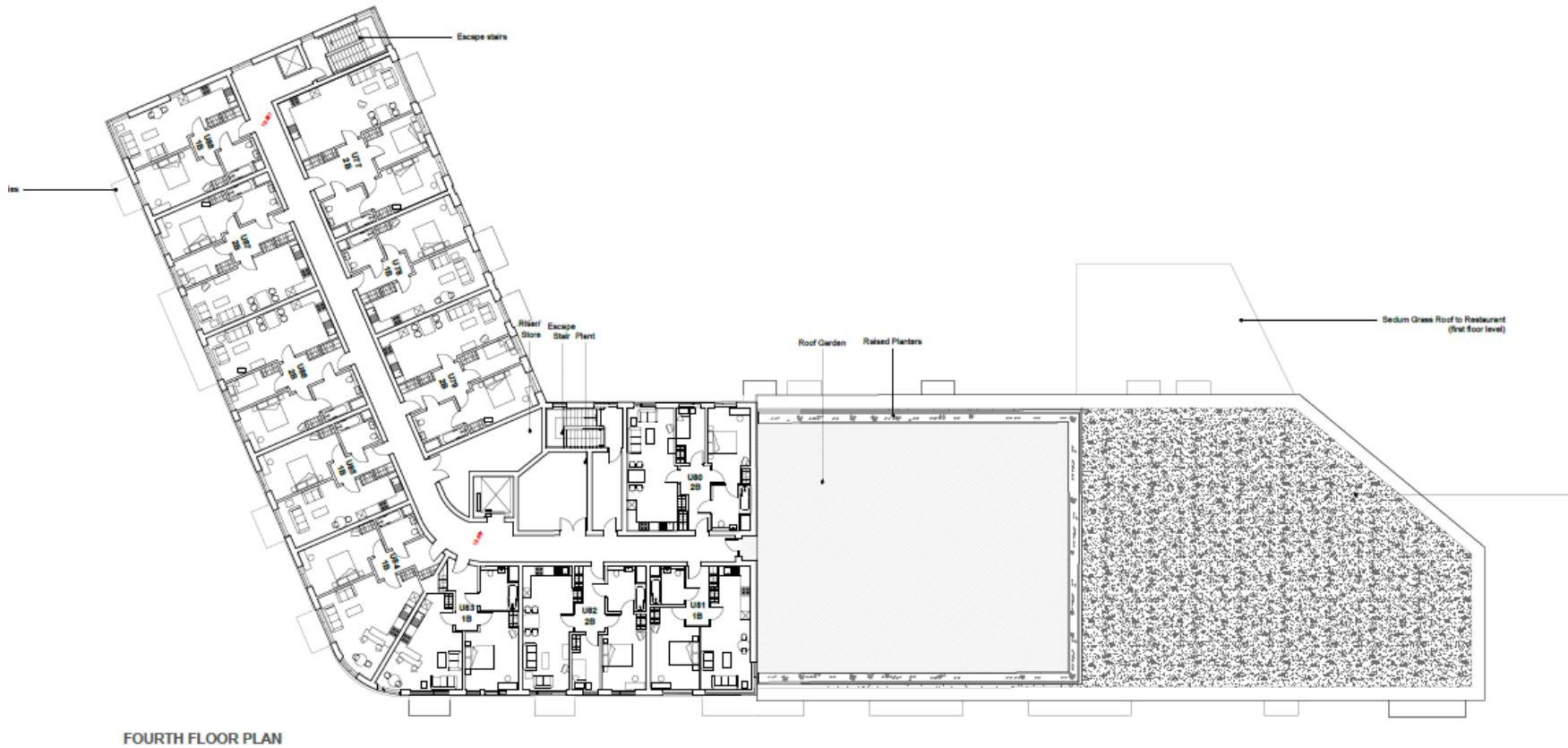


## Typical upper floor layout (1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> floors)



70

# Fourth floor with roof garden



# Floor plans and elevations of convenience supermarket



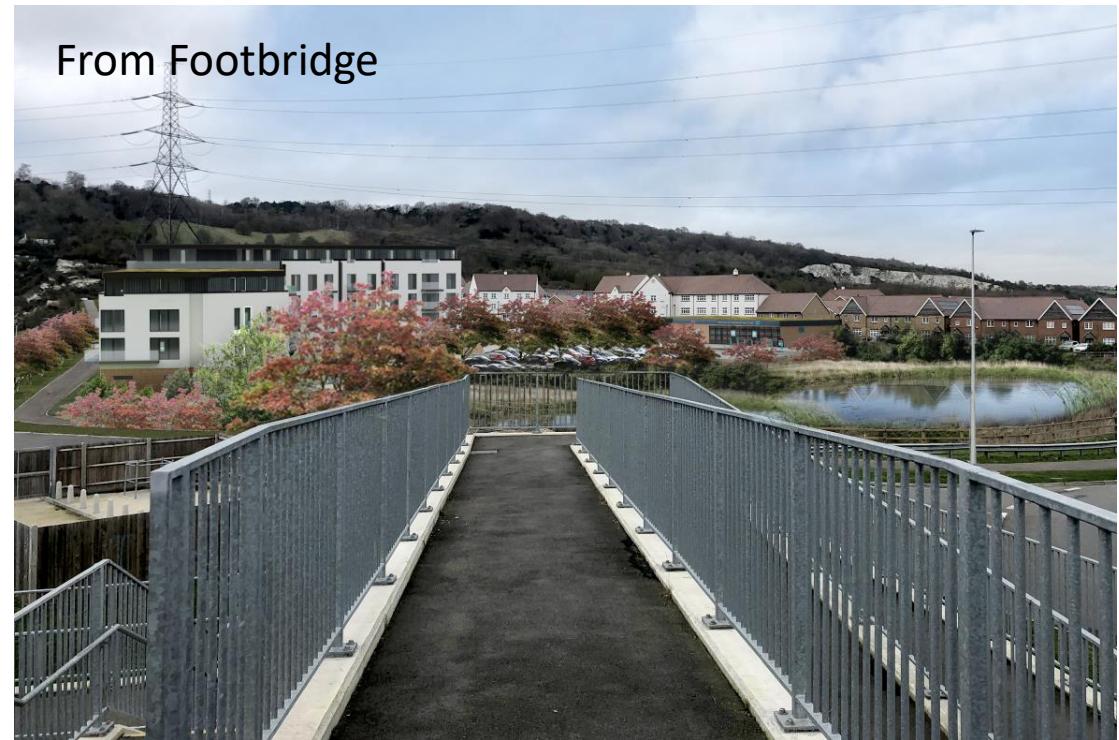
# CGI Imagery

72

From Roundabout



From Footbridge



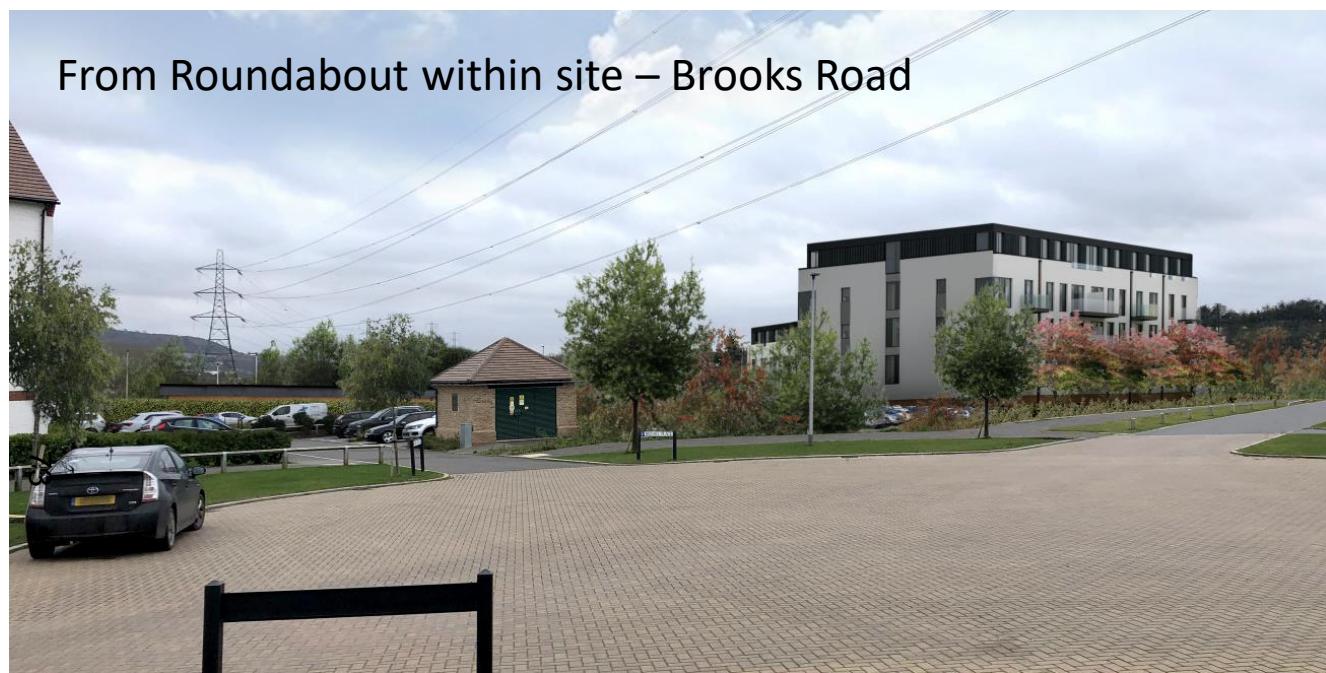
From Pilgrims Way



From A228



From Roundabout within site – Brooks Road



From A228

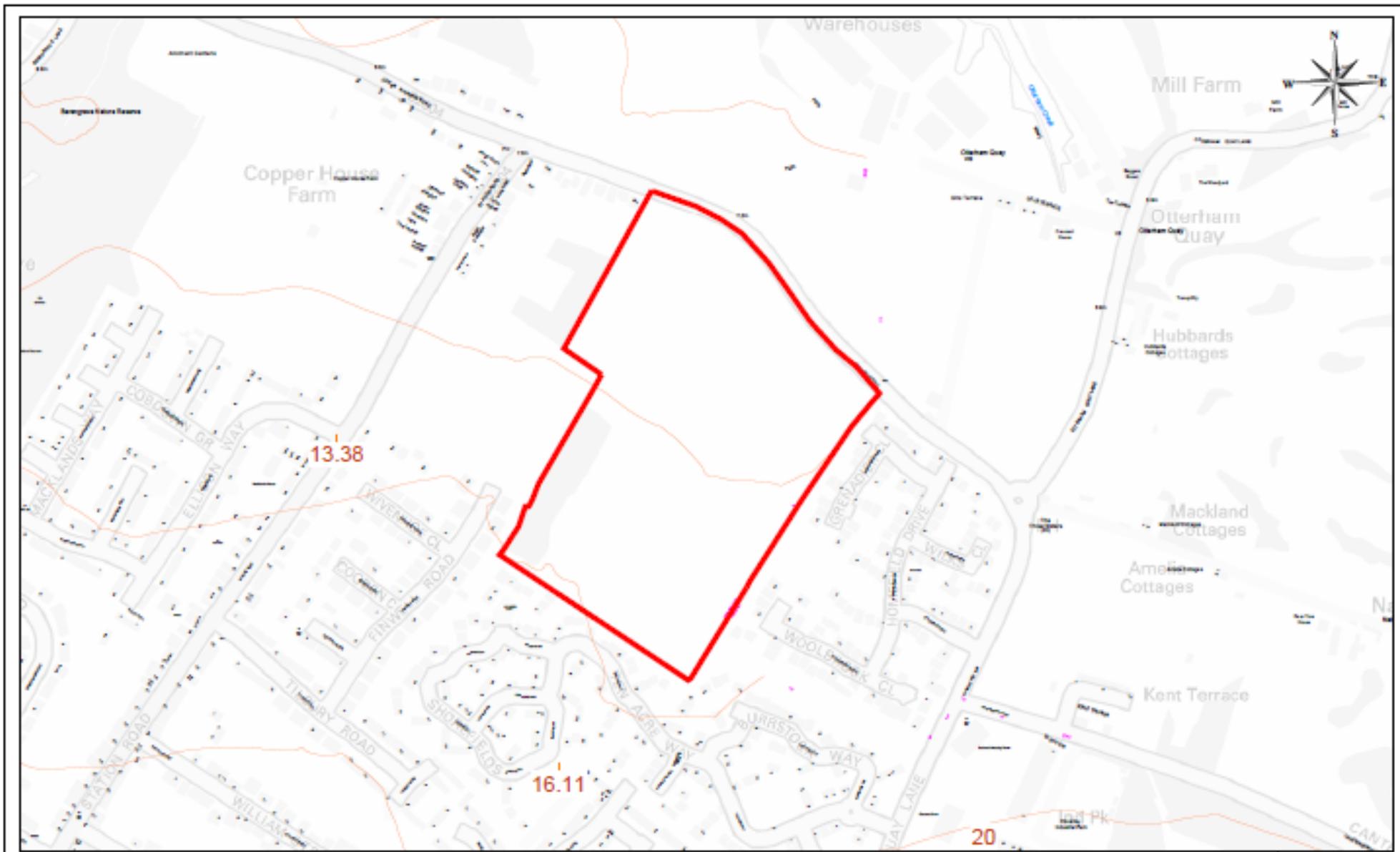


From Brooks Place



MC/18/1796

Land South Of Lower Rainham Road, Rainham



MC/18/1796 - Land South of Lower Rainham Road, Rainham

# Aerial photo of the application site and its surrounding

76



# Indicative layout plan for 202 dwellings in the context of its surrounding



## Key

Buildings



Main Access Road



Local Access Roads/Lanes



Shared Spaces/Footpaths/Parking Areas



Planting



Swale



Attenuation Basin



Detention Basin



Areas of Public Open Space



Project Lower Rainham Road Site

Title Illustrative Layout Plan

Client Peel Investments (North) Limited

Date 06.03.2020

Scale 1:1250 @ A2

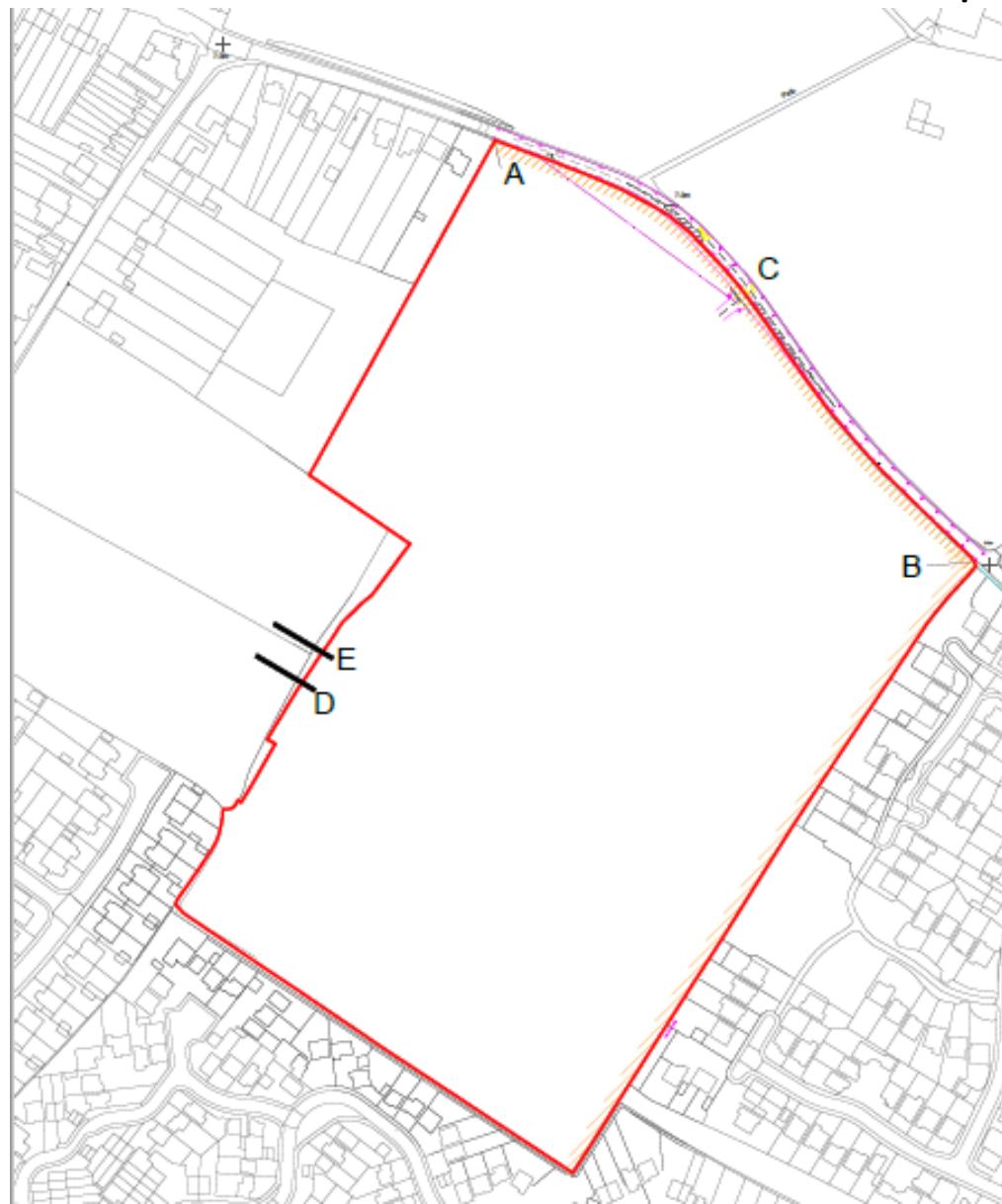
Drawn by AC

Drg. No PS13584-016 Rev J

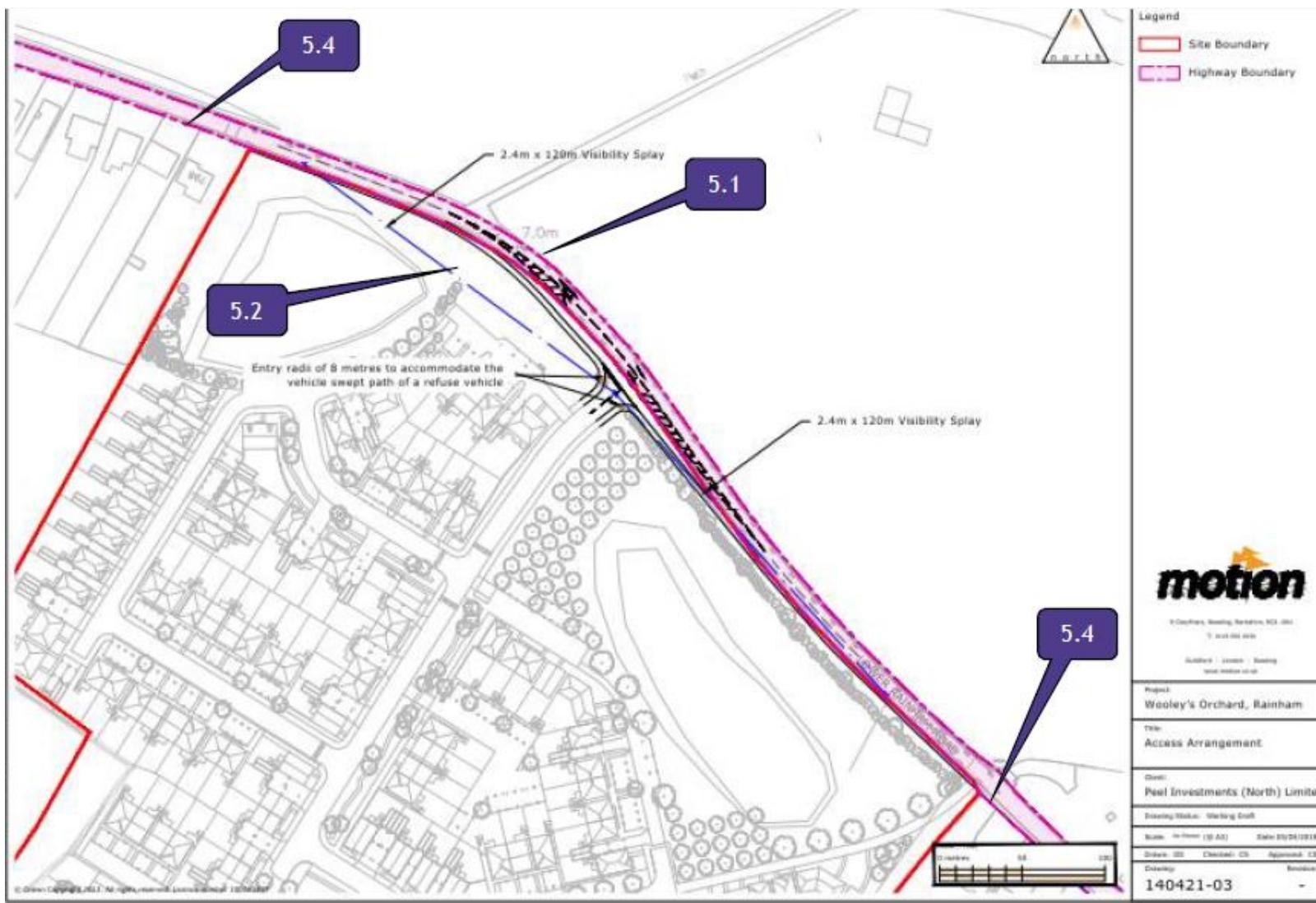


Access points to and from the Site including connection to Bakersfield land from points DE

78

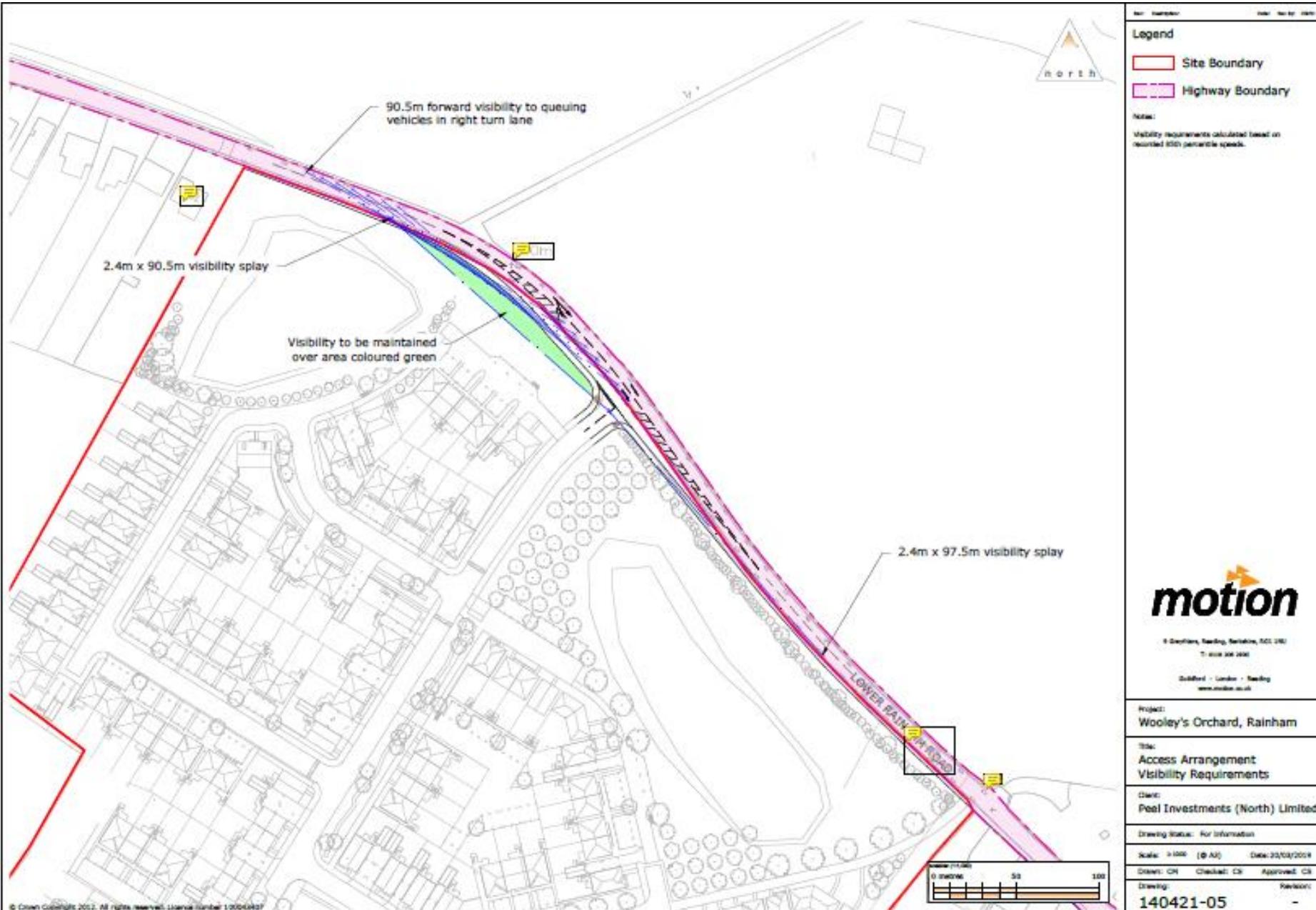


# Proposed access to Lower Rainham Road

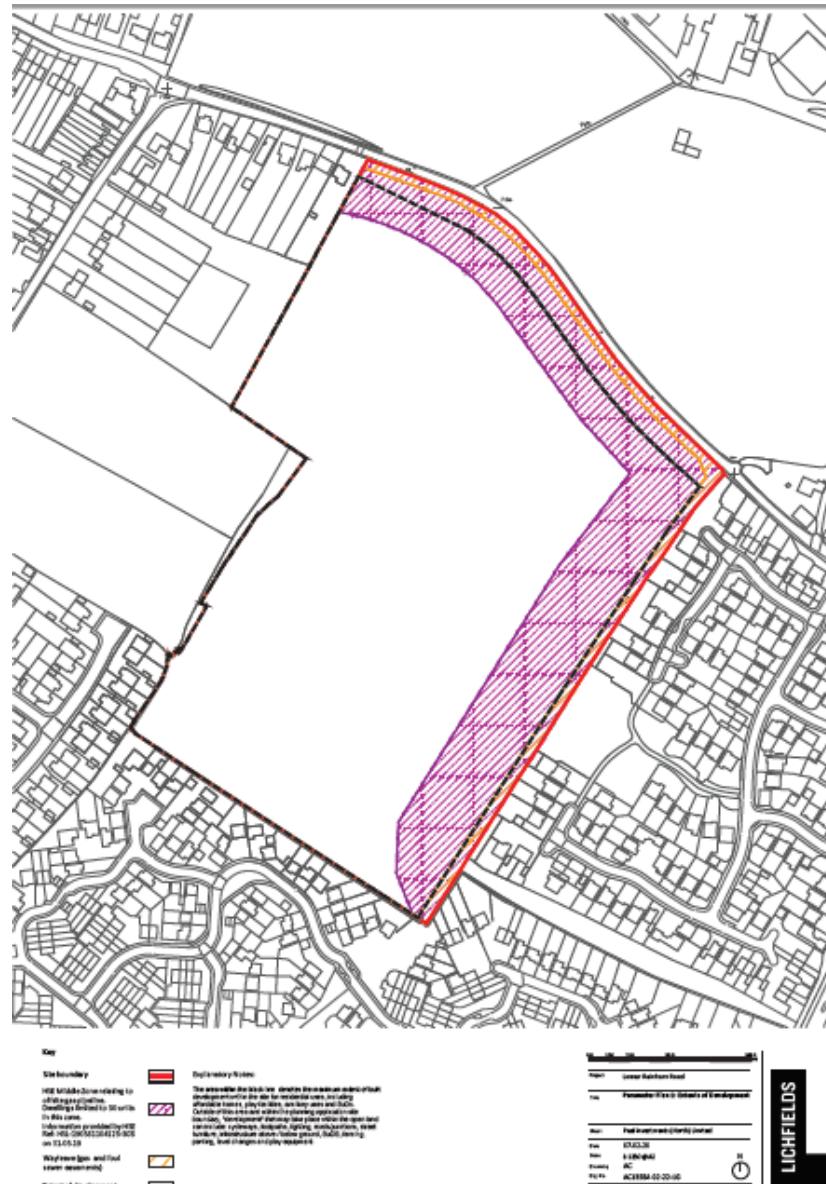


# Access point and sightlines to Lower Rainham Road

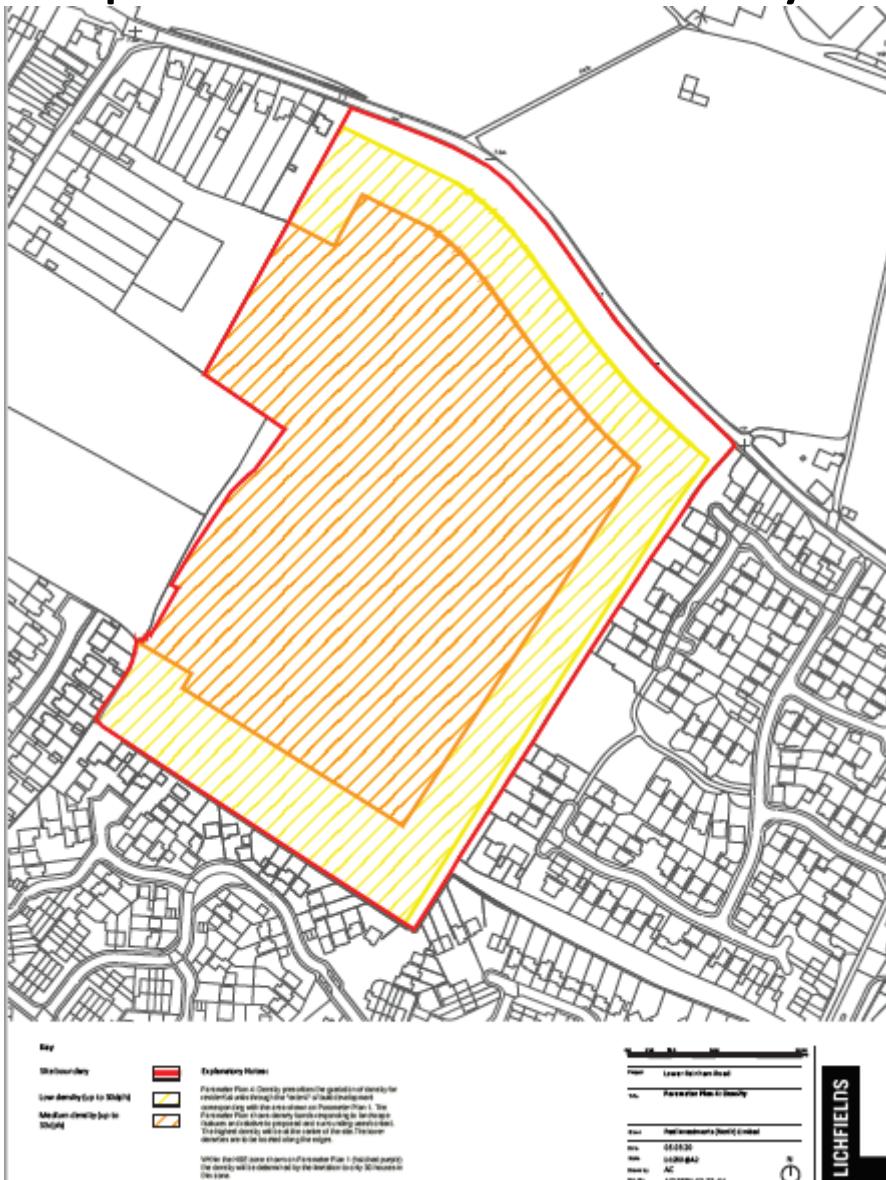
8



# Constrain plan, easement area and low density area along the eastern and northern boundaries of the site



# Constrain plan potential density across the site

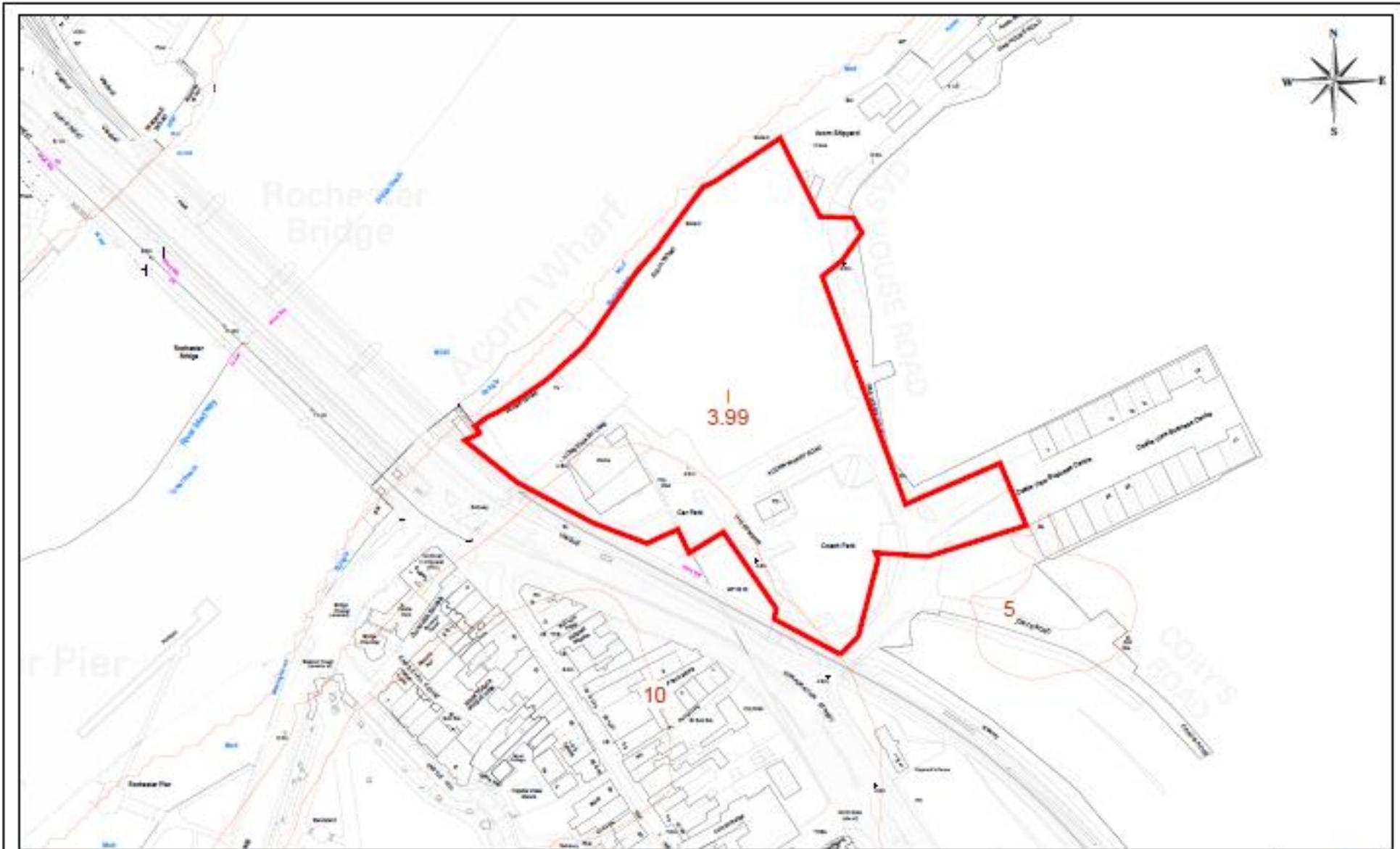


# Adjustment of the indicative layout to respond to the HSE safety concerns



MC/19/0493

Rochester Riverside, Rochester



MC/19/0493 - Rochester Riverside, Rochester

A horizontal number line representing distance in metres. The line starts at 25 and ends at 200. Tick marks are present at 0, 25, 50, 75, 100, 125, 150, and 175. The word "Metres" is written below the line.

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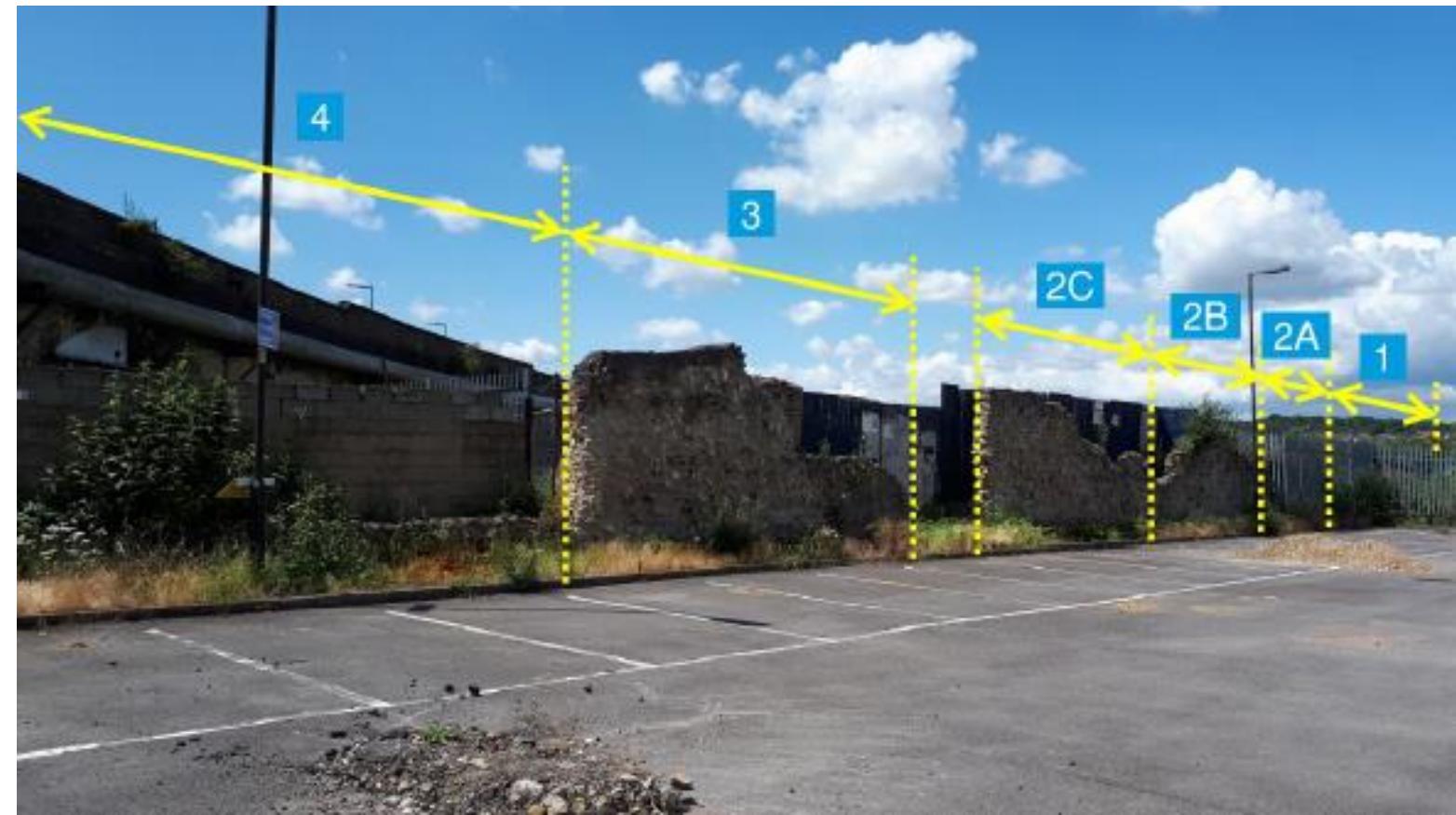


Scale 1:2500 14/04/20

# Aerial view of the site



# Plan and photograph of the listed Roman wall



# Rochester Riverside Masterplan



# Site Plan





WITH ALL RELEVANT ARCHITECTS, ENGINEERS &  
CONTRACTORS, DRILLERS, CONTRACTORS &  
CONTRACT DOCUMENTS. THE CONTRACTOR  
IS NOTIFICATION THE ENGINEER OF ANY  
DISCREPANCIES IMMEDIATELY & PRIOR TO  
COMMENCEMENT OF ANY WORKS.  
THE DRAWING HAS BEEN BASED UPON LUC'S  
BKG SITE LAYOUTS FOR TRANSPORT  
ASSESSMENT AND ASSOCIATED TRACKING AND  
EVALUATIONS.

## LEGEND

- DIRECTOR 24-HR VIBILITY SPLATE
- DIRECTOR SITE BOUNDARY
- DIRECTOR DROPPED KERB
- DK** DIRECTOR KERB DROPPER
- DIRECTOR 24-HR VITI  
DEMOCRATIZATION (ACCEPTABLE  
LIMITS)
- VICTOR PARKING
- TRAFFIC DIRECTION (ONE  
WAY ONLY INDICATED)

3	ADDED TO BUY LAYER ARCHITECTURE LAYOUT	AWY	03.04.20
2	Landscape Architecture Layout Updated	AWY	08.11.19
1	Preliminary Issue	AWY	28.09.19

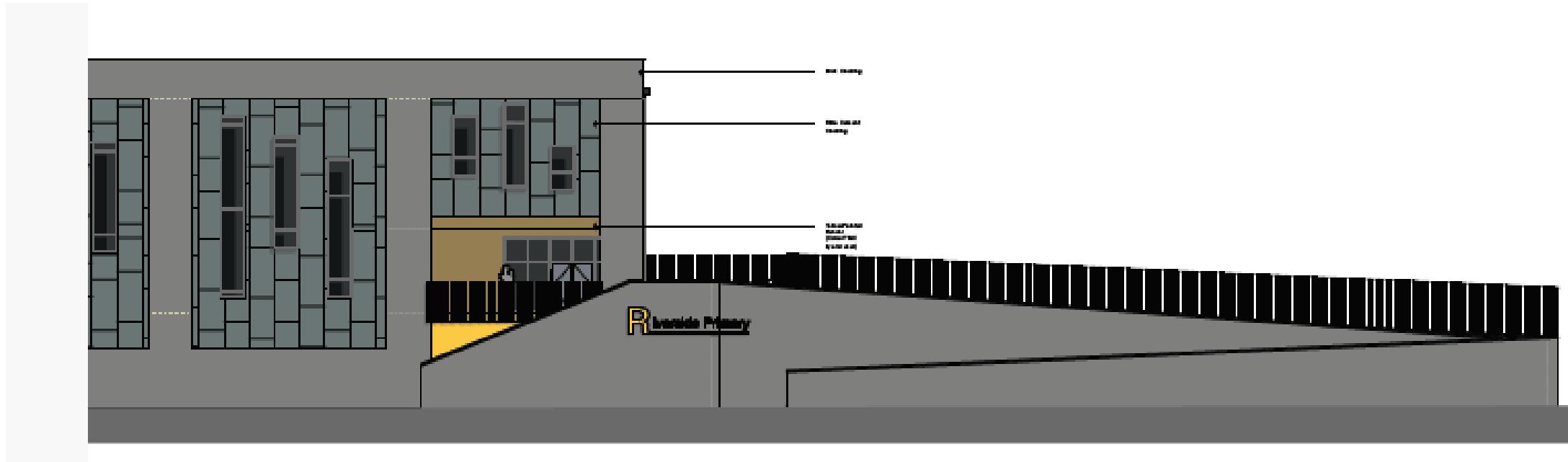
## BRAND CONSULTING

Holiday House  
Pitmead  
Chelmsford  
CM2 7PR  
(01245 266263)

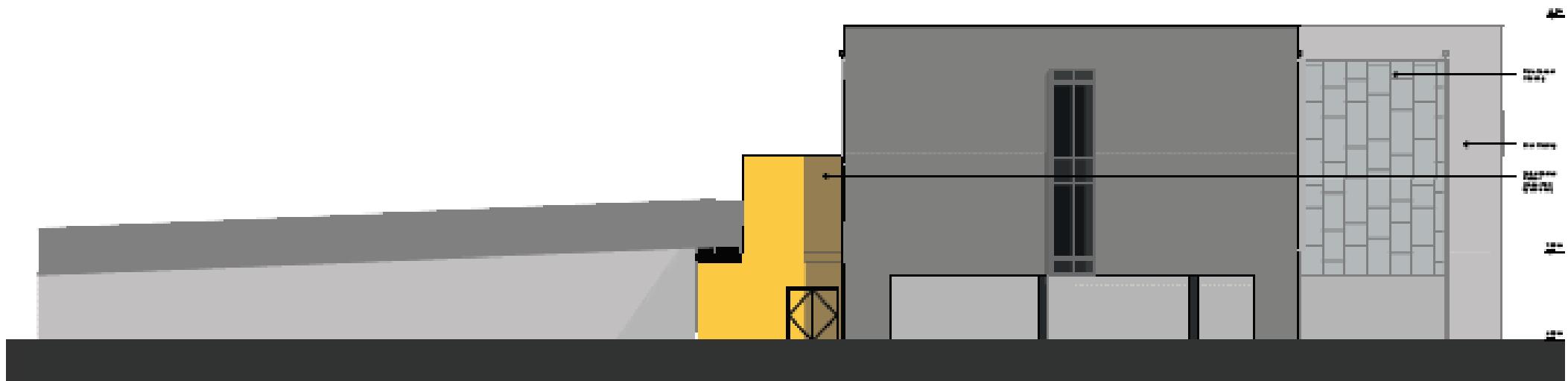
 COUNTRYSIDE  
CHESTER RIVERSIDE  
MARY SCHOOL

## PROPOSED ROAD PLAN GEOMETRY & VISIBILITY

# East Elevation



# West Elevation



# South Elevation



# North Elevation



# CGI of front entrance



# CGI of vehicular access



# CGI Bird's Eye view of the site

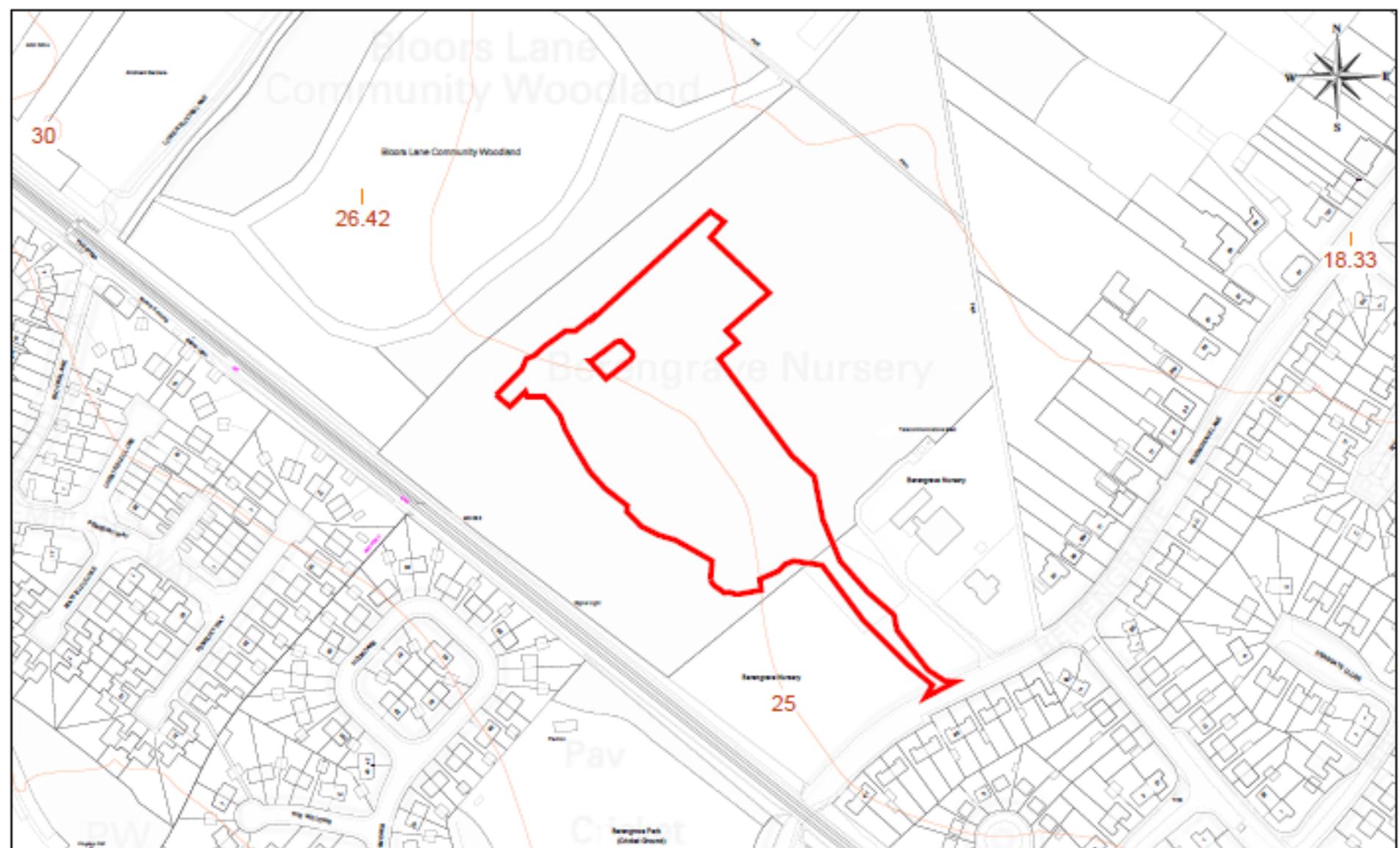


# CGI of rear of school building and undercroft parking

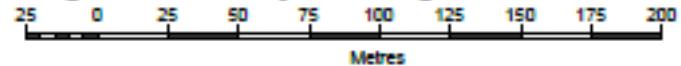


MC/19/3275

Berengrave Nursery, Berengrave Lane, Rainham



MC/19/3275 - Berengrave Nursery, Berengrave Lane, Rainham



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# Aerial photo of the wider site



# Site under construction



# Proposed site layout approved under ref MC/19/3442



## Residential Accommodation Schedule

### Open Market Provision - 91 Dwellings

- 7no. 2-Bed Houses - Cartwright
- 9no. 3-Bed Houses - Elmslie
- 14no. 3-Bed Houses - Becket
- 23no. 4-Bed Houses - Mylne
- 6no. 4-Bed Houses - Leverton
- 20no. 4-Bed Houses - Pembroke
- 12no. 5-Bed Houses - Fletcher

### Affordable Provision - 30 Dwellings

- 4no. 1-Bed Flats
- 8no. 1-Bed Flats - F01L
- 2no. 2-Bed Flat - Mai - GF
- 2no. 2-Bed Flat - Mai - FF
- 2no. 2-Bed Flat - FOG
- 4no. 2-Bed Flats - F05L
- 6no. 3-Bed Houses - A30L
- 2no. 4-Bed Houses - Aldridge

**Total 121 Dwellings**

Car Parking 1 space per 1/2 bedroom flat  
2 spaces per 2/3 bedroom houses  
2/3 spaces per 4/5 bedroom houses

33 Visitors spaces

Cycle Parking 2 spaces per House in rear garden stores or garages

# The Revised layout for 60 dwellings

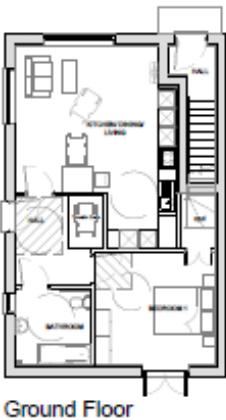


# Proposed Affordable housing within and outside the application site



# Elevations and floor plan of flatted units 33A &34A

106



Ground Floor



Side Elevation

Front Elevation

Side Elevation

Rear Elevation



First Floor

A - 05.12.18 - Planning Submission AT - NF  
Rev Date Revision Details Dr Ch



Client's Name  
Linden Homes

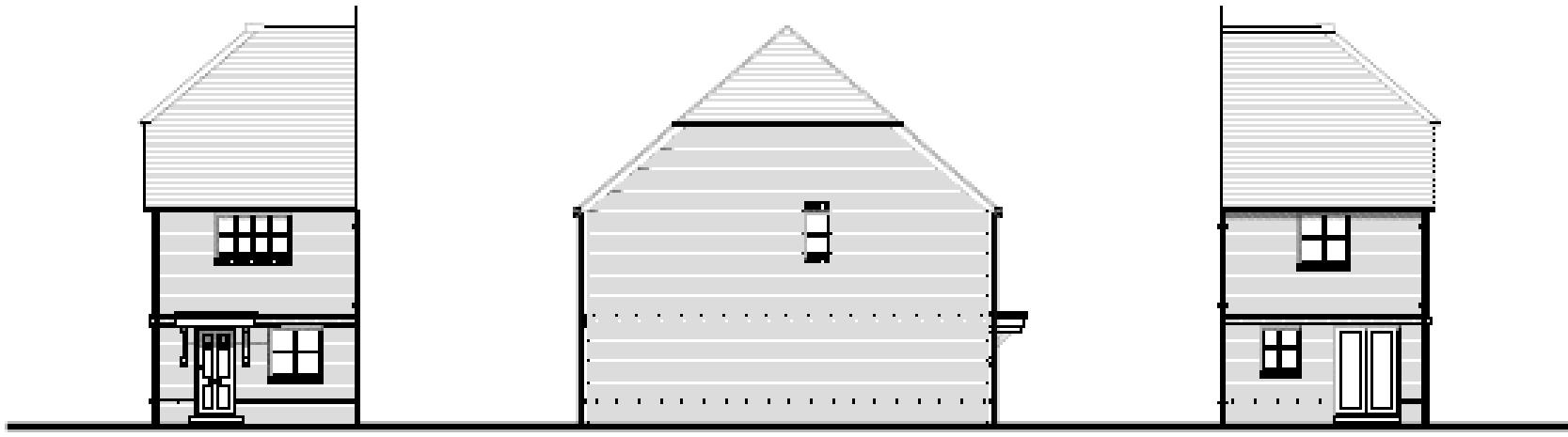
Job Title  
Land at Berengrave Nursery,  
Berengrave Lane, Rainham

Drawing Title  
Flat Block 33A-34A  
Plans and Elevations

# Elevations and floor plan of a 2 bedroom unit



Plot: 4A, 7A, 20A, 23A, 24A, 26A, 28A, 43A, 44A, 47A, 48A, 52A, 57A, 58A  
Handed: 5A, 6A, 10A, 21A, 23A, 27A, 29A, 41A, 43A, 48A, 51A, 56A, 58A  
  
2 Bed 2 Person Private House  
71.4m² Gross Internal Area  
72.7m² Gable to Mains  
  
External Space Available  
Plot 47A (10m²) (Subject to Plot 48A and Plot 49A)



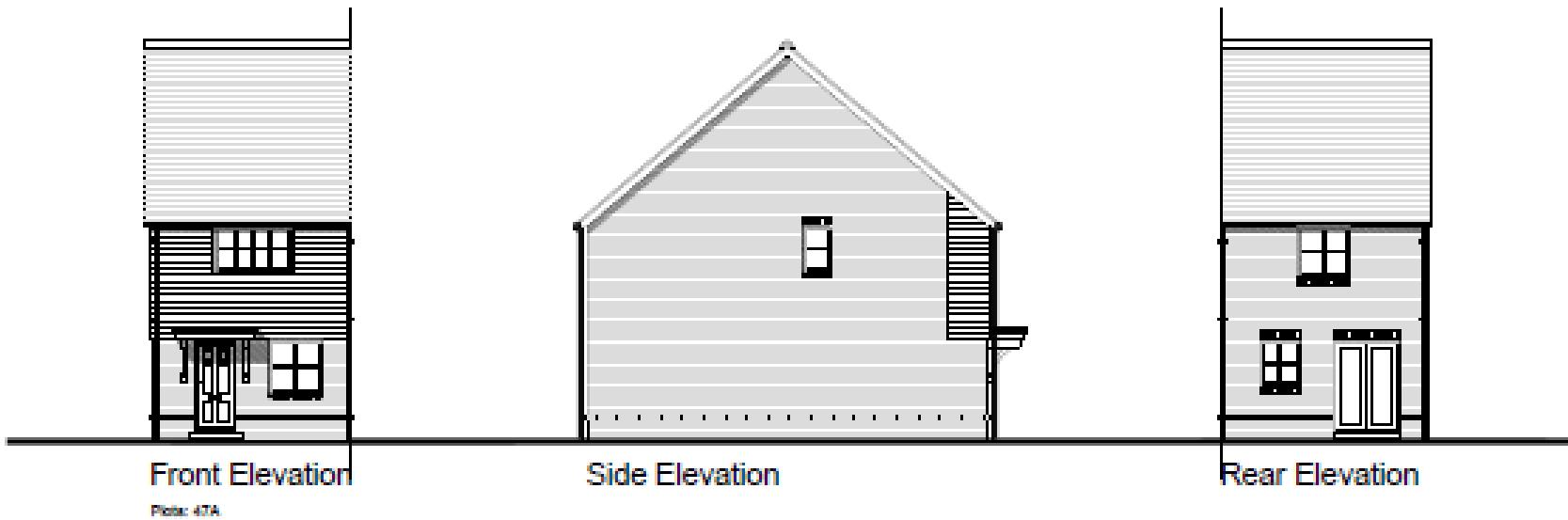
Front Elevation

Plot: 7A, 44A  
Handed: 5A, 43A

Side Elevation

Rear Elevation

Character Area - B



Front Elevation

Plot: 47A

Side Elevation

Rear Elevation

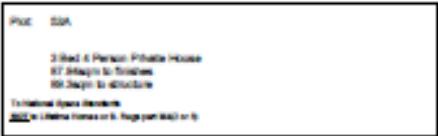
# Elevation and floor plan of a 3 bed house

108



Ground Floor Plan

First Floor Plan

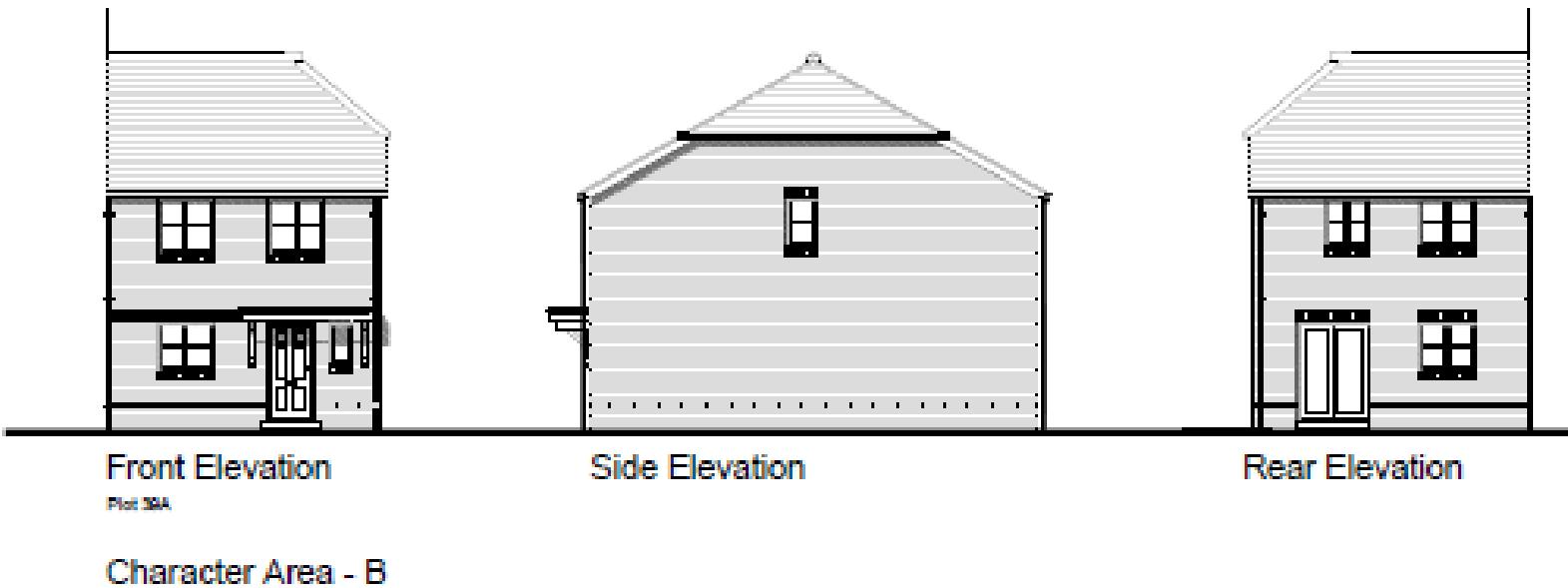
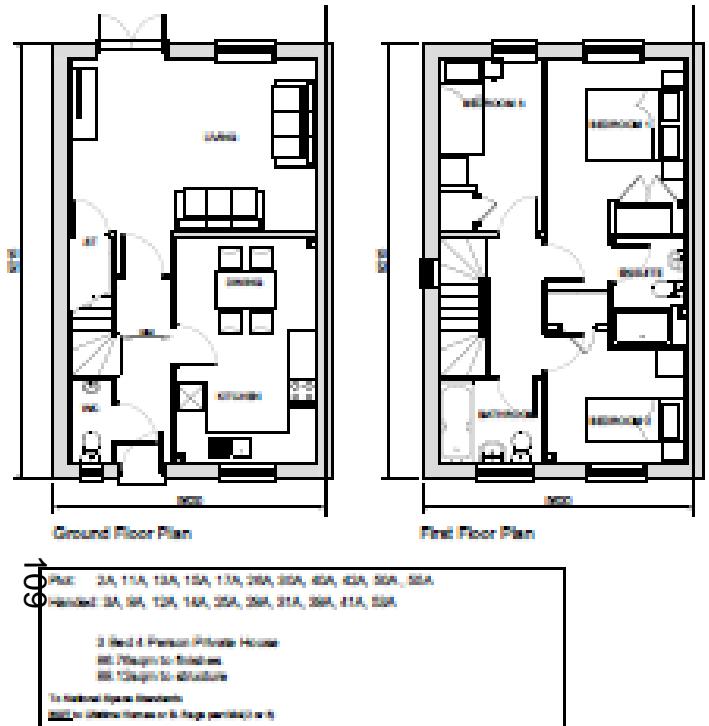


Character Area - B



Character Area - B

# Elevation and floor plan of a 3 bed house



# Front elevations and Street scene of houses on plots 1A to 6A, 37A to 45A & 10A,

0 1



# Front elevations and Street scene of houses on plots 19A to 45A

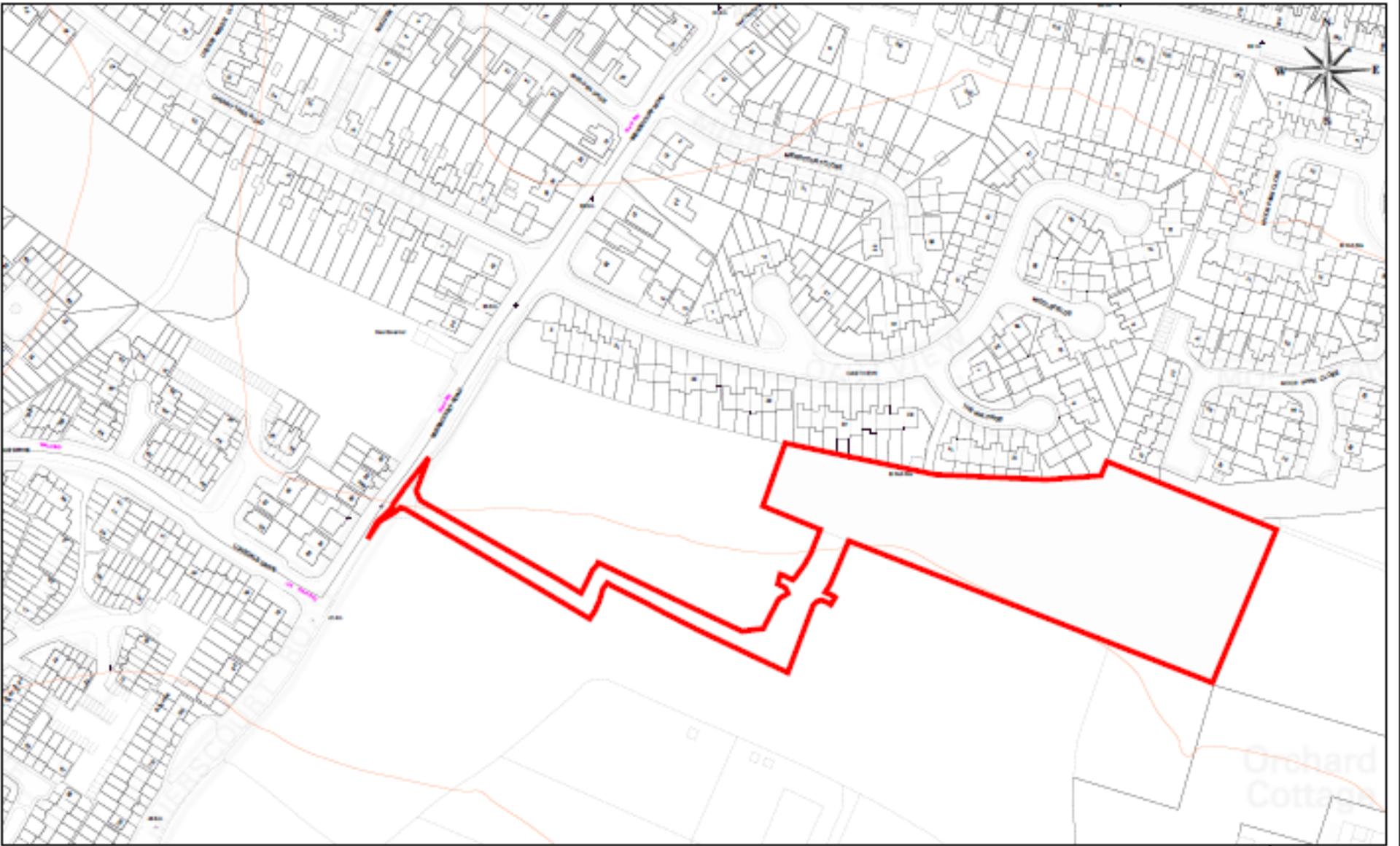


Plot 19A

Plot 45A

MC/19/2532

Land At The Maltings, Rainham



MC/19/2532 - Land At The Maltings, Rainham

25 0 25 50 75 100 125 150 175 200  
Metres

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Scale: 1:2500 14/04/20  
© Medway Council 2020

# Aerial Photograph of the site

114



# Aerial Photograph of the site



# Looking at South-Eastern Boundary of site

116



# Looking at Southern boundary



# Access point to the site

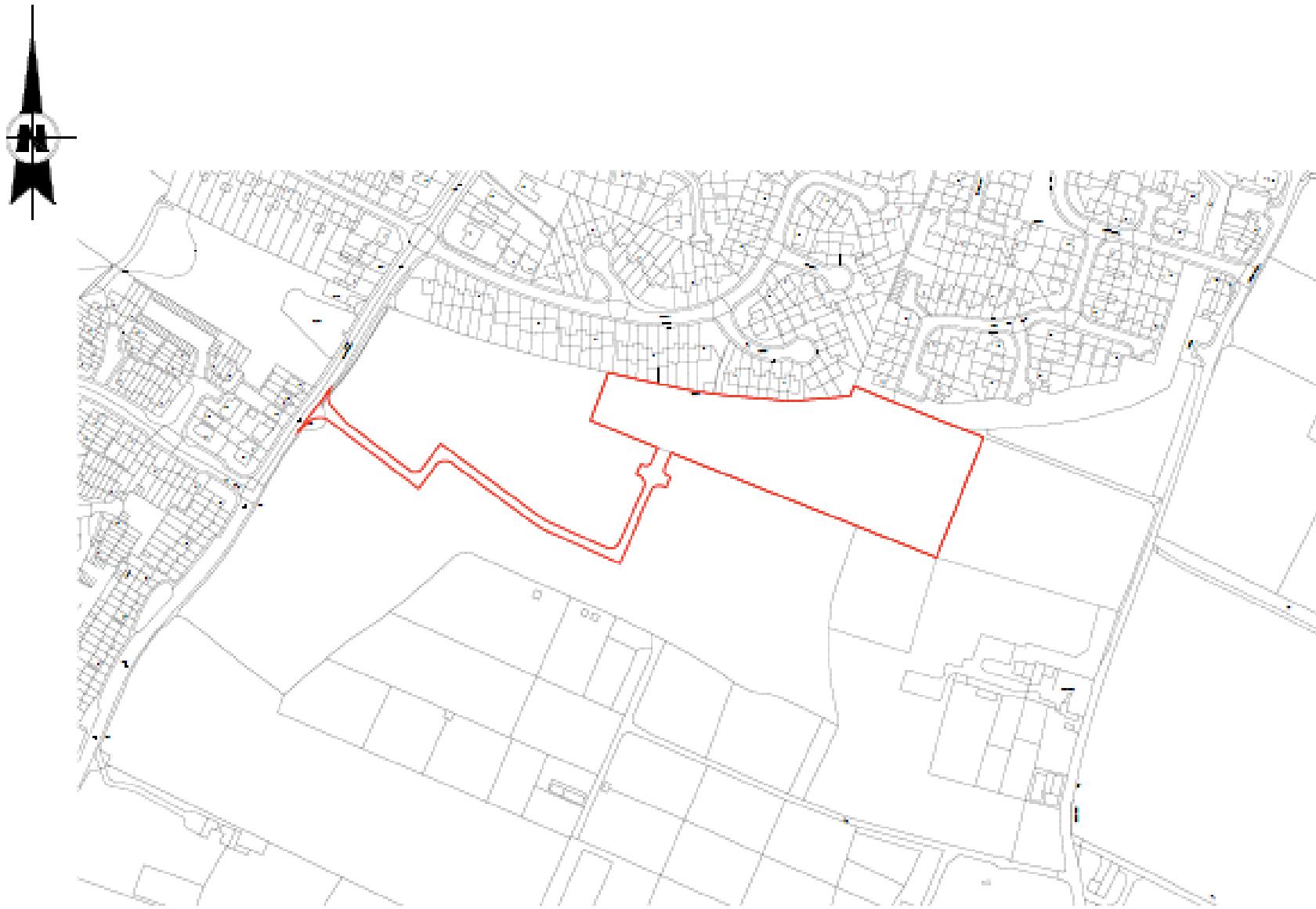


# Western site boundary – Oastview on the left



# Site Location Plan

120



# Proposed Site Layout (Original – 38 dwellings)



# Proposed Site Layout (Revised – 29 dwellings)

122



# Landscaping Masterplan

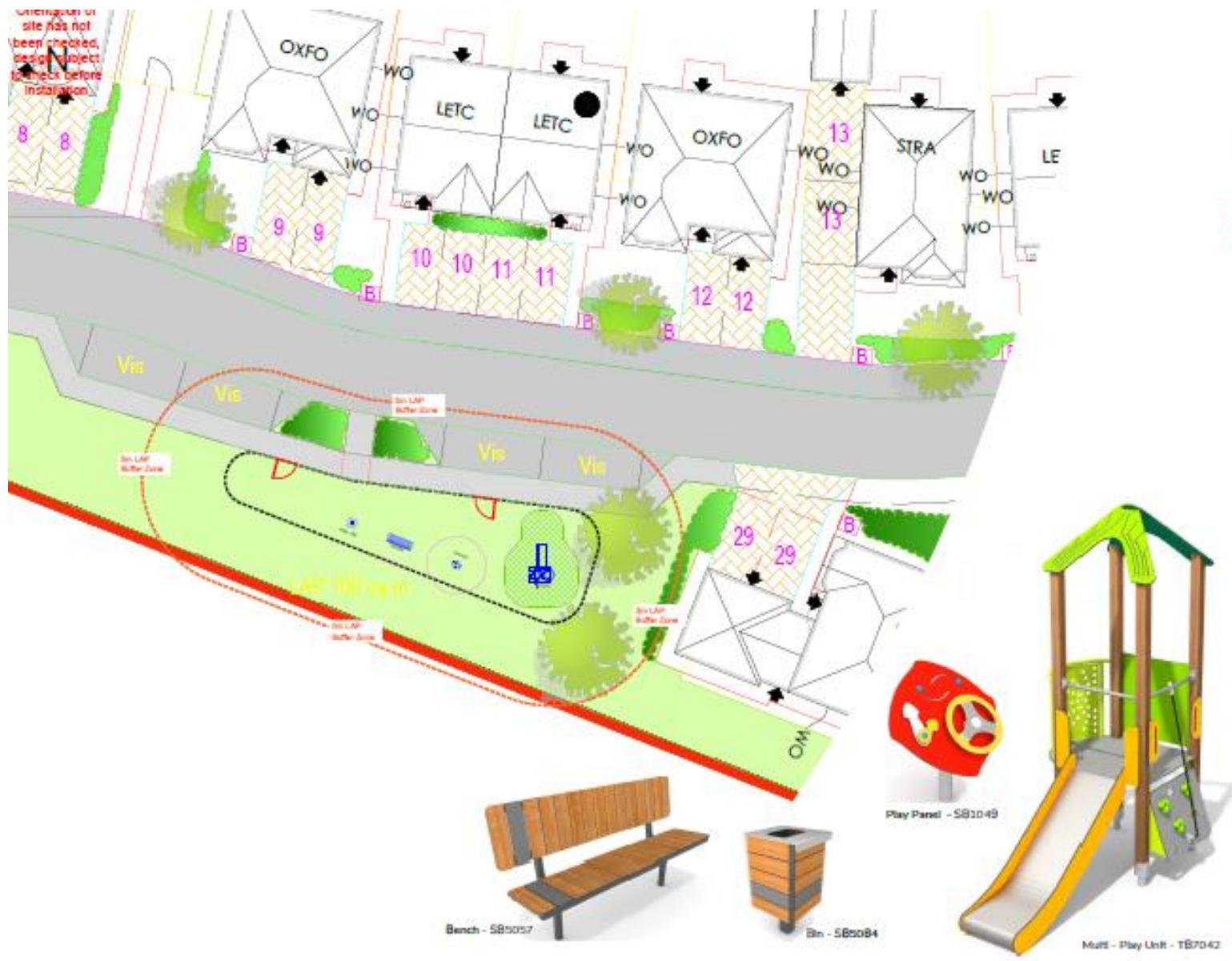


# Street Scenes

124



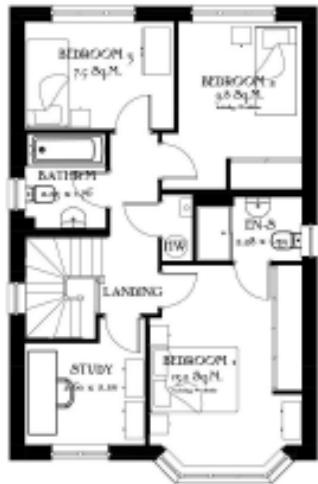
# Local Area of Play



# Elevations/Floorplans



# Elevations/Floorplans



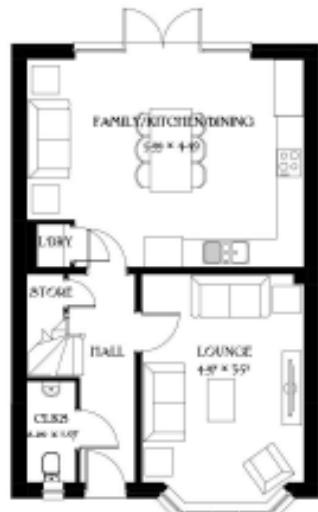
First Floor



Front Elevation



Side Elevation



Ground Floor

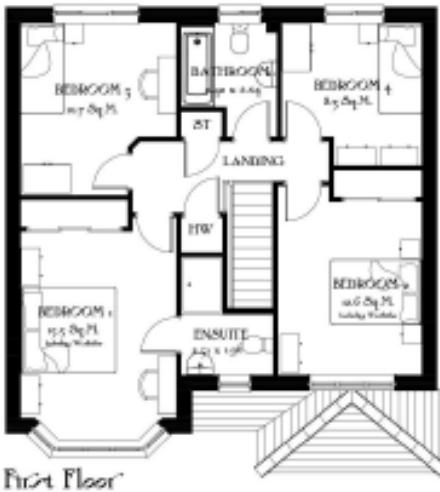


Rear Elevation



Side Elevation

# Elevations/Floorplans



Front Floor



Front Elevation



Side Elevation



Ground Floor

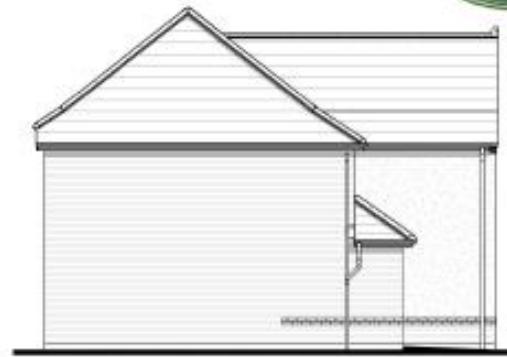


Rear Elevation



Side Elevation

# Elevations/Floorplans



Job No. A858  
Dwg No. 22

Plot A:

28

Plot Opp:

8

Marlow  
Heritage Collection

1299 ft<sup>2</sup> 119.79 m<sup>2</sup>  
Elevation Code: A1

# Elevations/Floorplans

130



Front Elevation



Side Elevation



Rear Elevation

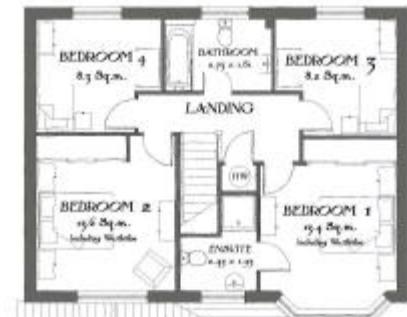


Side Elevation

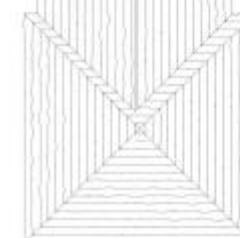


Ground Floor

EF  
D/



First Floor



Re. Dwg No.  
25  
100 @ A3

100

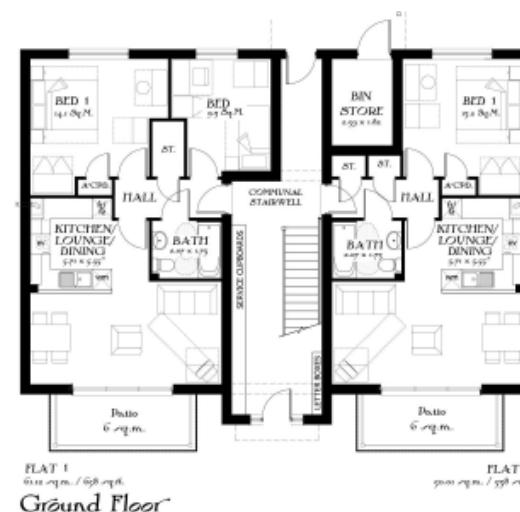
# Elevations/Floorplans



Front Elevation



Side Elevation



Ground Floor



First Floor

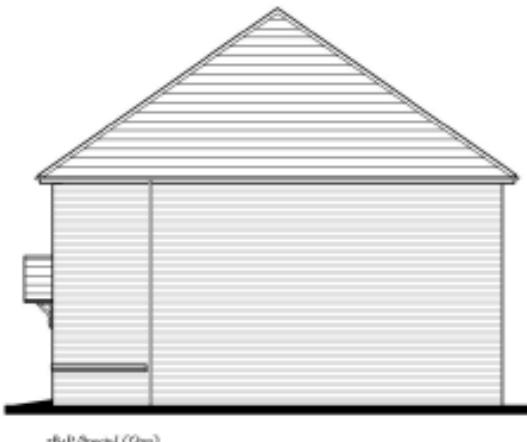
**SPECIAL** Snowdon  
Apartment Block

# Elevations/Floorplans

132



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

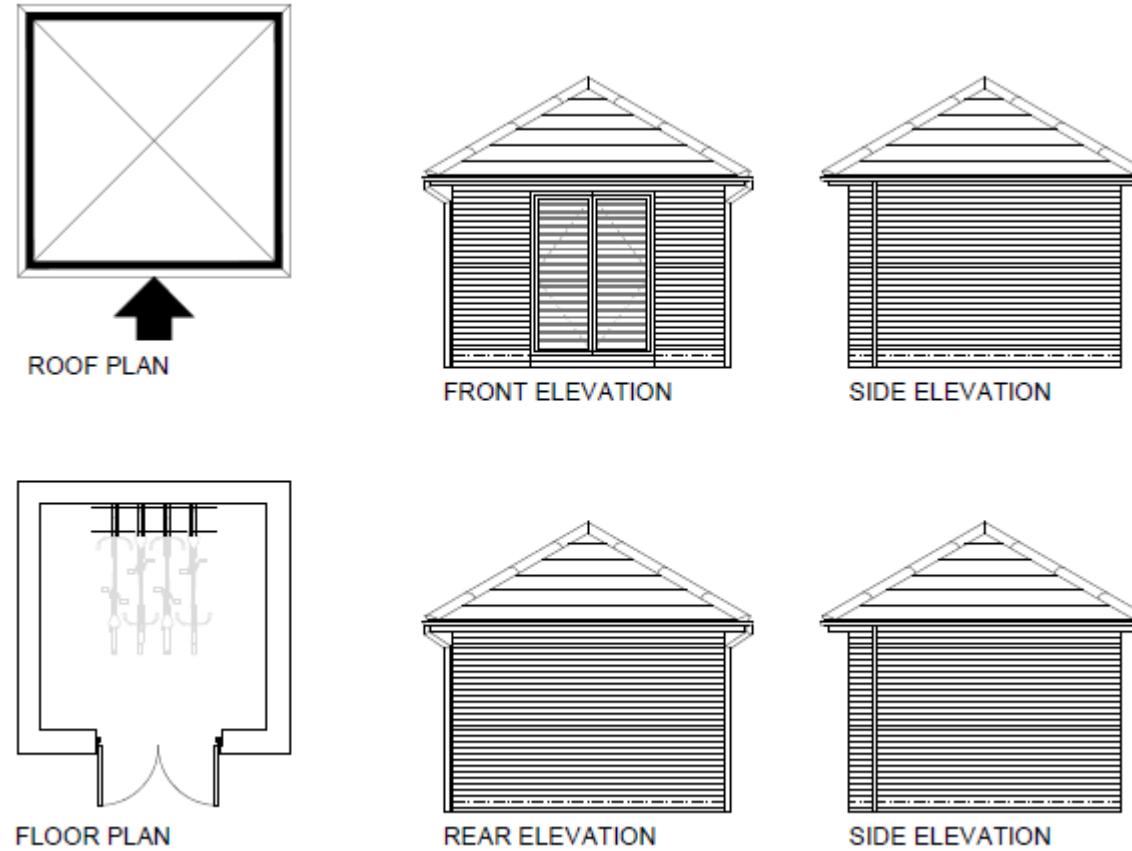
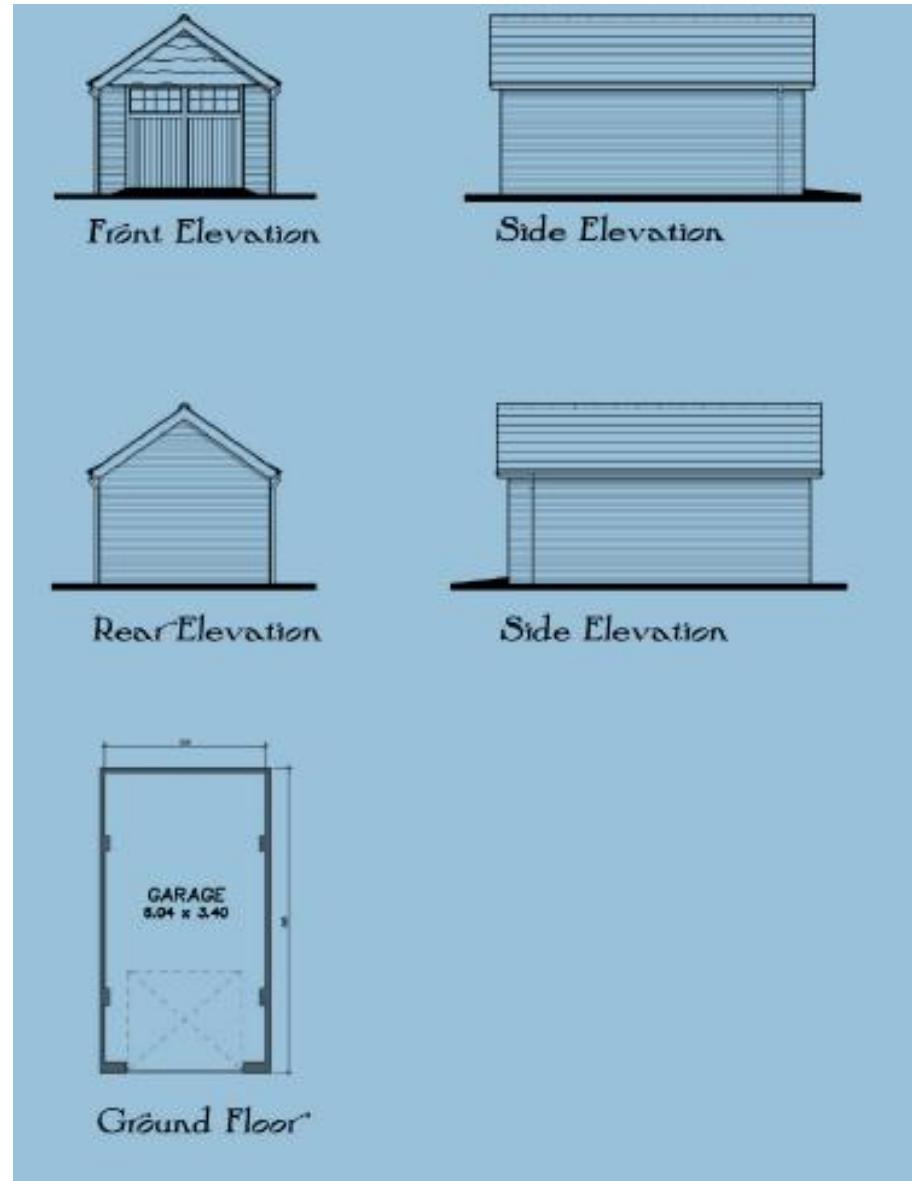


Right Floor Plan



Ground Floor Plan

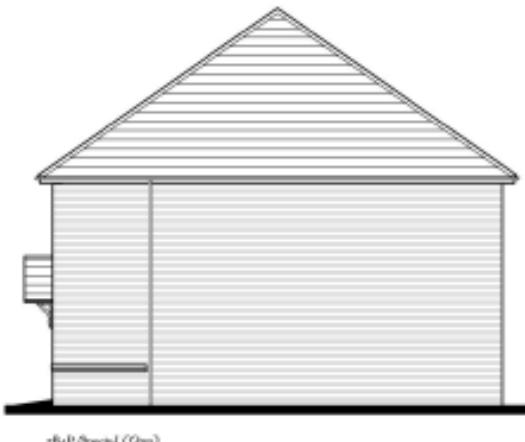
# Elevations/Floorplans – garages and bin store for flats



# Elevations/Floorplans



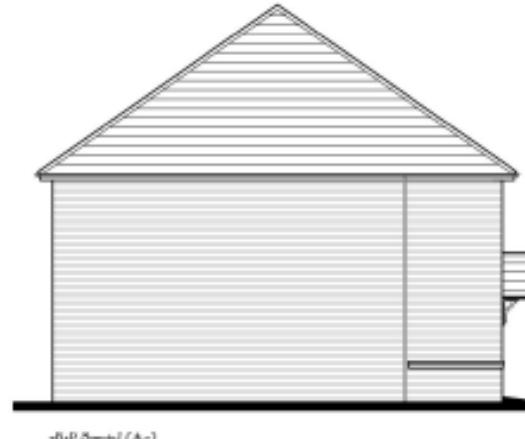
Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Right Floor Plan



Ground Floor Plan