

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

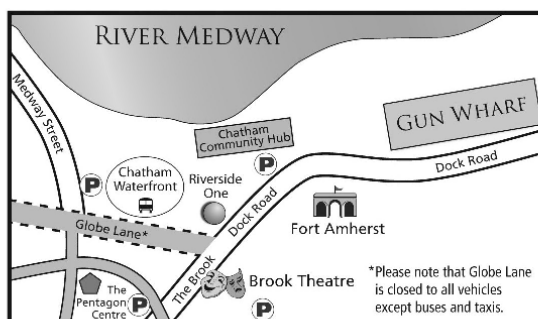
Items

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

Date: 29 April 2020



This agenda and reports are
available on our website
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**

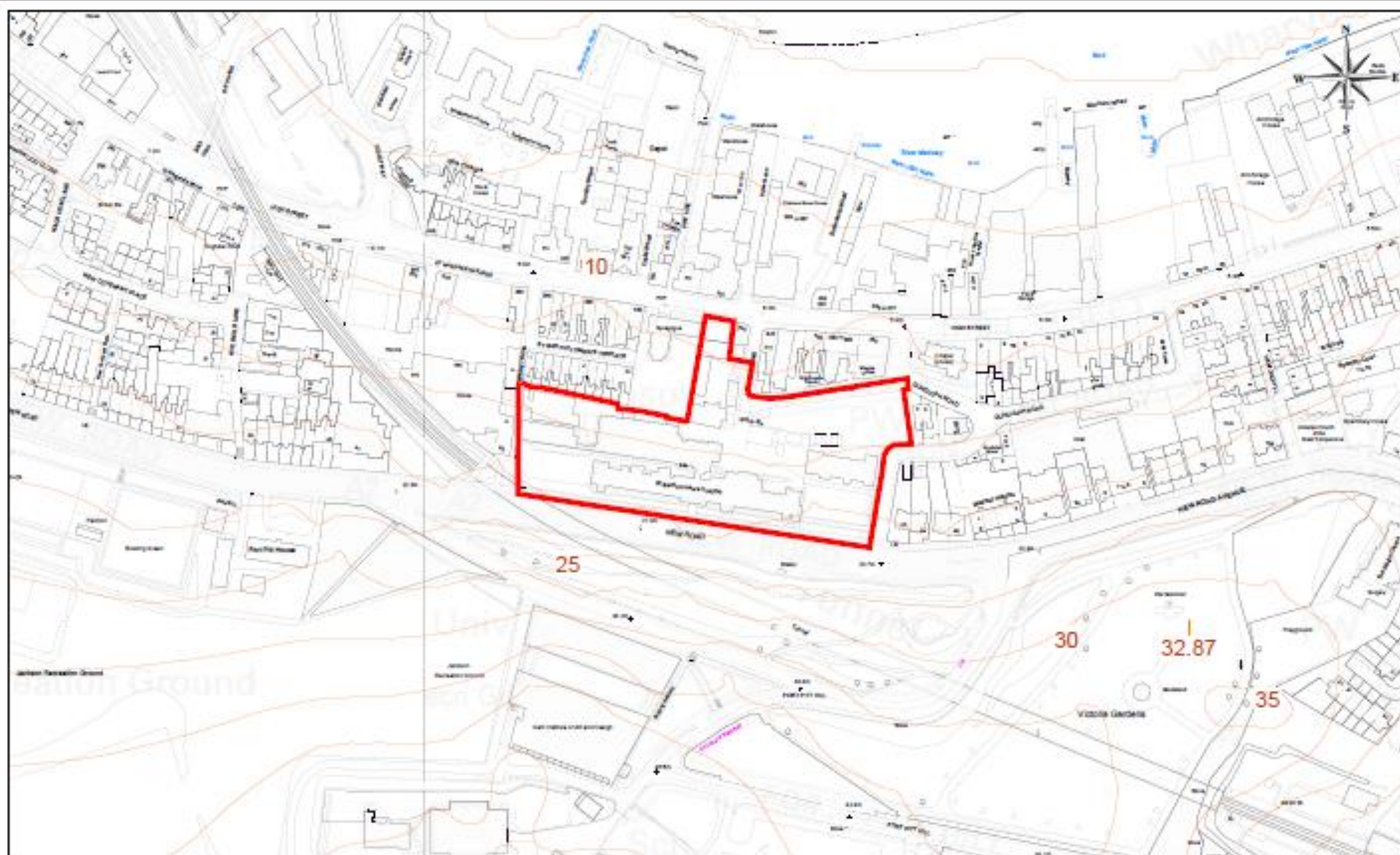
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中文	331781	हिंदी	331783	Polski	332373	ଓଡ଼ିଆ	331786	فارسی	331840	Lietuviškai	332372

Planning Committee

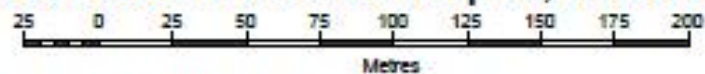
29th April 2020

MC/19/2709 & MC/19/2710

St Bartholomews Hospital, New Road, Rochester



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



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Mapbox
Terrain Style

Scale 1:2500 21/02/20
© Mapbox Council 2020

Aerial view of the site



St Bartholomews Hospital New Road Frontage – view from UCA

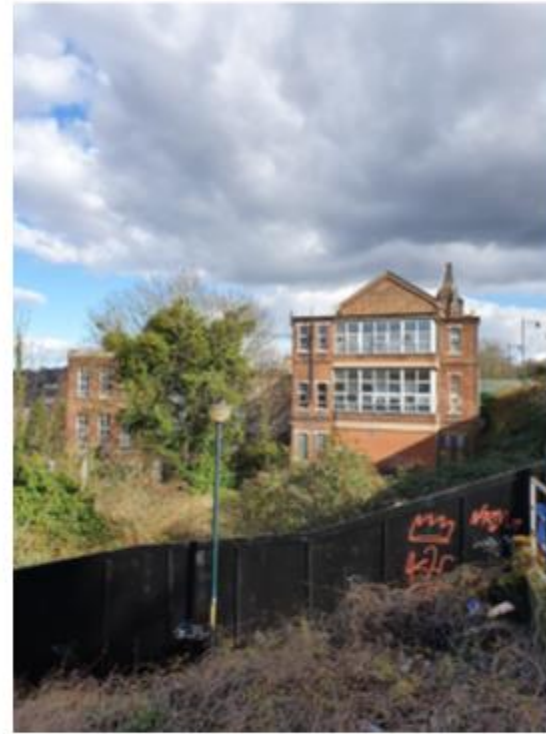


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St Bartholomews Hospital main building – New Road frontage



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



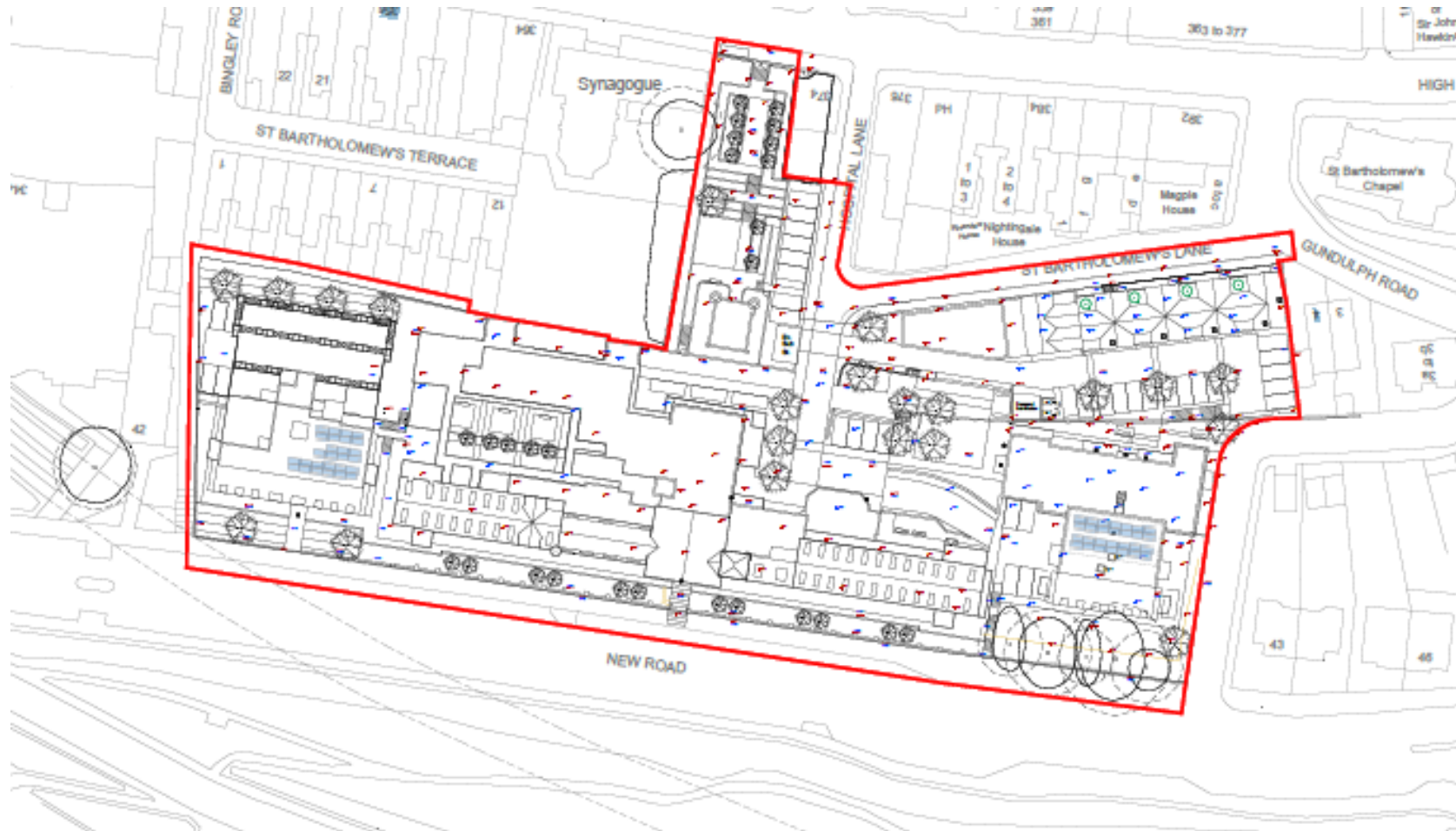
View of the garden of reflection and 351 High Street from inside the mortuary



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

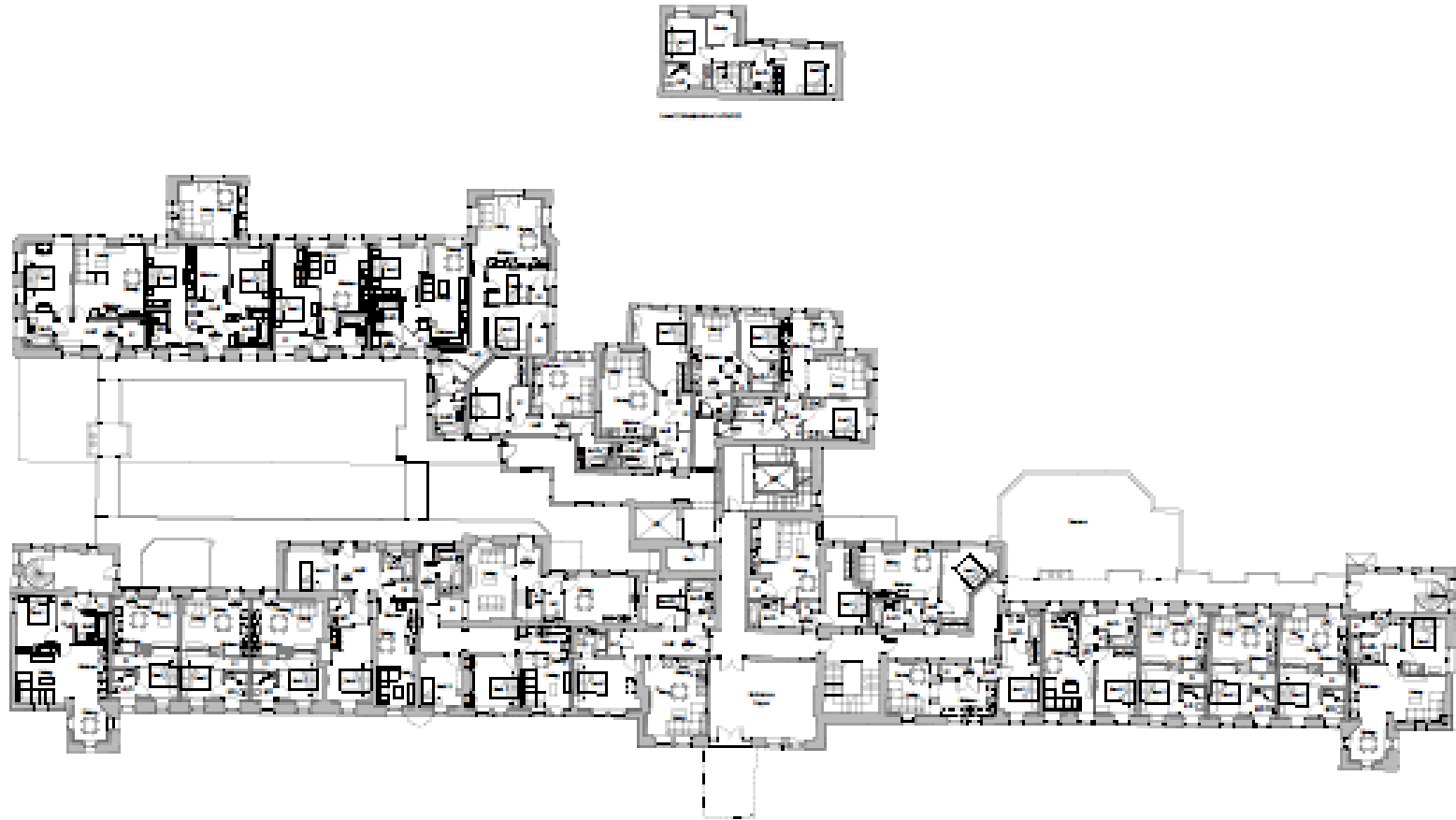


Rear Elevation
(north elevation)

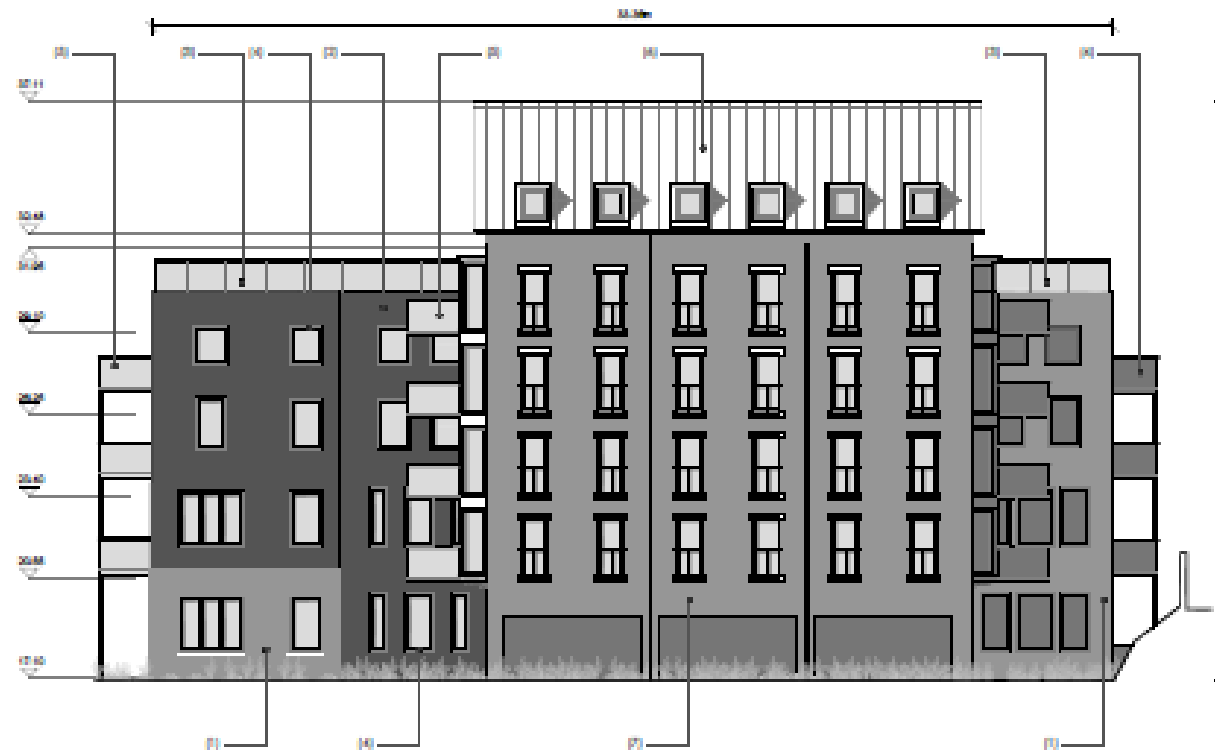
Main Hospital Building Side Elevations



Main Hospital Building Typical Floor Plan



Lloyd House/Nurses Block South (Front) Elevation



- APPENDIX
P1 Roofing facing brick
P2 Blue brick cladding - laid vertically
P3 Glazed panel look cladding
P4 Contemporary grey window system
P5 Contemporary balcony with glazed look cladding
P6 Standing seam roof - grey
P7 Light red facing brick

Lloyd House/Nurses Block East Elevation



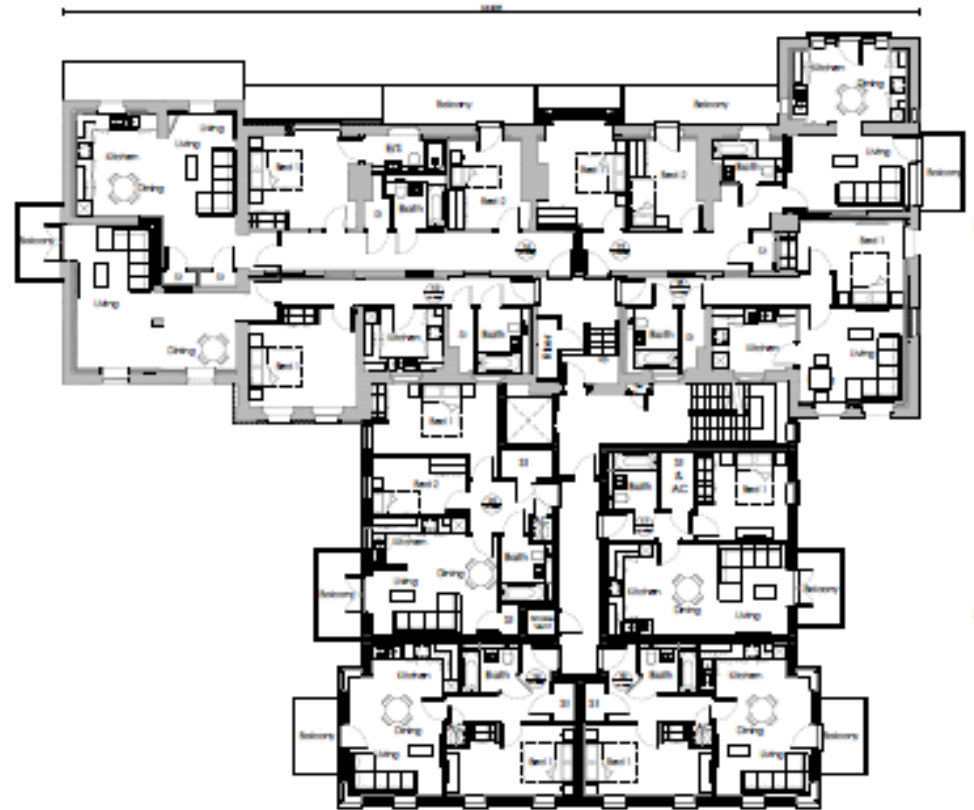
MATERIALS

- 1 Solid facing brick
- 2 Blue brick cladding - laid vertically
- 3 Glazed panel balconading
- 4 Contemporary grey window system
- 5 Contemporary balcony with glazed balconading
- 6 Standing seam wall cladding - grey
- 7 Metallic Louvre Double Door - grey
- 8 Clipped eaves and verge
- 9 Light red facing brick

Lloyd House/Nurses Block West Elevation



Lloyd House/Nurses Block Typical Floor Plan



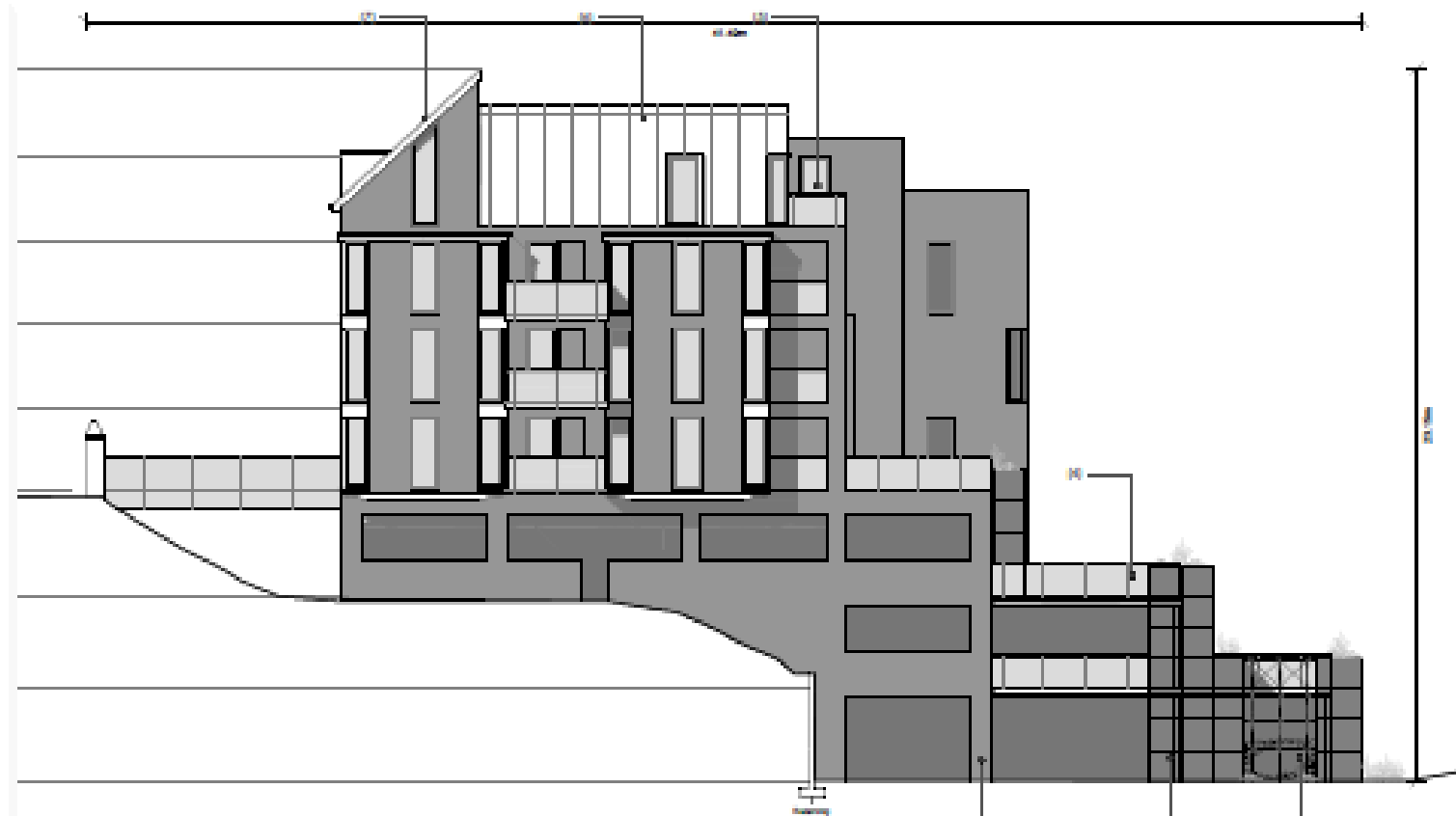
Watts House South Elevation



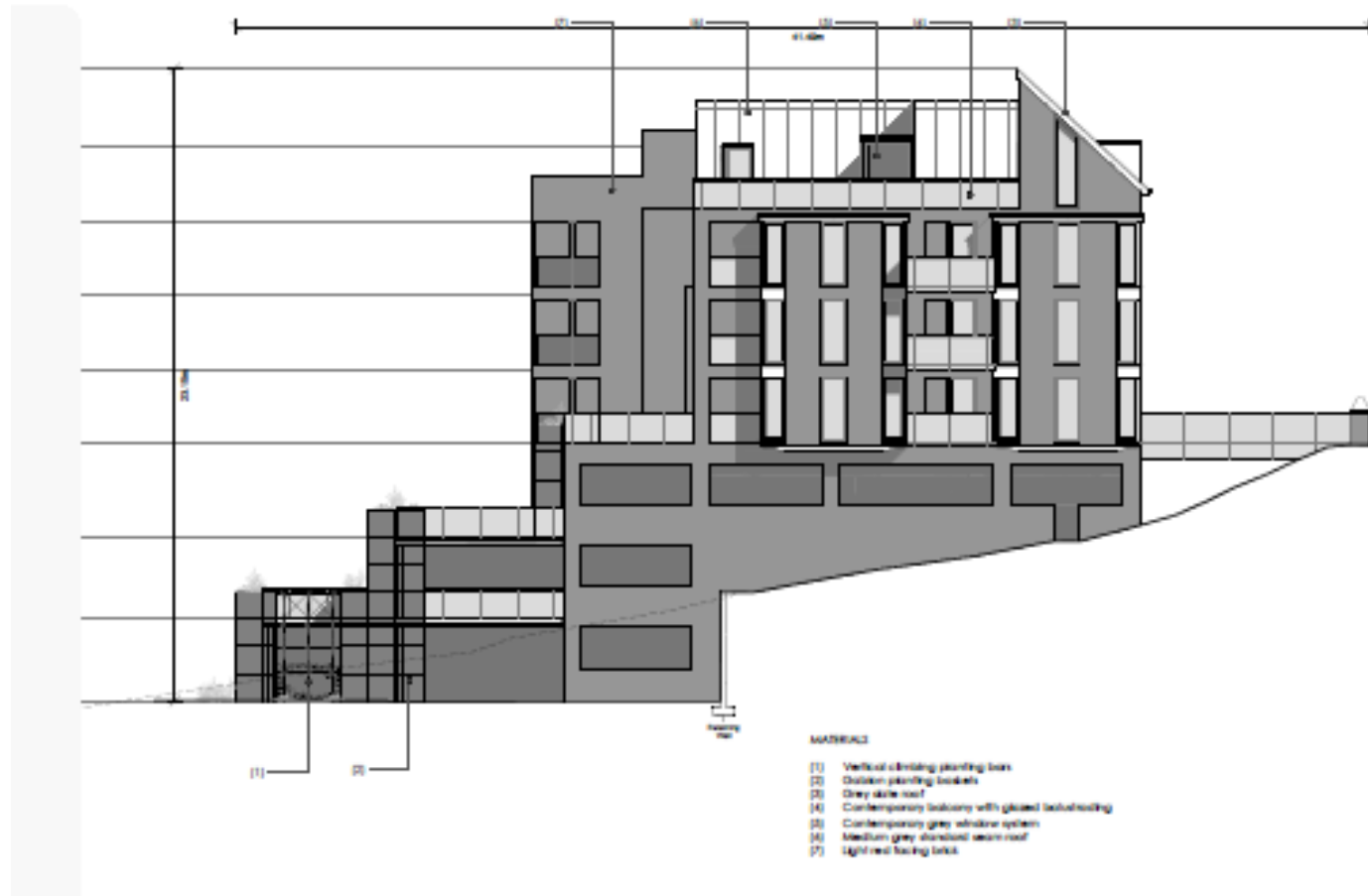
Watts House North Elevation



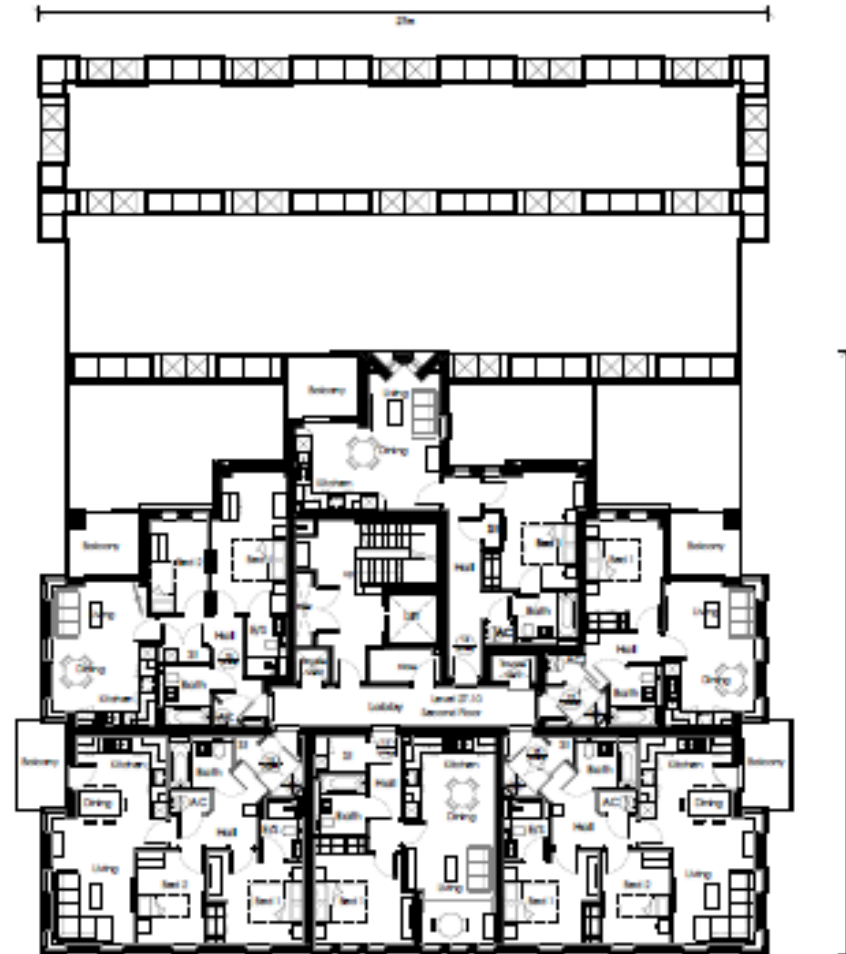
Watts House East Elevation



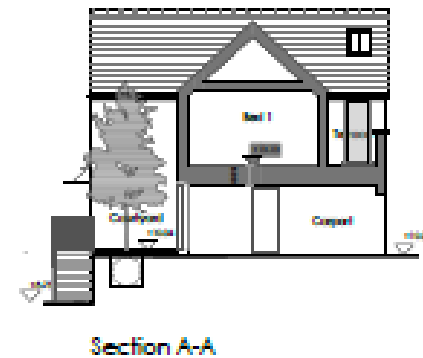
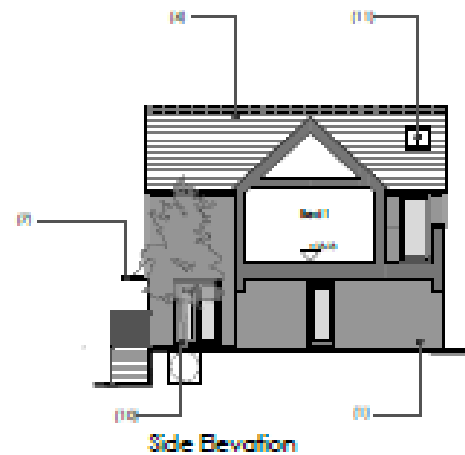
Watts House West Elevation



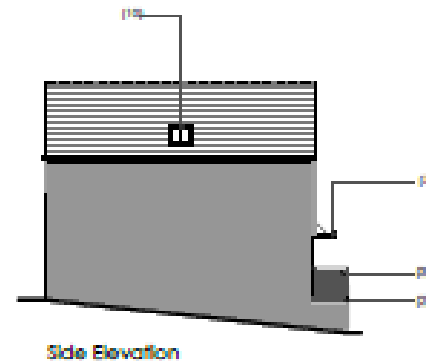
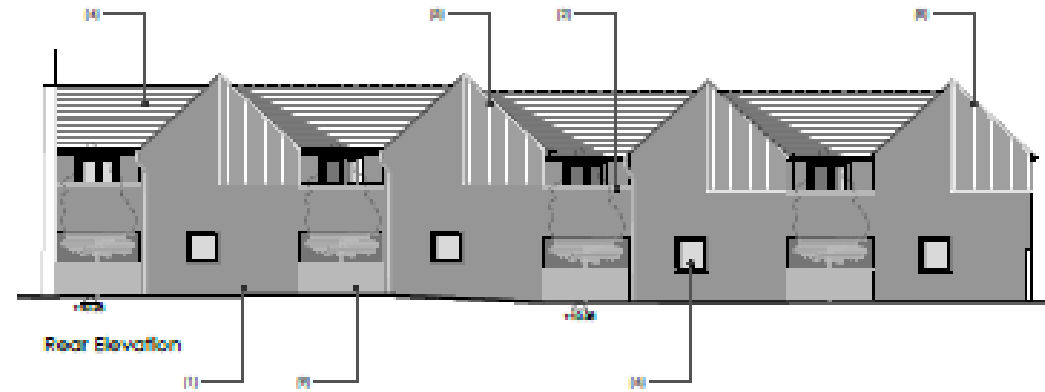
Watts House Typical Floor Plan



Mews Housing Elevation 1

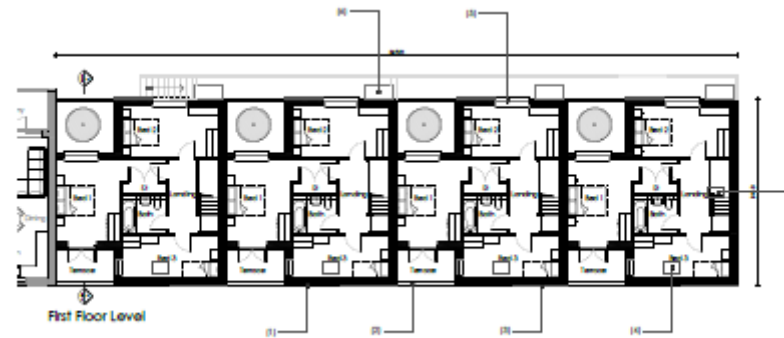


Mews Housing Elevation 2

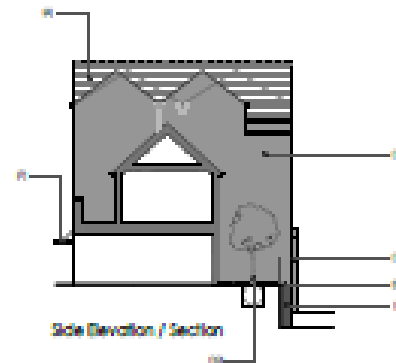


- MATERIALS**
- (1) Light buff facing brick
 - (2) Contrasting dark brick to balcony edges
 - (3) Perforated metal screen panel balcony railing
 - (4) Dark grey roof coverings
 - (5) Dark grey vertical timber cladding
 - (6) Contemporary grey window system
 - (7) Contemporary hanging canopy
 - (8) Clipped stone and verge
 - (9) Dark brick path
 - (10) White rooflight

Mews Housing Floor Plans

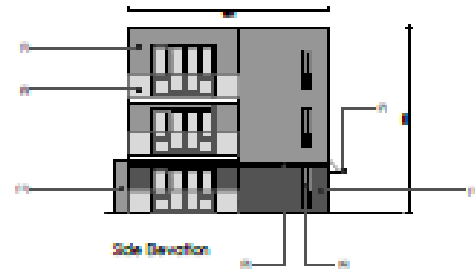


Mews Apartment Elevation 1



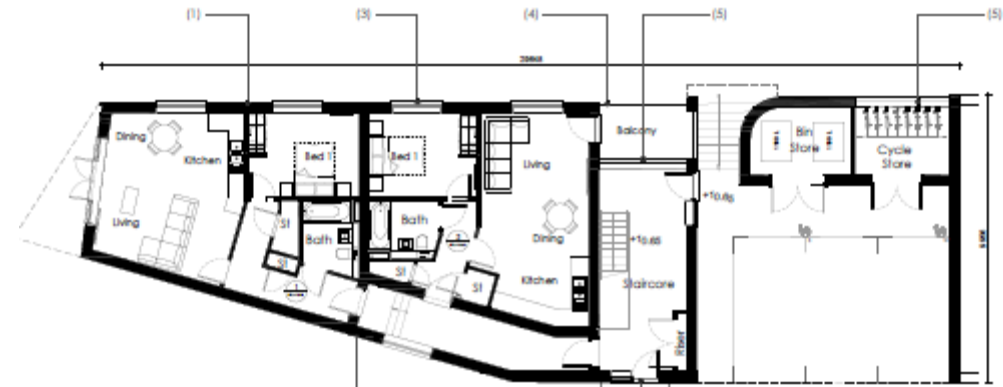
- 01 roof/roof lining
- 02 cladding/side wall
- 03 cladding/side wall
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- 08 cladding/side wall
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- 100 cladding/side wall

Mews Apartment Elevation 2

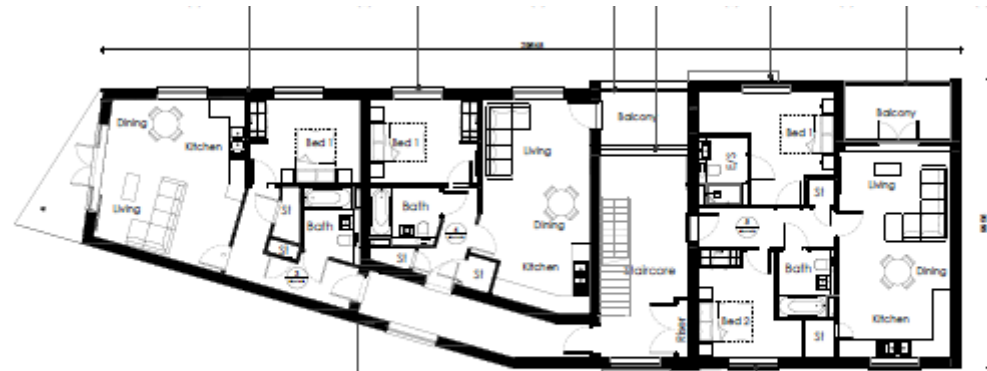


- additions
- (1) original living unit
 - (2) existing entrance
 - (3) new entrance
 - (4) new entrance
 - (5) new entrance
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 - (8) new entrance
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 - (100) new entrance

Mews Apartments Floor Plans



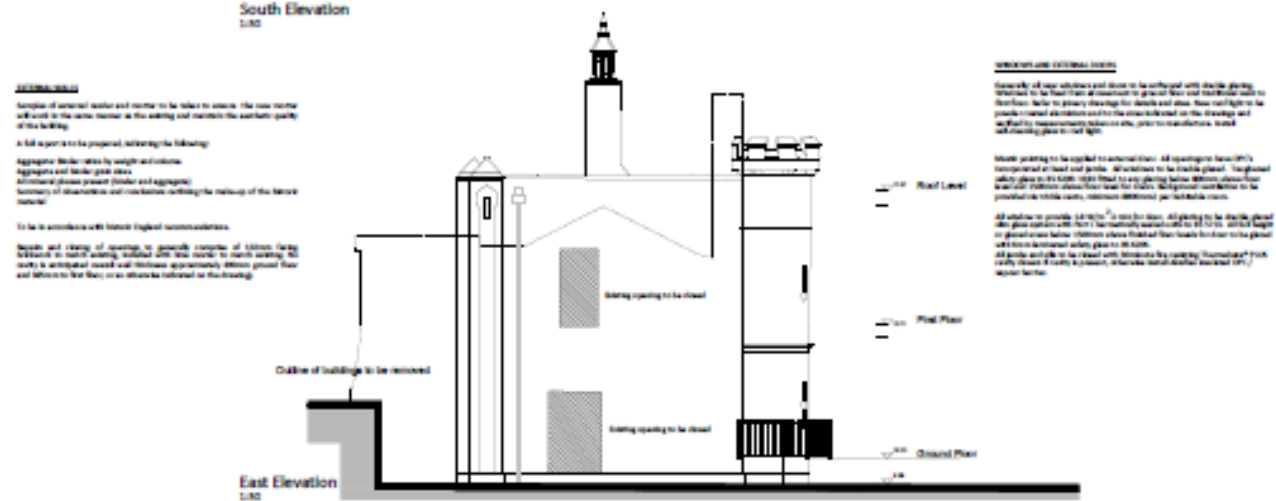
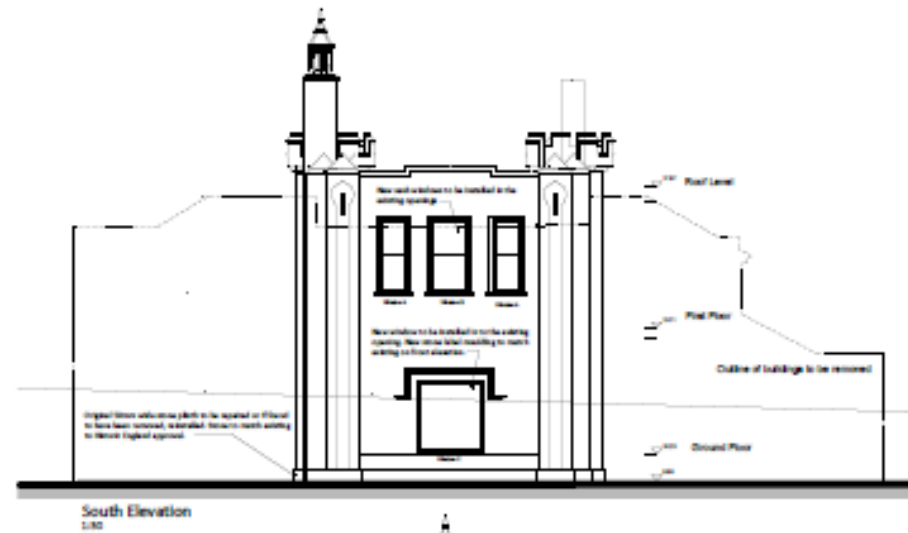
Ground Floor Level



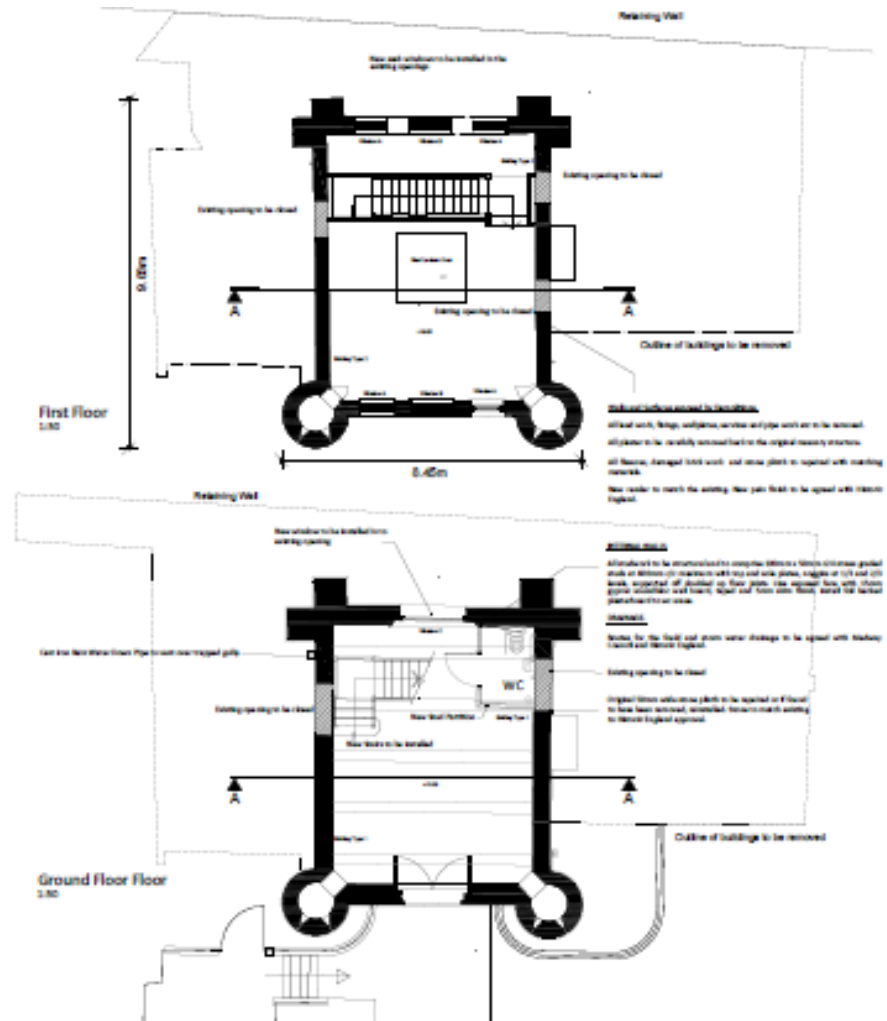
First Floor Level



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

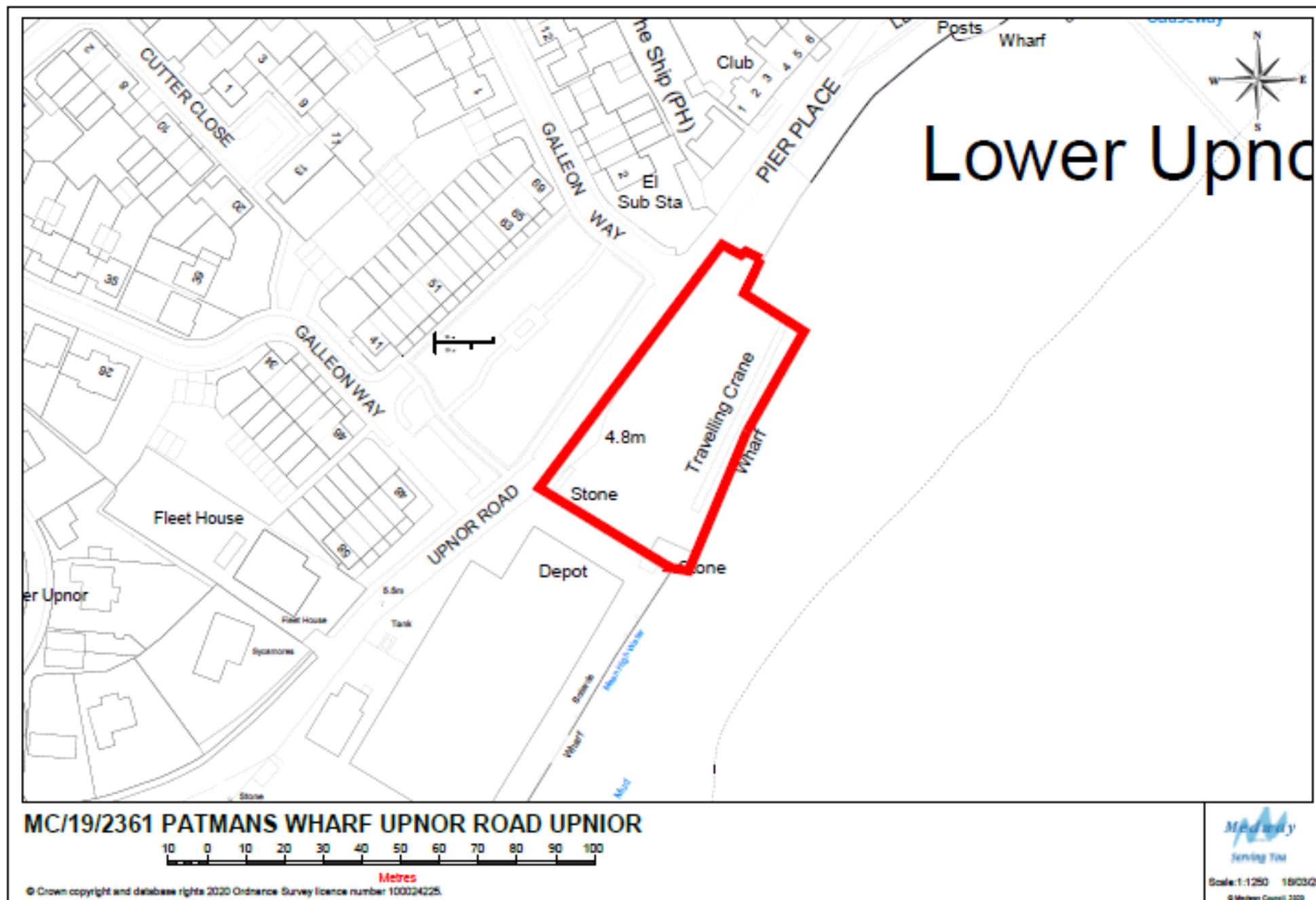


CGI showing Mews Housing and Apartments on St Bartholomews Lane



MC/19/2361

Patmans Wharf, Upnor Road, Upnor



48 Site – in
context



Entrance to Patman's Wharf and street boundary



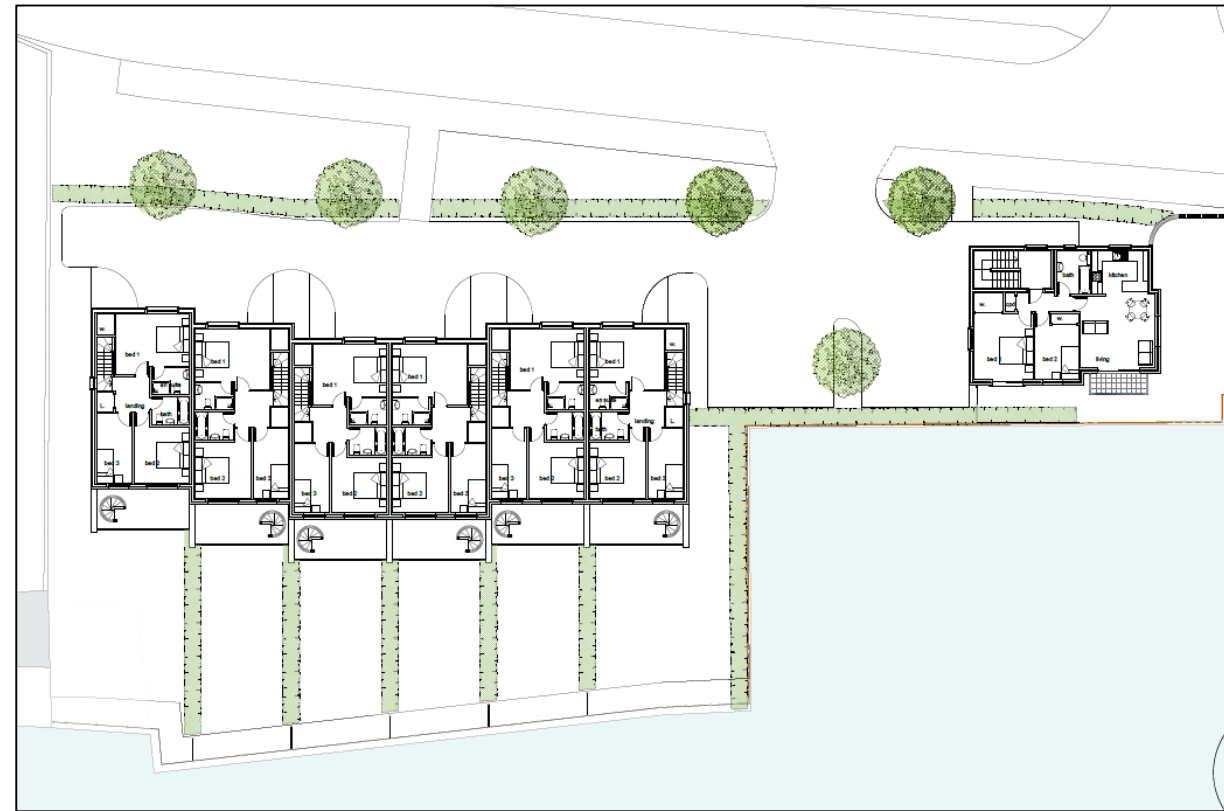
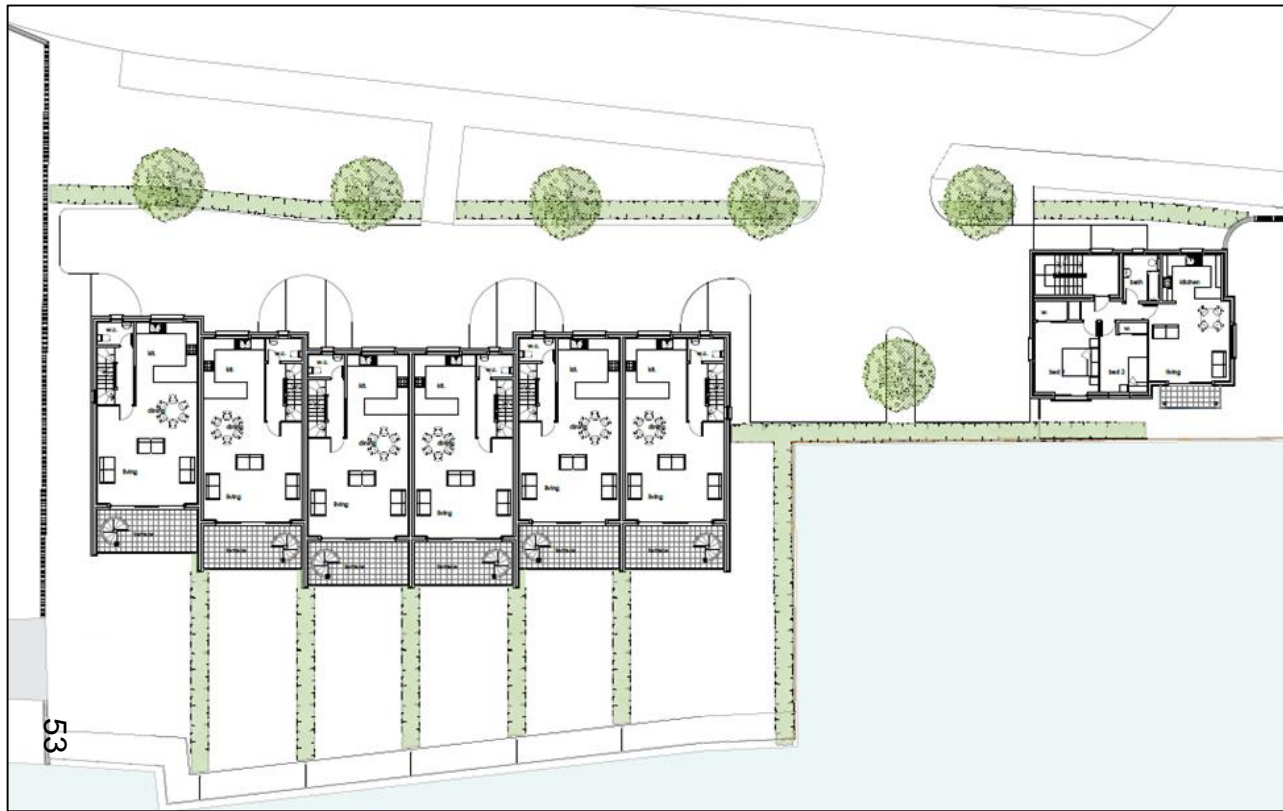
50 Views of Patman's Wharf from Upnor Road



Relationship
to river and
nearest
houses,
opposite



Patman's - 1st and 2nd Floor Plans

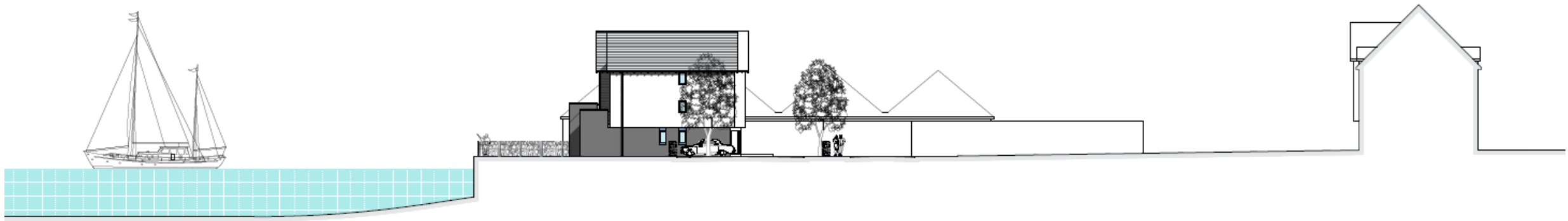


Patman's – Elevations of terrace and flats



Context of proposal with river and nearest houses

(With GPS Marine outlines in background)



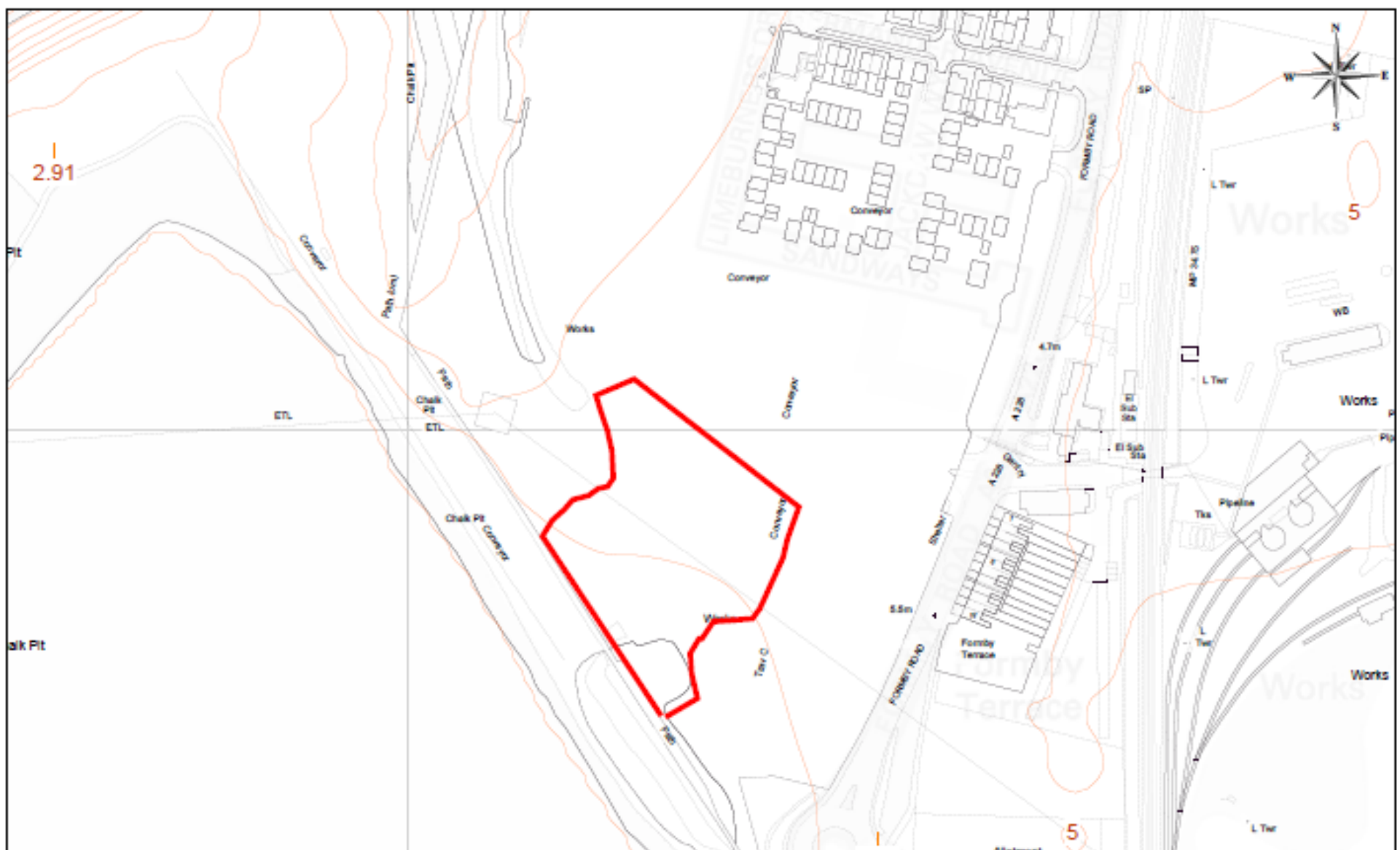
north east (to terrace)



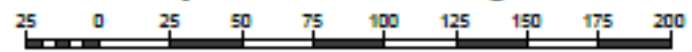
north east (to apartments)

MC/19/0994

Land Adjacent To Balancing Pond, St Andrews Park



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



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Medway
Serving You
Scale: 1:2500 18/03/20
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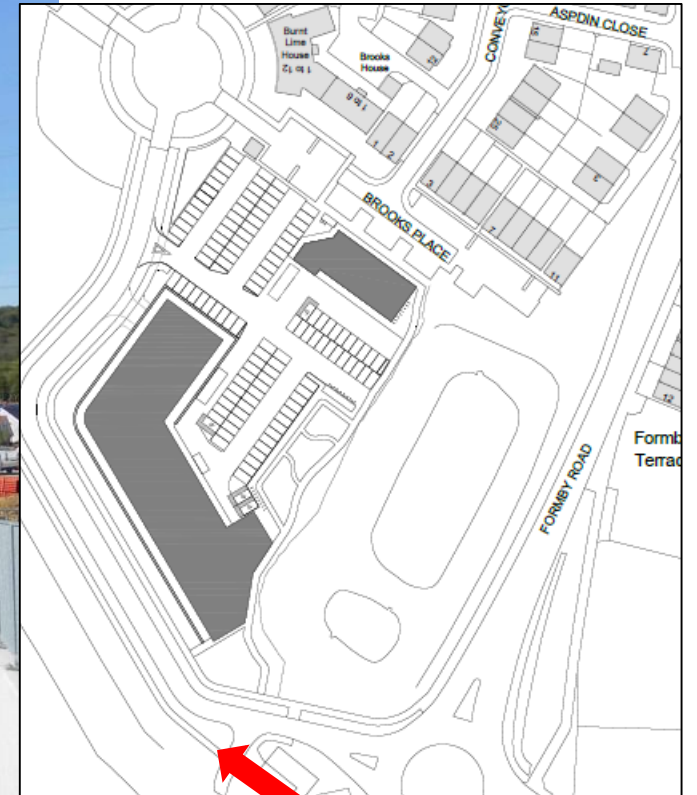
58 Site – in context



MC/19/0994 – Various views of the site



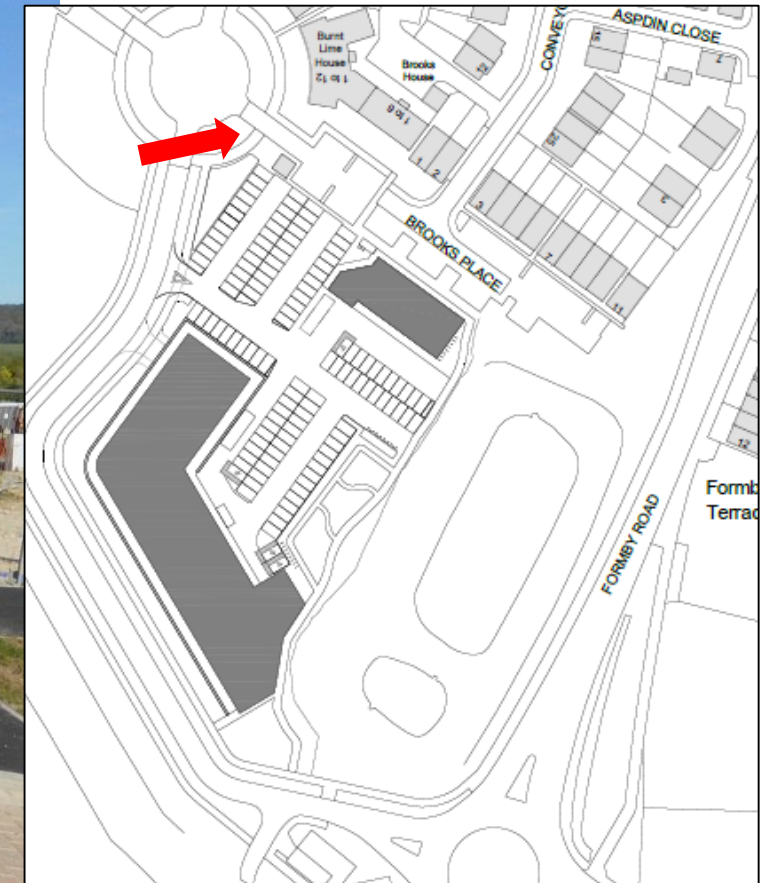
MC/19/0994 – Various views of the site



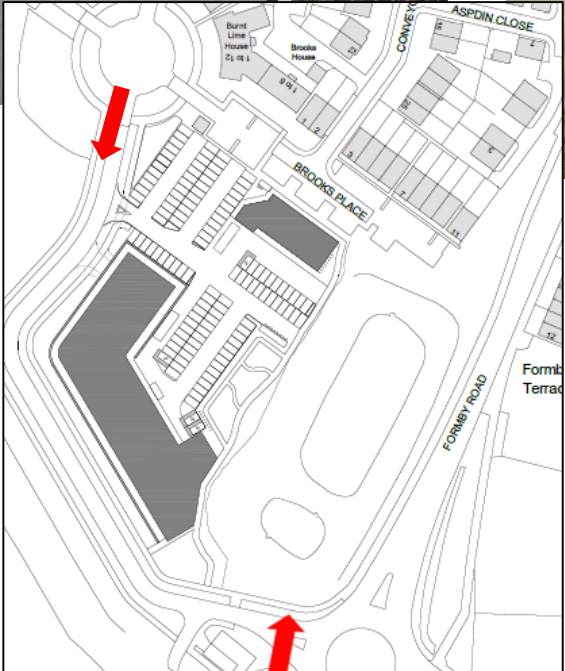
MC/19/0994 – Various views of the site



MC/19/0994 – Various views of the site



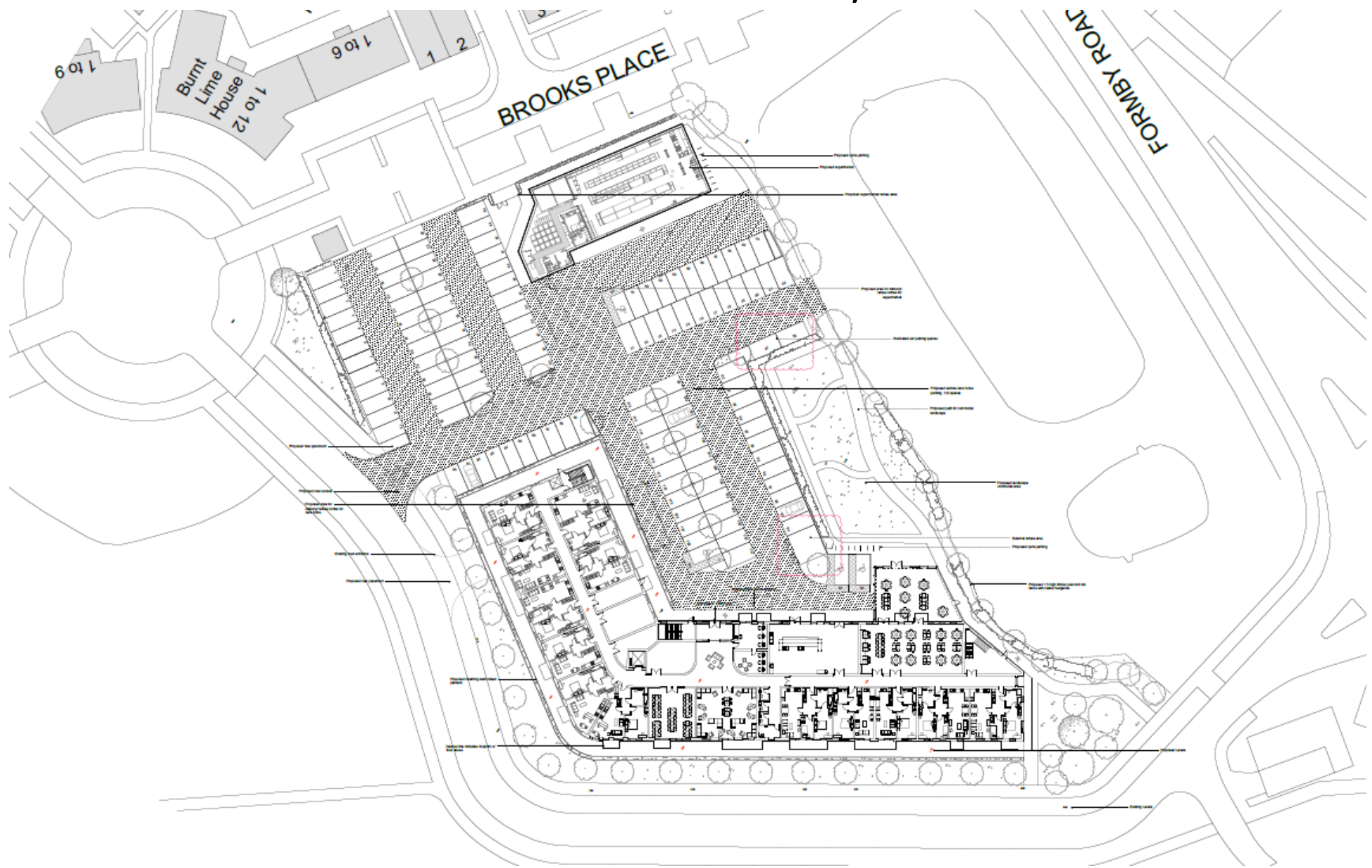
MC/19/0994 – Various views of the site



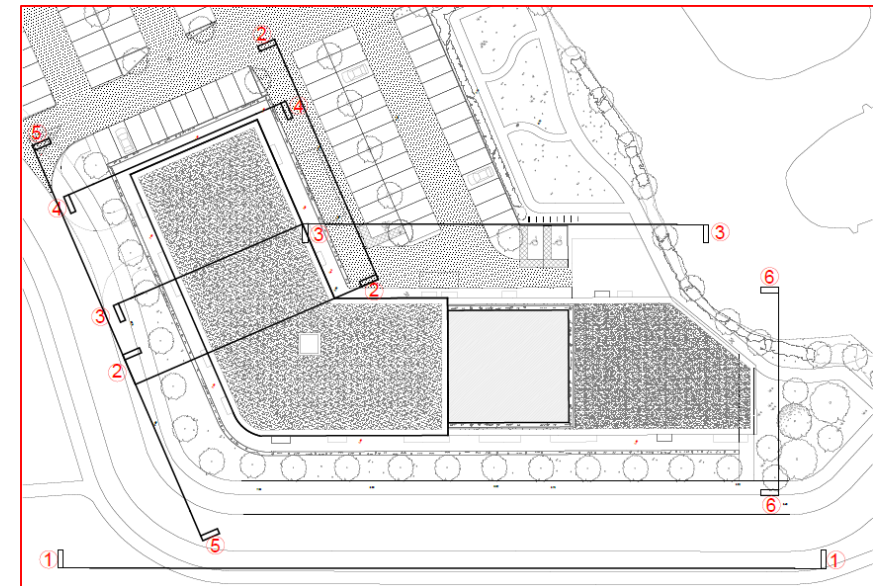
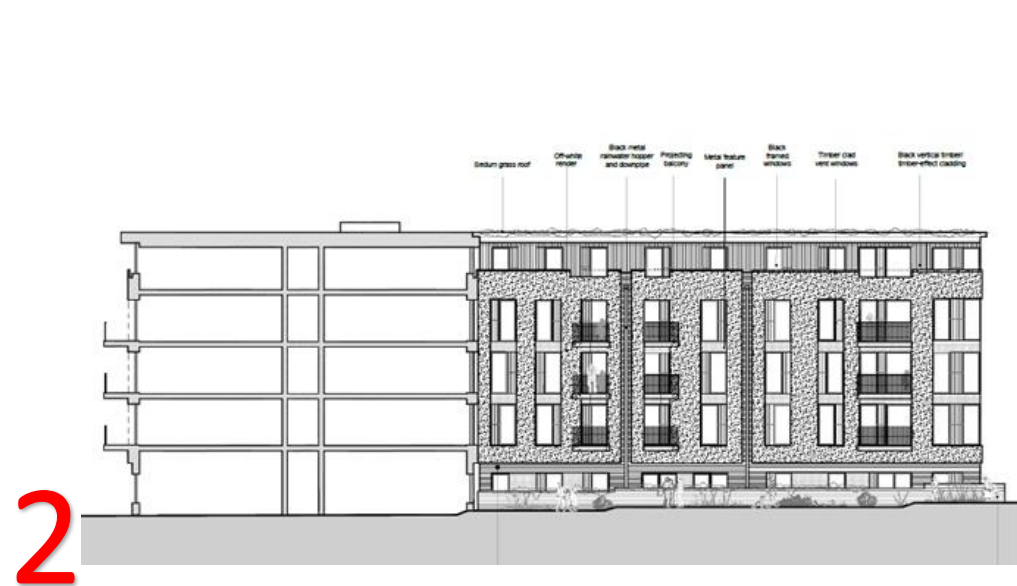
Over head power line



Site Plan – location of extra care facility and convenience shop

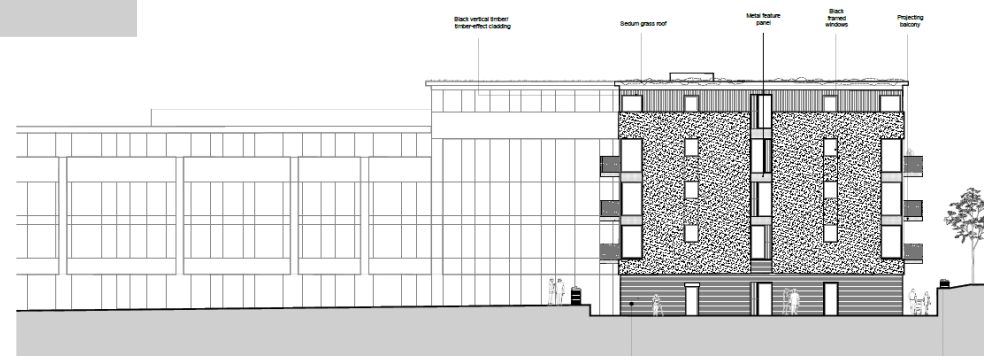
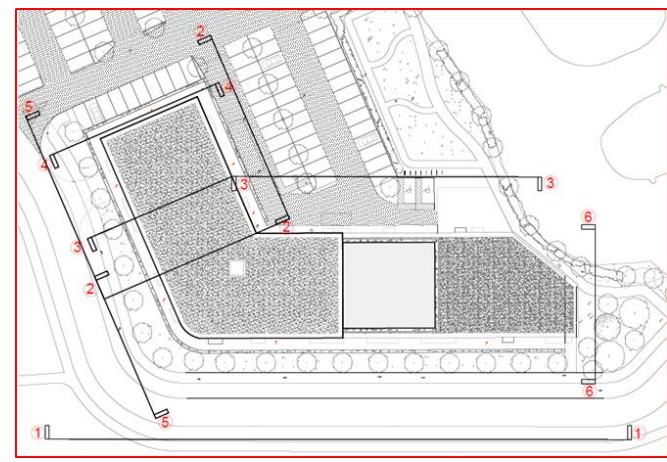


Elevations of Extra Care facility





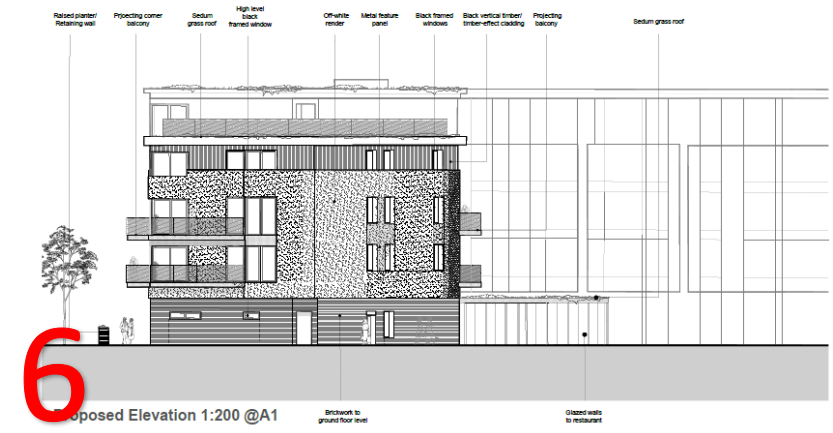
3
Proposed Elevation 1:200 @A1



4

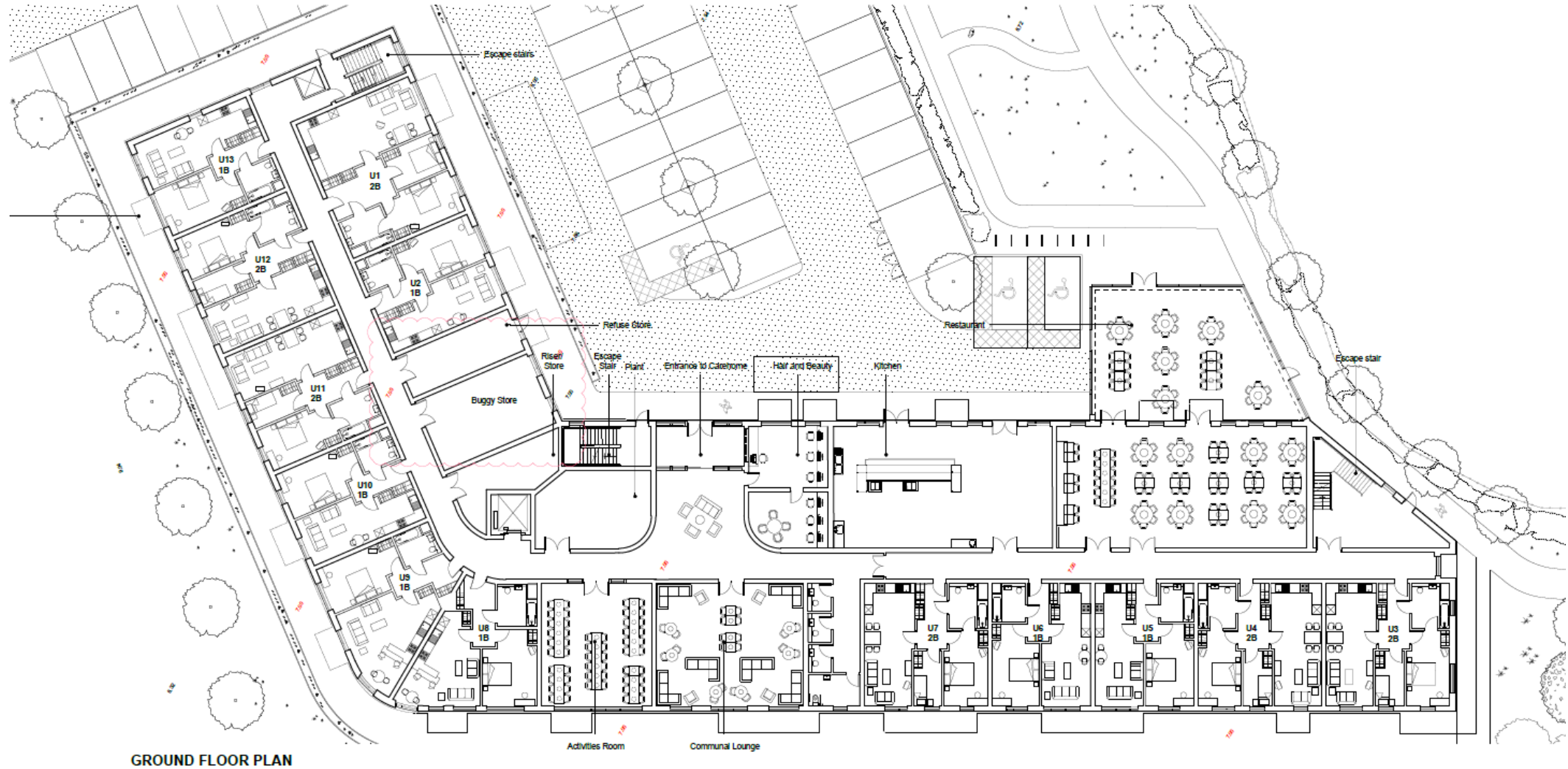


67
5

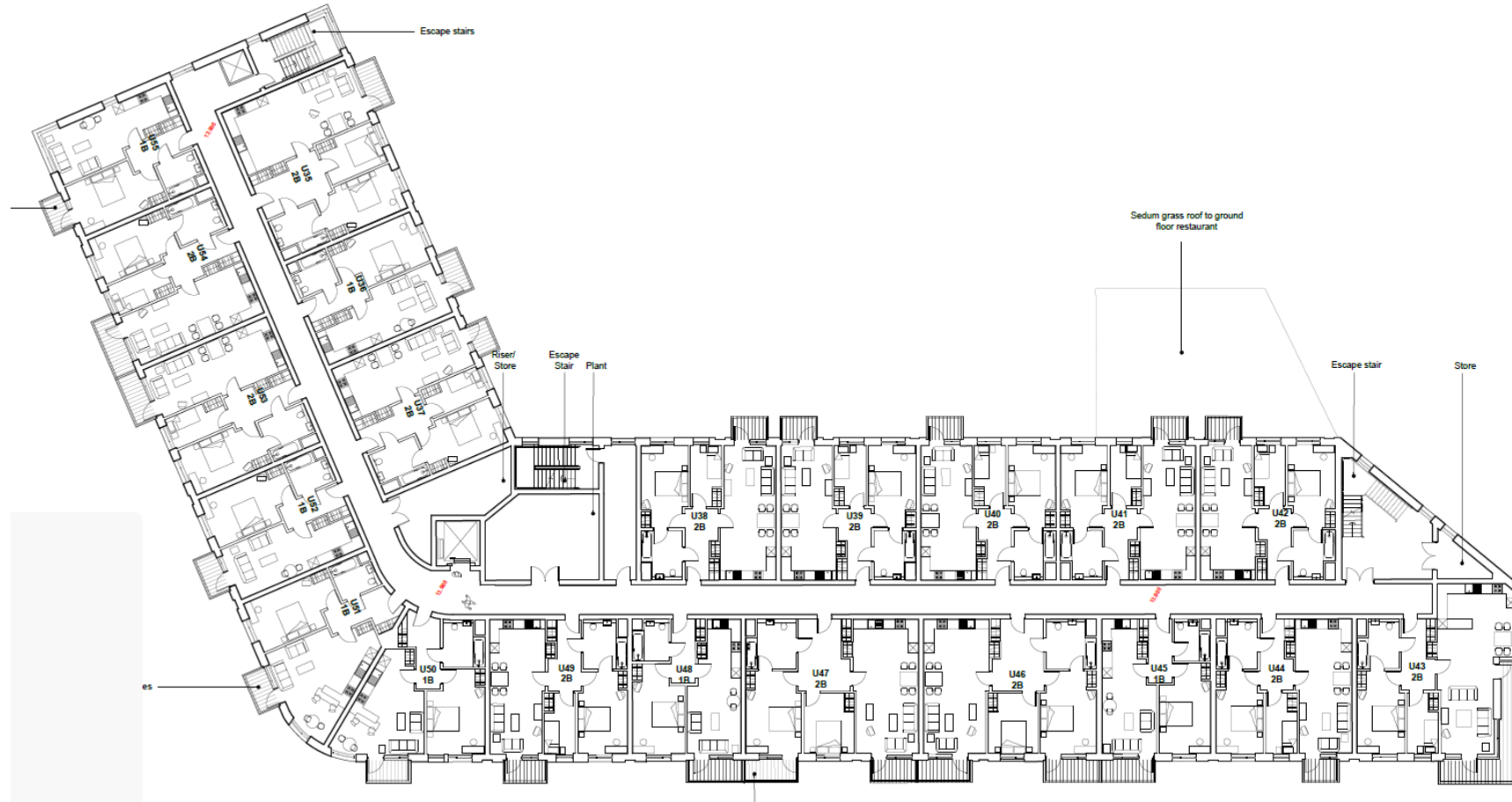


6
Proposed Elevation 1:200 @A1

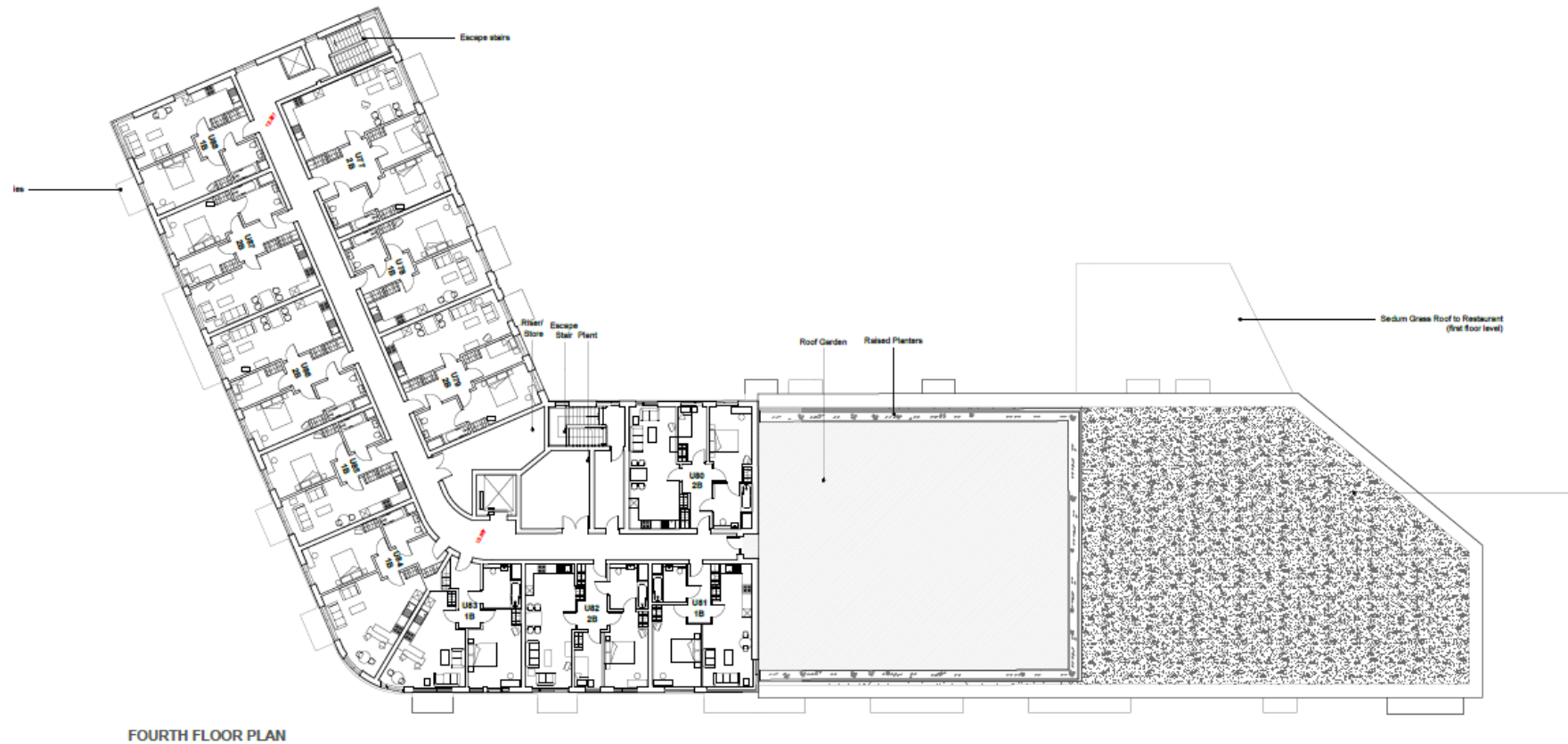
Ground floor layout



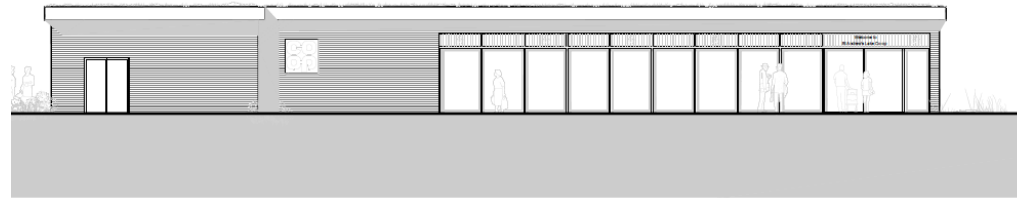
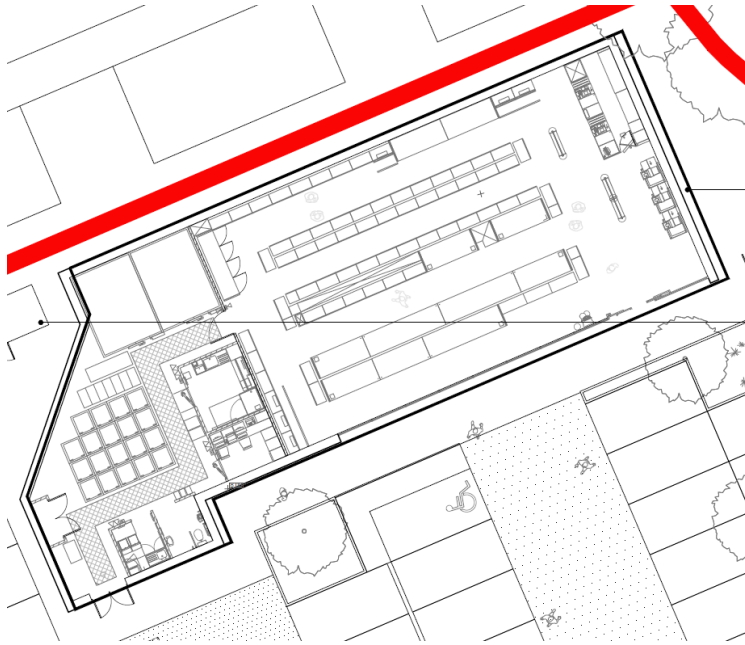
Typical upper floor layout (1st, 2nd, 3rd floors)



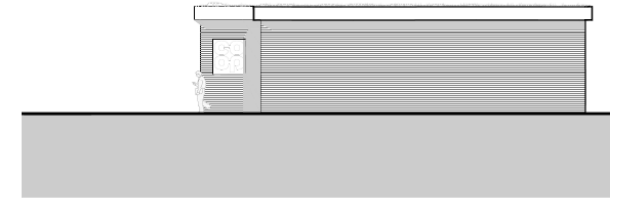
Fourth floor with roof garden



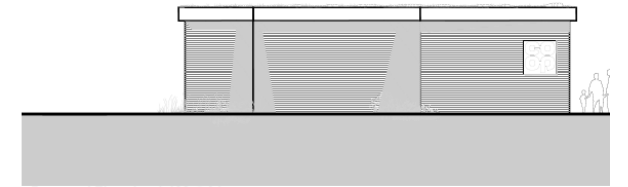
Floor plans and elevations of convenience supermarket



sed Elevation 1:100 @A1



Proposed Elevation 1:100 @A1



CGI Imagery

72

From Roundabout



From Footbridge



From Pilgrims Way



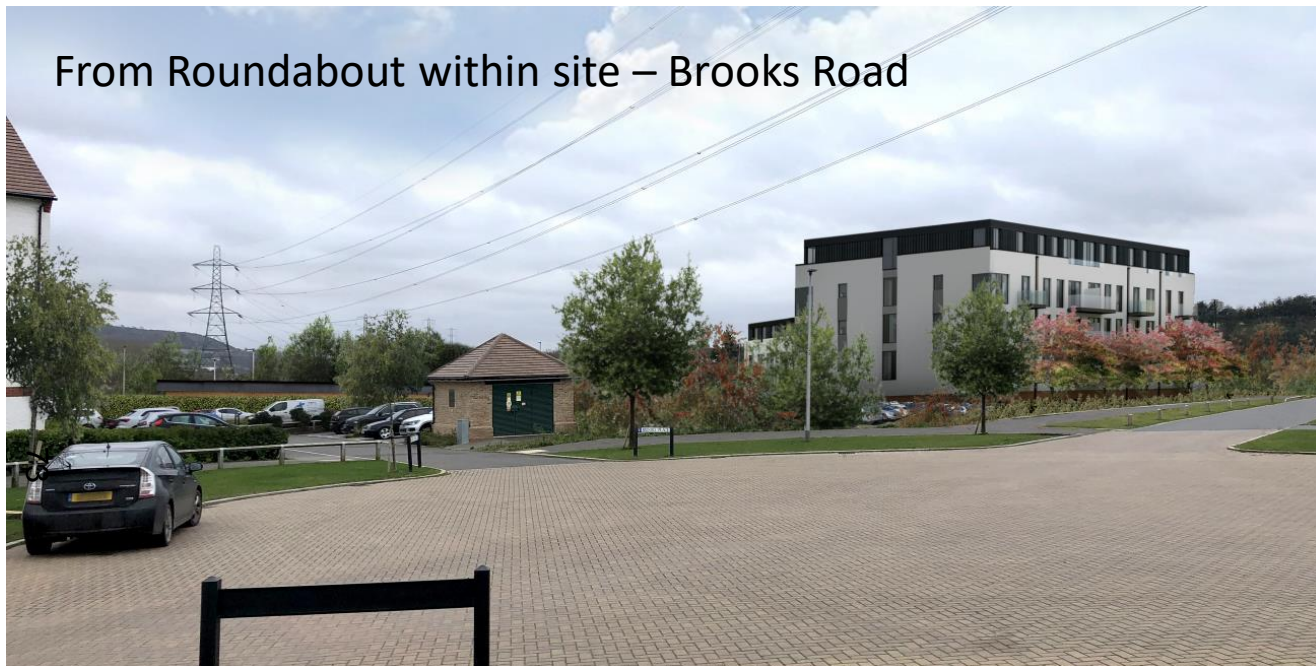
From A228



From A228



From Roundabout within site – Brooks Road

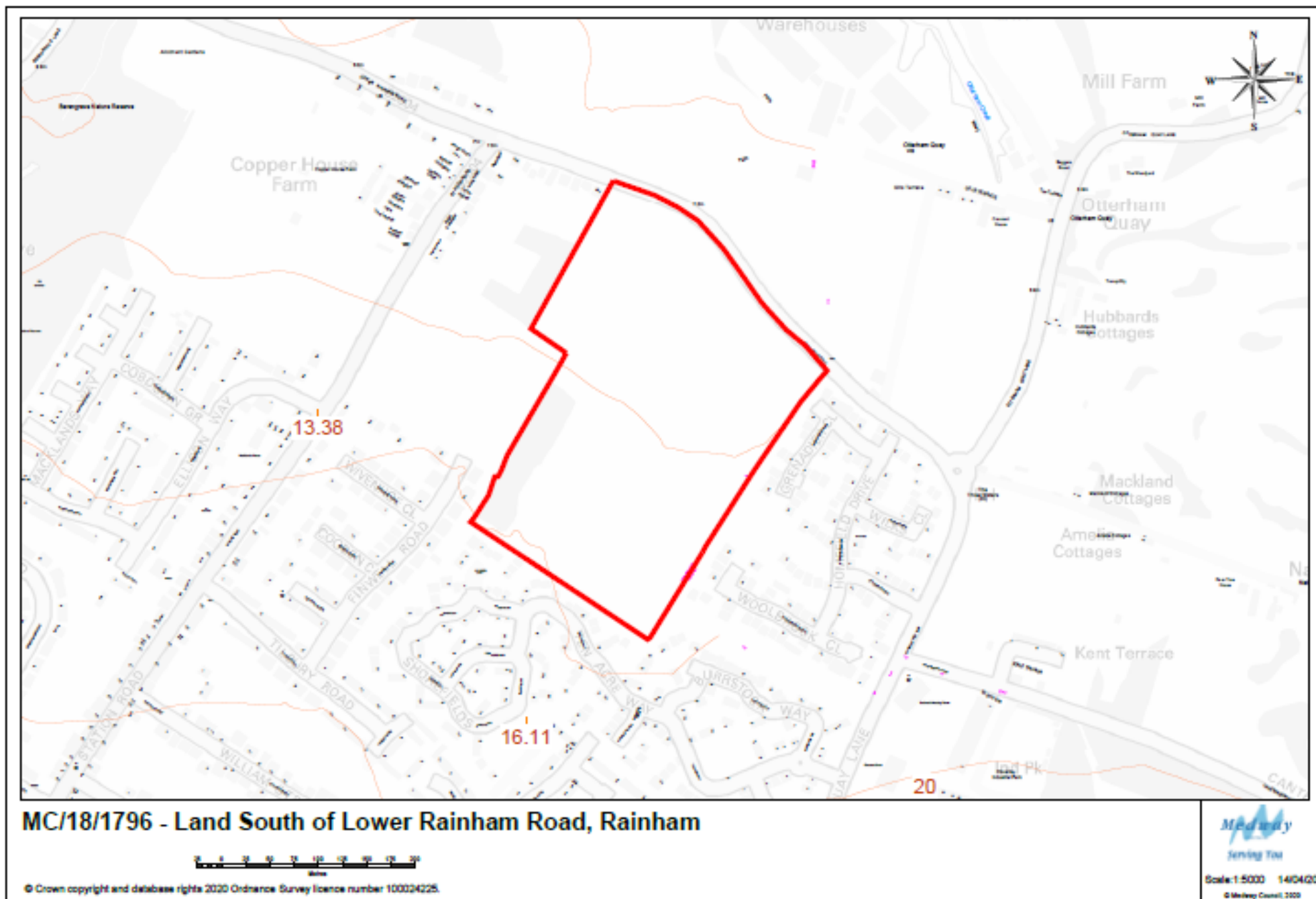


From Brooks Place



MC/18/1796

Land South Of Lower Rainham Road, Rainham



Aerial photo of the application site and its surrounding



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

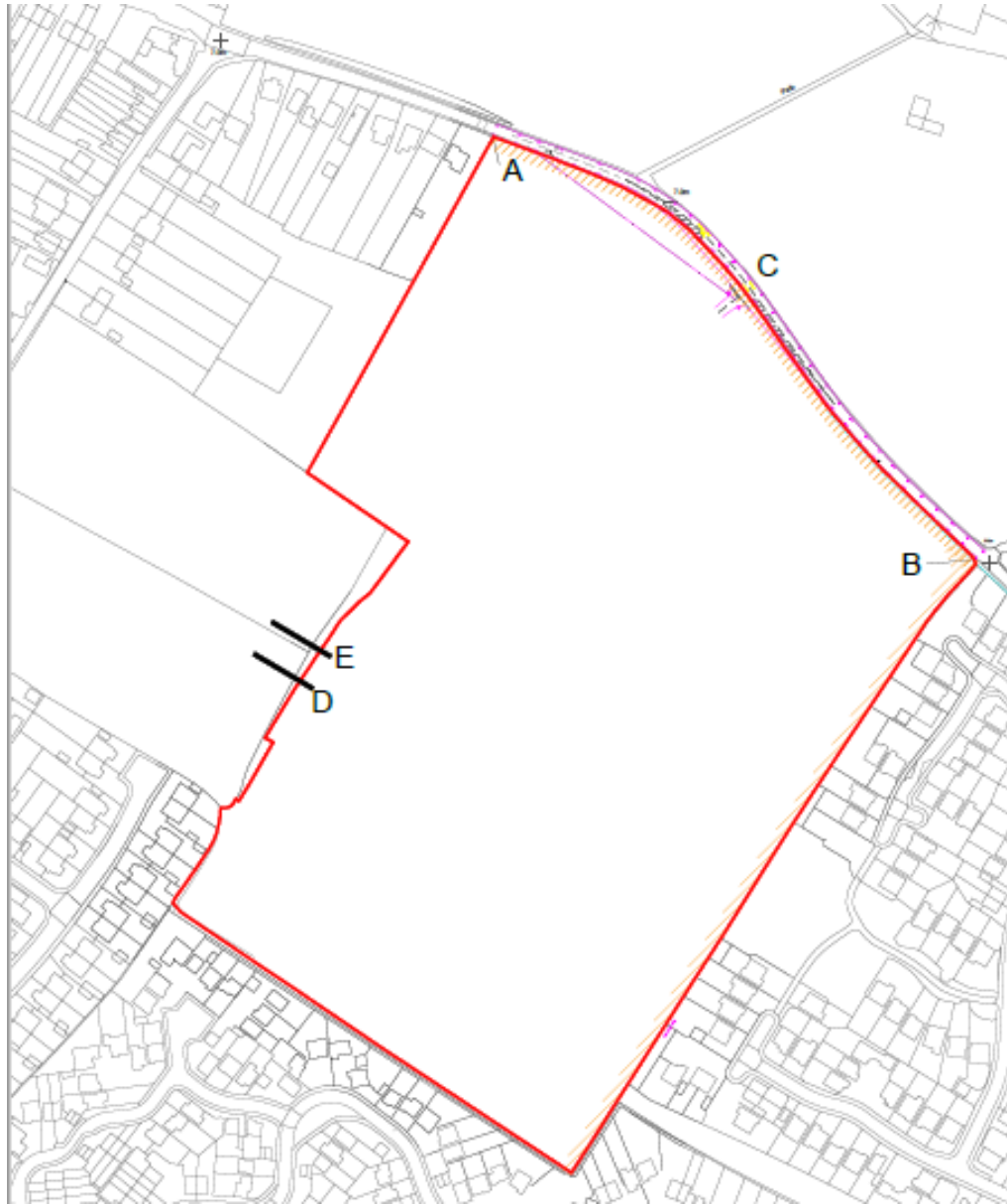
Org. No PS13584-016 Rev J



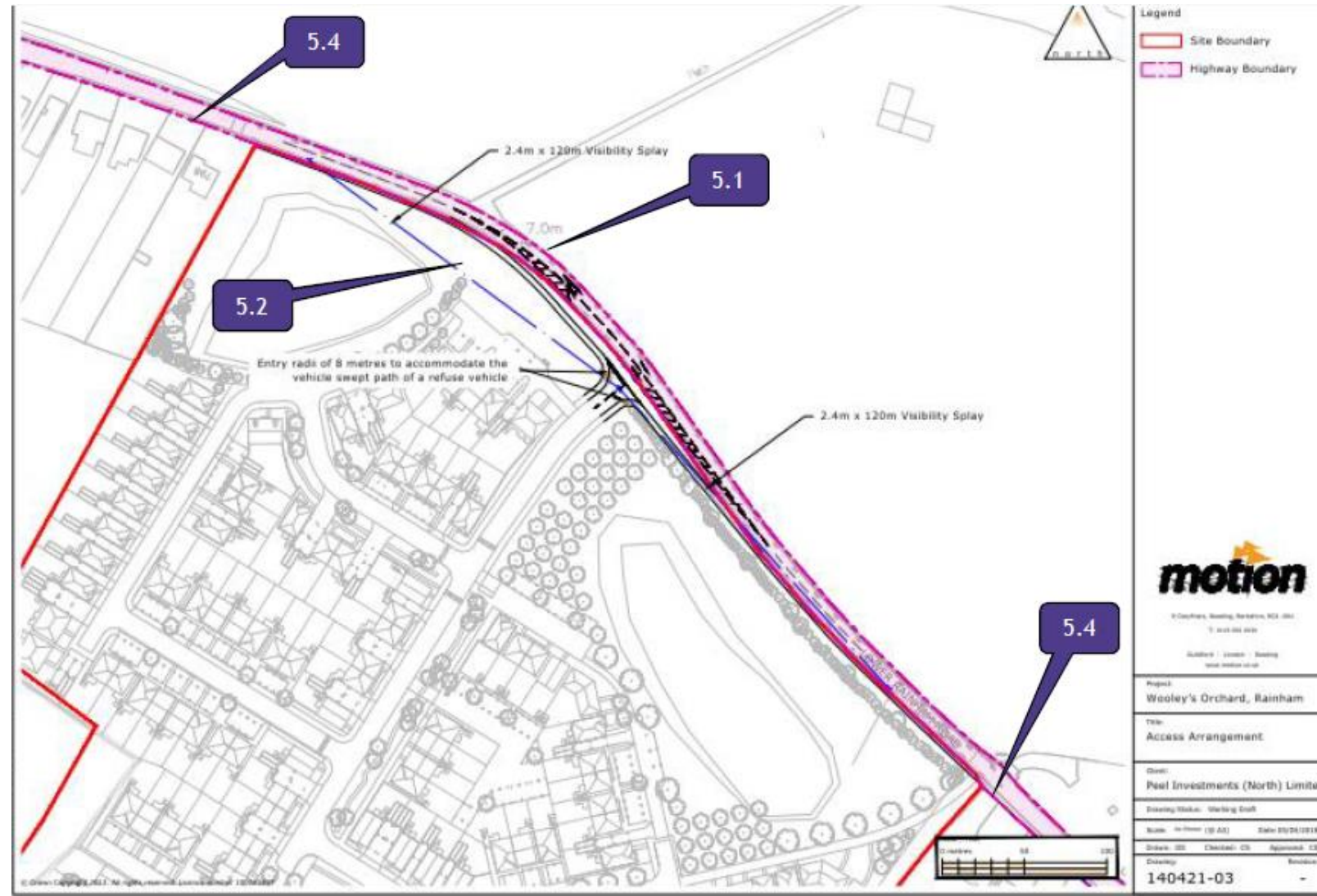
Based upon Ordnance Survey mapping with the permission of Her Majesty's Stationery Office. © Crown Copyright reserved. Licence number AL50634A

UD/CL13584

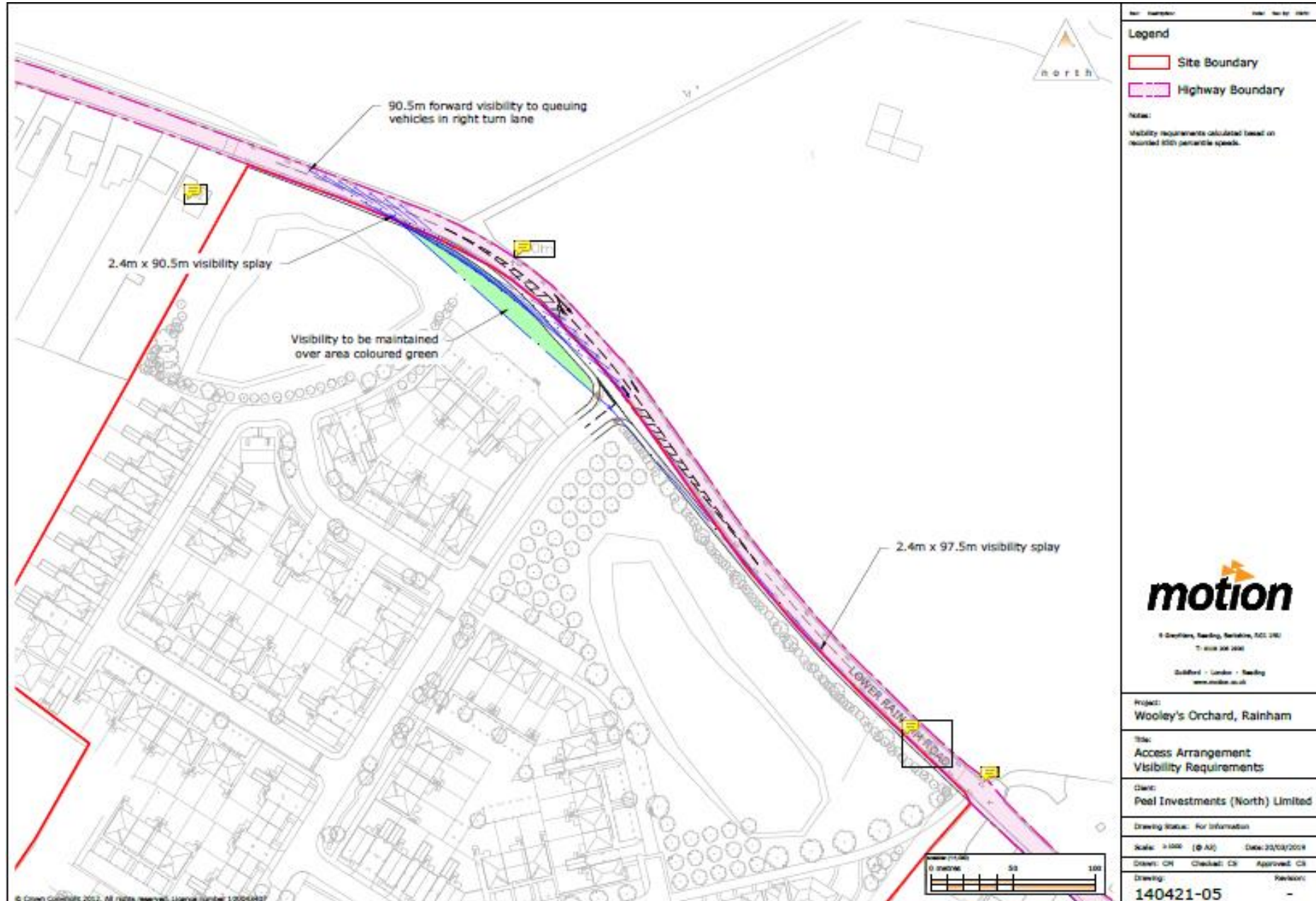
Access points to and from the Site including connection to Bakersfield land from points DE



Proposed access to Lower Rainham Road

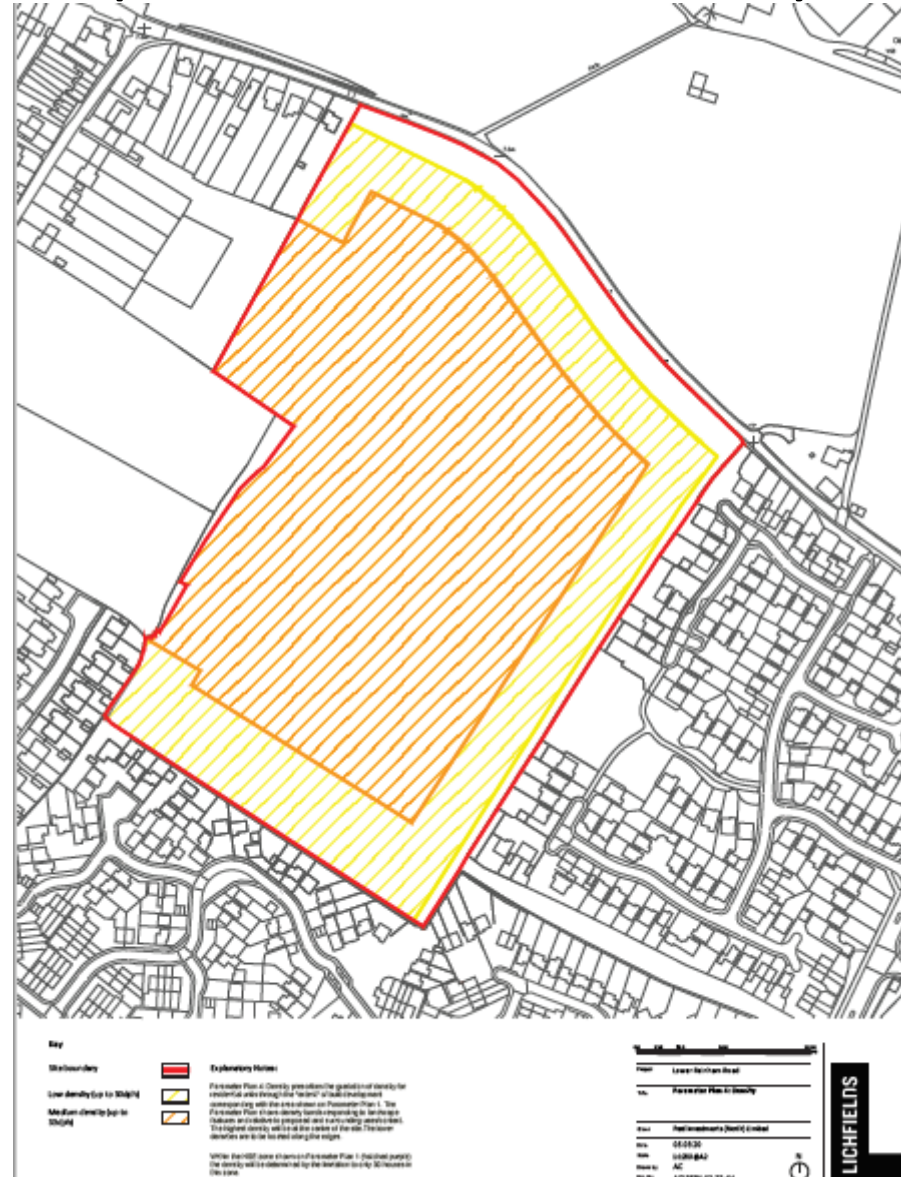


Access point and sightlines to Lower Rainham Road



81





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



Appendix 1: Relocated units in the middle zone
Retain central open space, distributed reduction of units along eastern edge and additional units along southern and western boundary

-7 units along eastern boundary
+3 units along NW edge, +3 units replacing bungalows in SW corner, +1 unit along southern boundary, set back of 3 units towards the NE boundary.
Total proposed units unchanged (202)
Approx. additional open space 600sqm

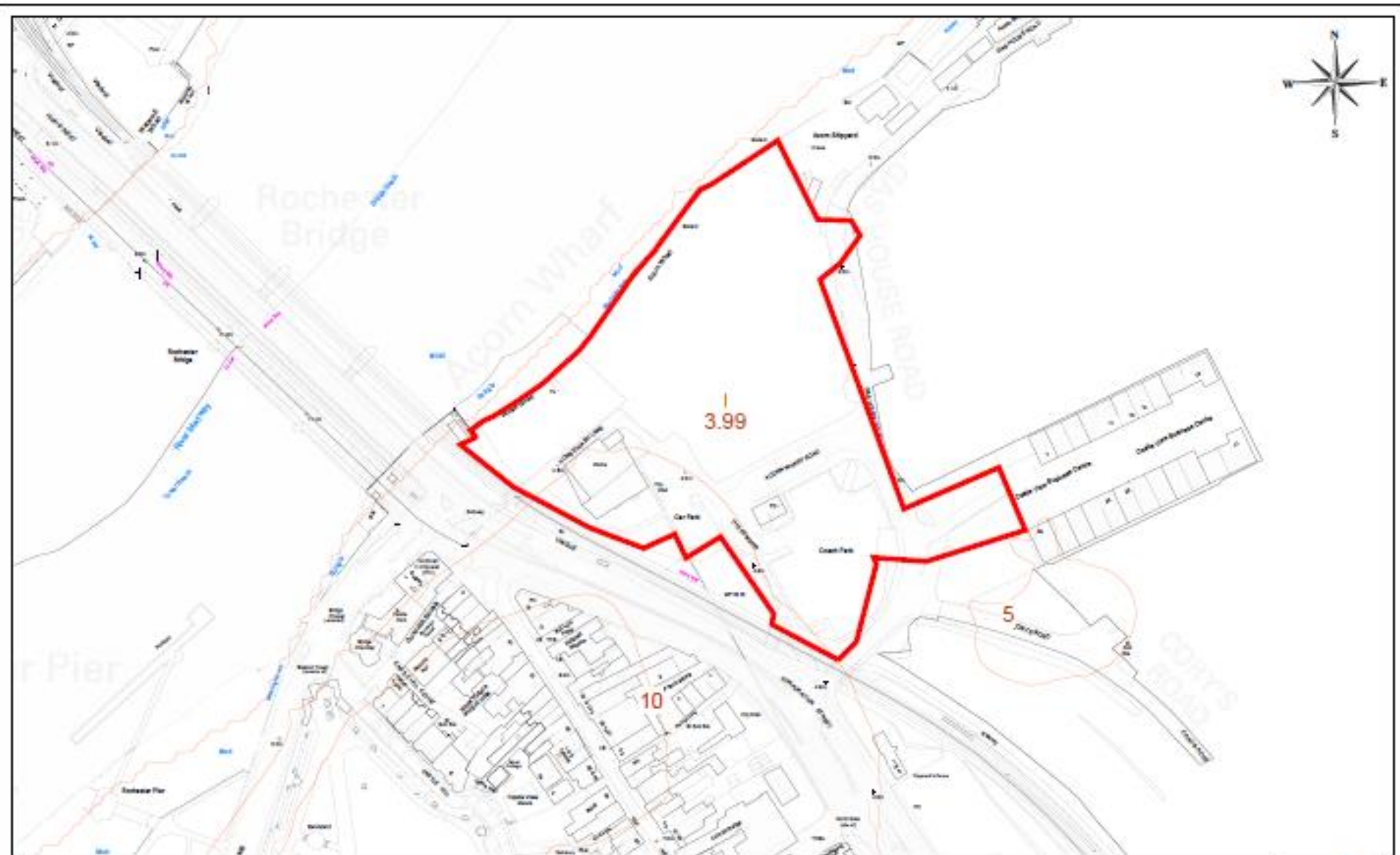
 HSE Middle Zone relating to offshore gas pipeline. Dwellings limited to 30 units in this zone. Information provided by HSE Ref: HSL-190531104125-308 on 31.05.19

Project	Lower Karam Road
Title	Illustrative Layout Plan
Client	Perf
Date	08.03.20
AC	

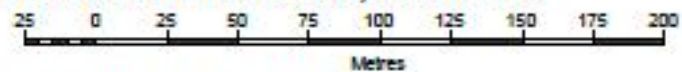


MC/19/0493

Rochester Riverside, Rochester



MC/19/0493 - Rochester Riverside, Rochester



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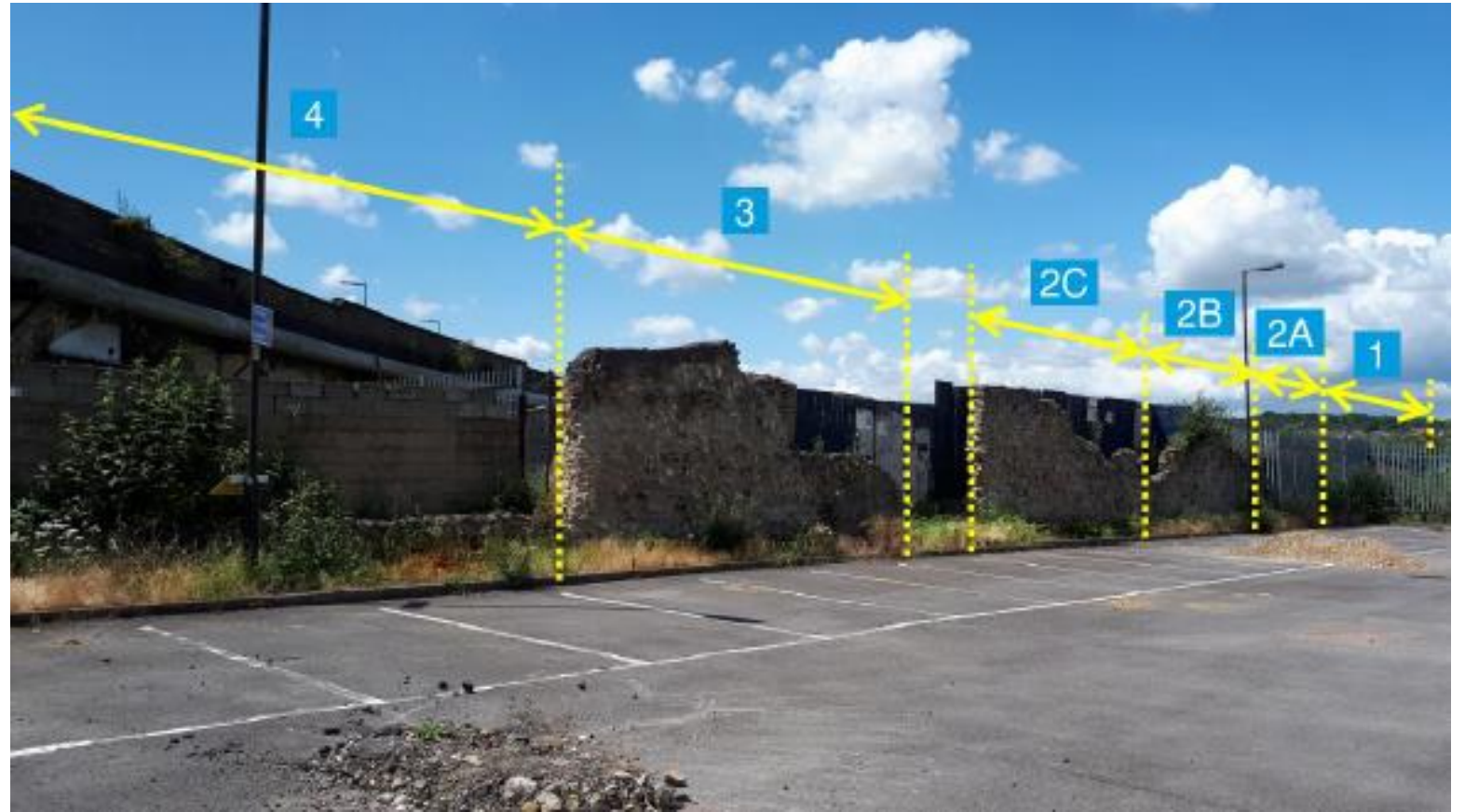


Scale: 1:2500 14/04/20
© Medway Council 2020

Aerial view of the site



Plan and photograph of the listed Roman wall



Rochester Riverside Masterplan



Site Plan





WITH ALL RELEVANT ARCHITECTS, ENGINEERS & SPECIALISTS DRAWINGS, SPECIFICATIONS & CONTRACT DOCUMENTS. THE CONTRACTOR IS TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY & PRIOR TO COMMENCEMENT OF ANY WORKING. THE CONTRACTOR SHALL NOT SCALE FROM THIS DRAWING.

3. THIS DRAWING HAS BEEN BASED UPON LUC'S DRY SITE LANDSCAPE BASEPLAN

4. REFER TO MANUSCRIPT FOR TRANSPORT ASSESSMENT AND ASSOCIATED TRACKING AND MOVEMENTS

DIRECTOR 3' HIGH VELOCITY SPLAYS

DIRECTOR SITE BOUNDARY

DIRECTOR DROPPED KERNS

DIRECTOR KERNS DROPPER

DIRECTOR QUANTA SETT DEREGULATION (ADJUSTABLE LIMITS)

V

TRIPPING DIRECTION (ONE WAY ONLY INDICATED)

W3	ADDENDUM TO BEST LAYERS ARCHITECTS LAYOUT	AWW	02.04.20
W2	LANDSCAPE ARCHITECTURE LAYOUT (UPDATED)	WVA	06.11.18
W1	PRELIMINARY ISSUE	AWW	2019-18
Rev	Revisions	By	Date



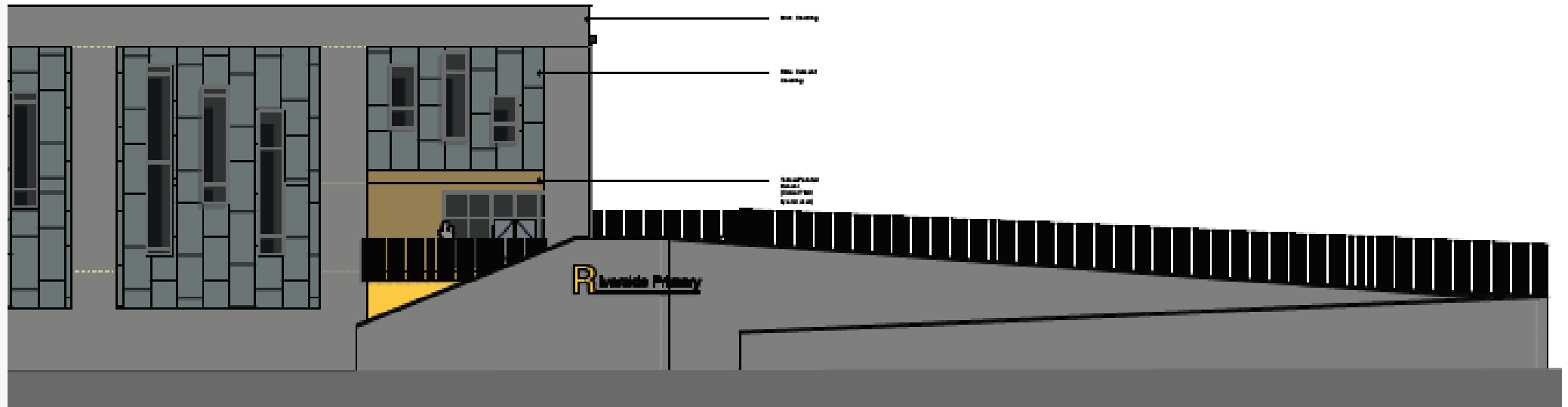
Goldway House
Parkway
Chelmsford
CM2 7PR
t: 01246 262060
e: bolton@goldway.co.uk

 COUNTRYSIDE

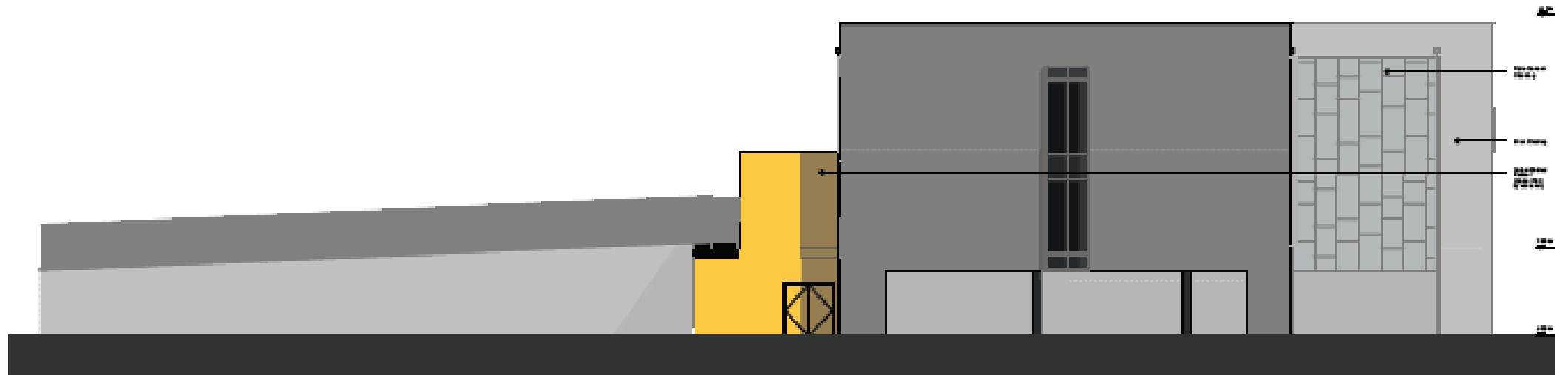
ROCHESTER RIVERSIDE
PRIMARY SCHOOL

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

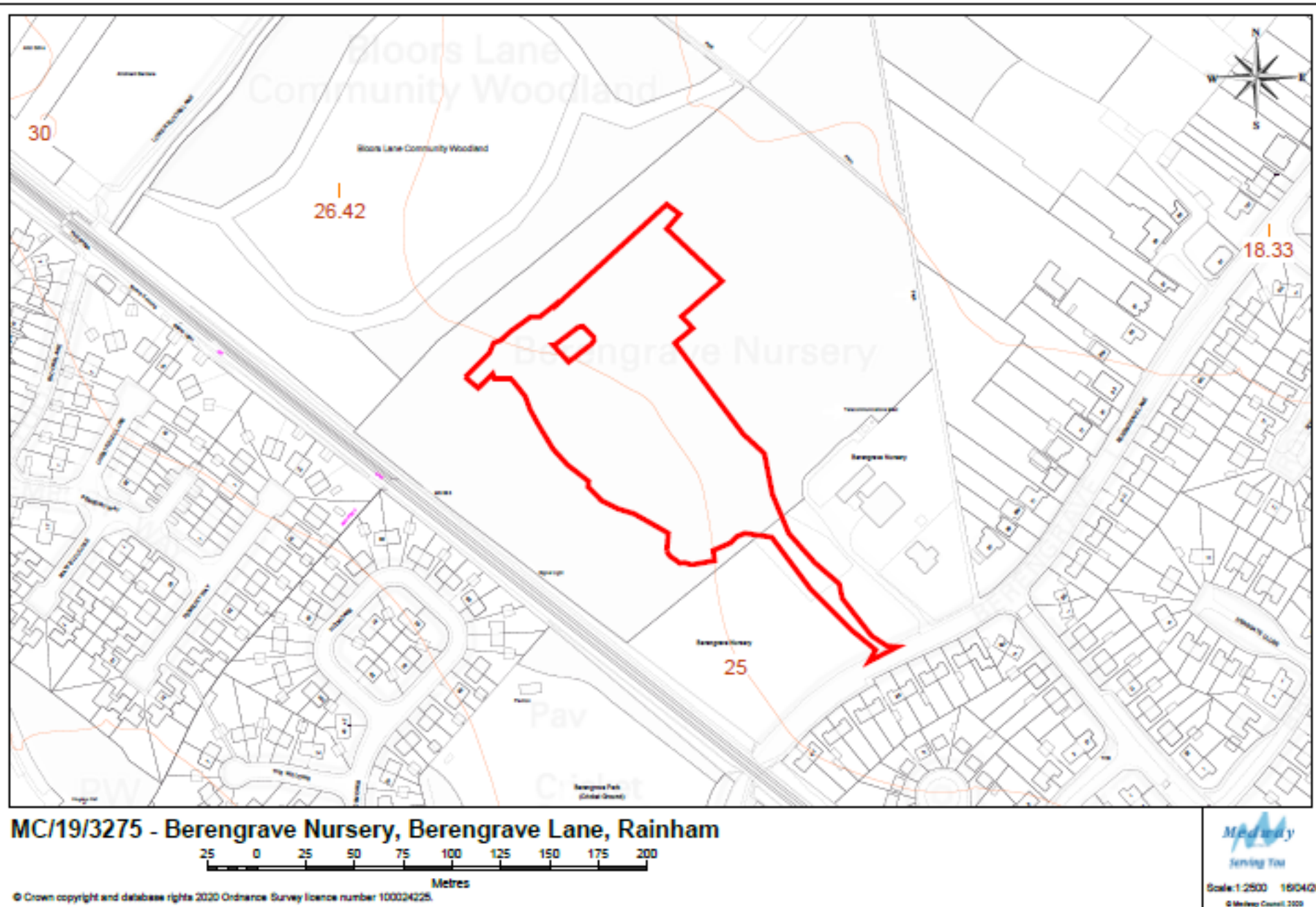


CGI of rear of school building and undercroft parking



MC/19/3275

Berengrave Nursery, Berengrave Lane, Rainham



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

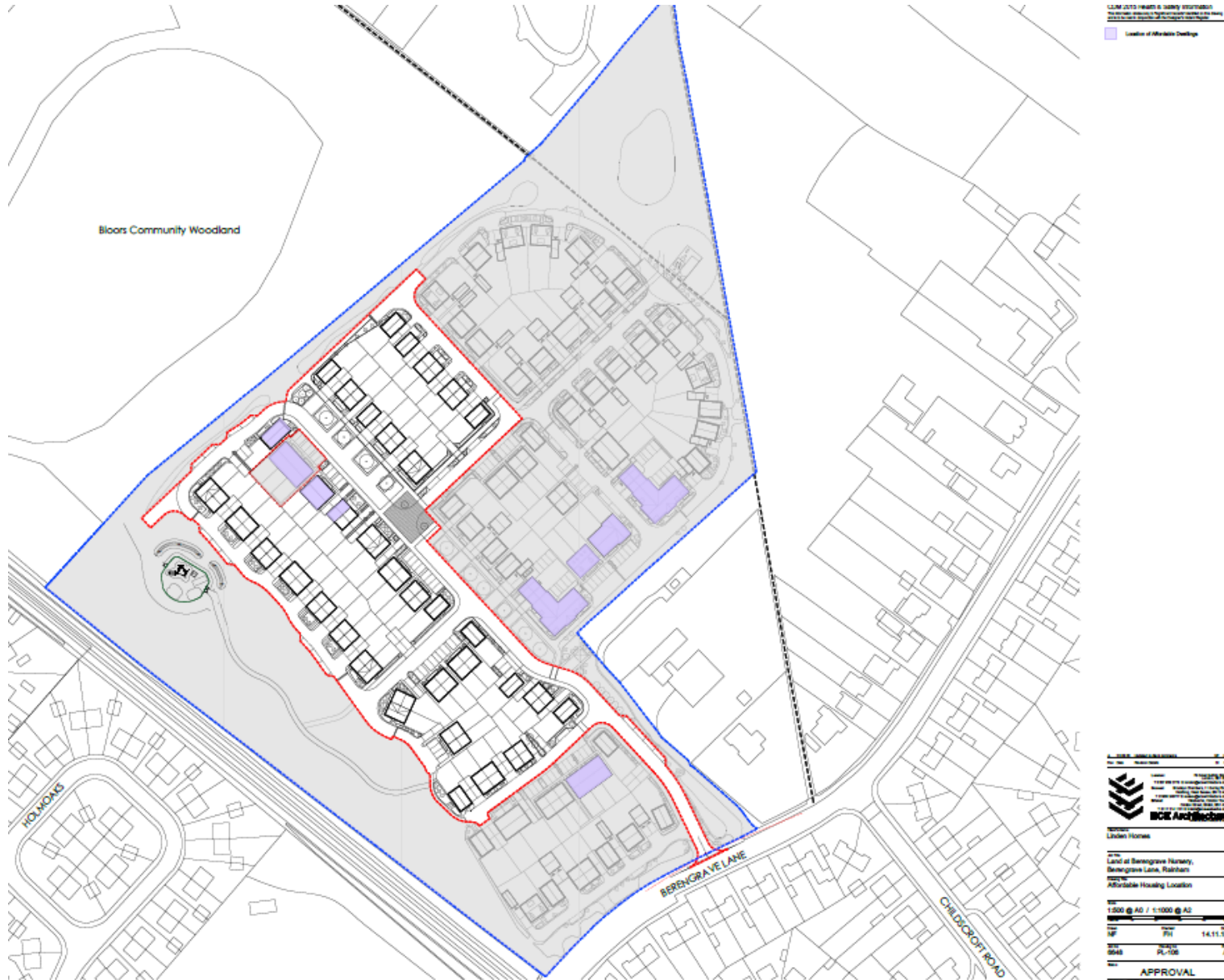
Car Parking 1 space per 1/2 bedroom flat
2 spaces per 2/3 bedroom houses
2/3 spaces per 4/5 bedroom houses

33 Visitors spaces

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



Proposed Affordable housing within and outside the application site



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

106



Rev	Date	Revision Details	Dr	Ch
-----	------	------------------	----	----

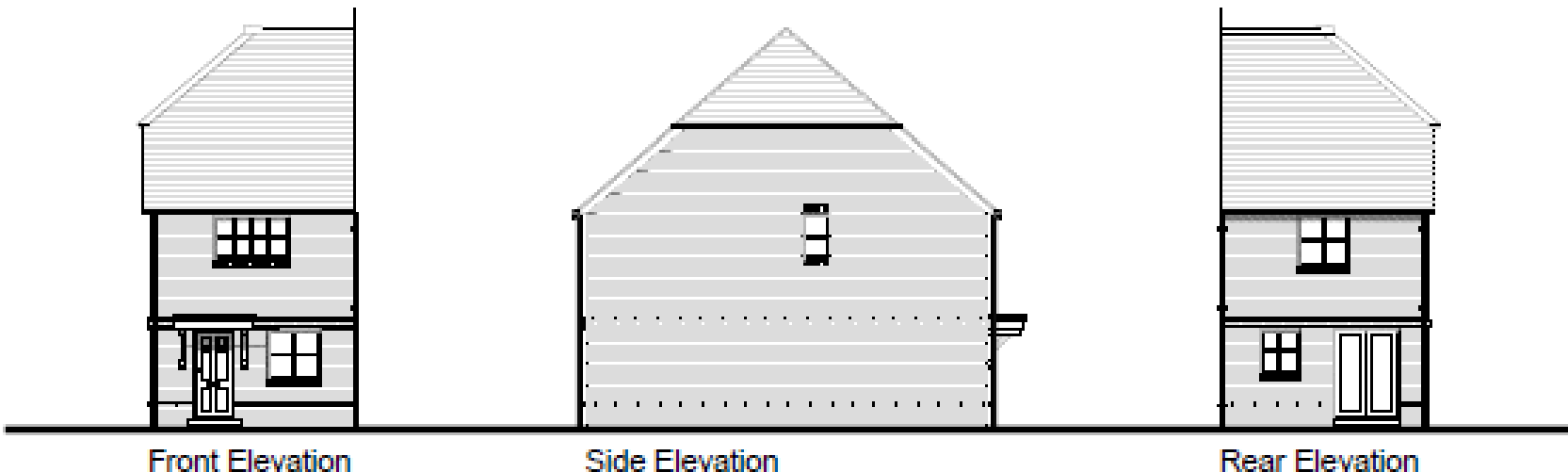
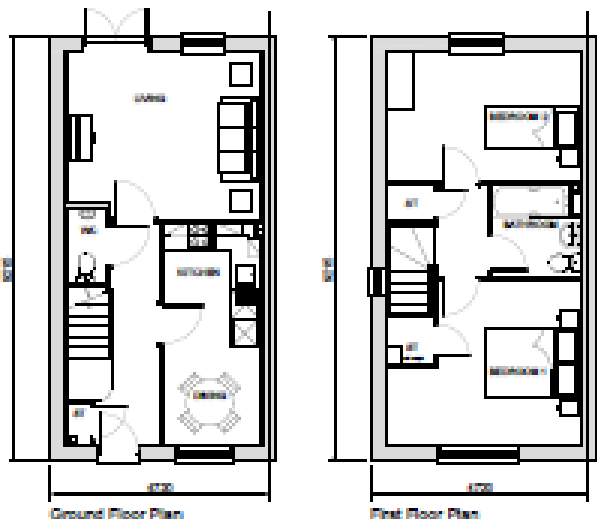


Client's Name
Linden Homes

Job Title
Land at Berengrave Nursery,
Berengrave Lane, Rainham

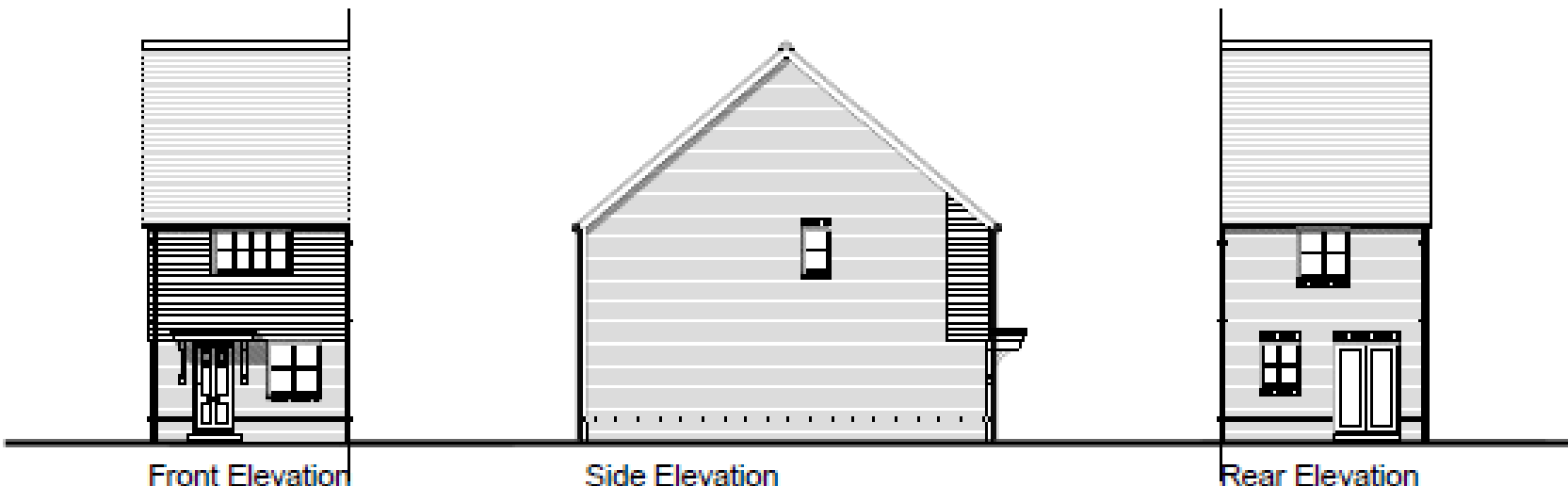
Drawing Title
Flat Block 33A-34A
Plans and Elevations

Elevations and floor plan of a 2 bedroom unit



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

Character Area - B



Plot: 47A

Plot: 4A, 7A, 25A, 26A, 28A, 38A, 40A, 44A, 47A, 48A, 52A, 57A, 58A
Handed: 5A, 5A, 16A, 21A, 23A, 27A, 37A, 41A, 43A, 45A, 51A, 56A, 58A
2 Bed 3 Person Private House
71.4 sqm to finished
72.7 sqm to structure
To National Space Standards
2022 to 2024 House in 3. Page per (sq) m only

Elevation and floor plan of a 3 bed house



Plot: 53A
 3 Bed 4 Person Private House
 RT Design to Tradition
 600 sqm to structure
 To National Space Standards
 600 sqm to structure or 600 sqm to structure or 600 sqm to structure



Plot: 53A
 Handed: SA

Character Area - B

Elevation and floor plan of a 3 bed house

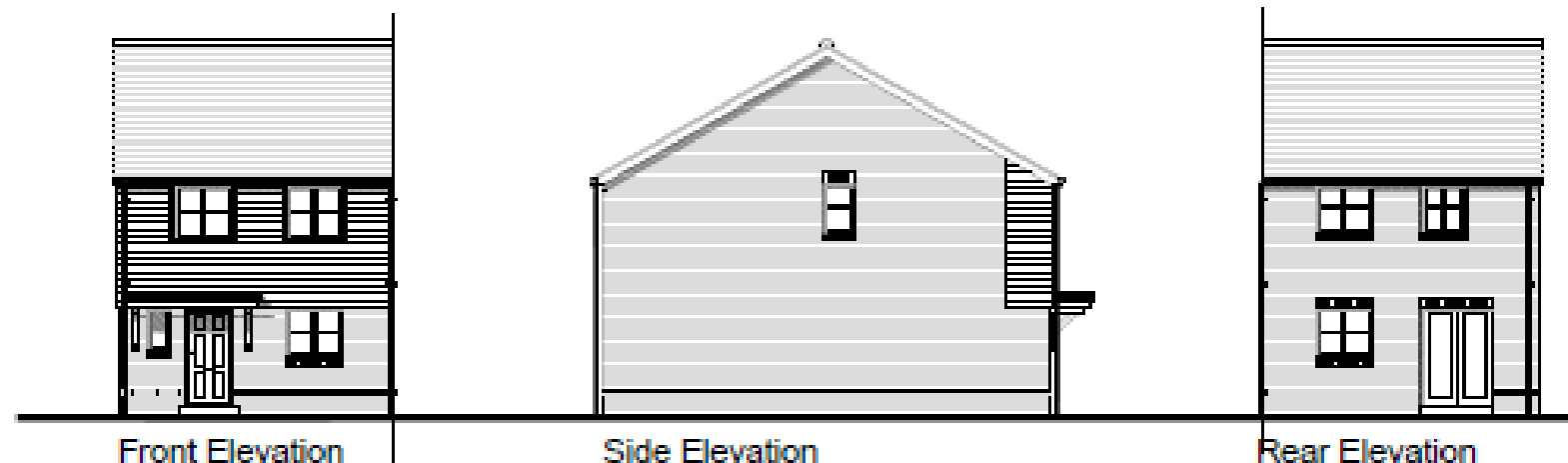


60

Plot: 3A, 11A, 12A, 13A, 14A, 15A, 26A, 30A, 40A, 42A, 50A, 52A
 Handed: 3A, 9A, 12A, 14A, 25A, 36A, 37A, 38A, 41A, 53A

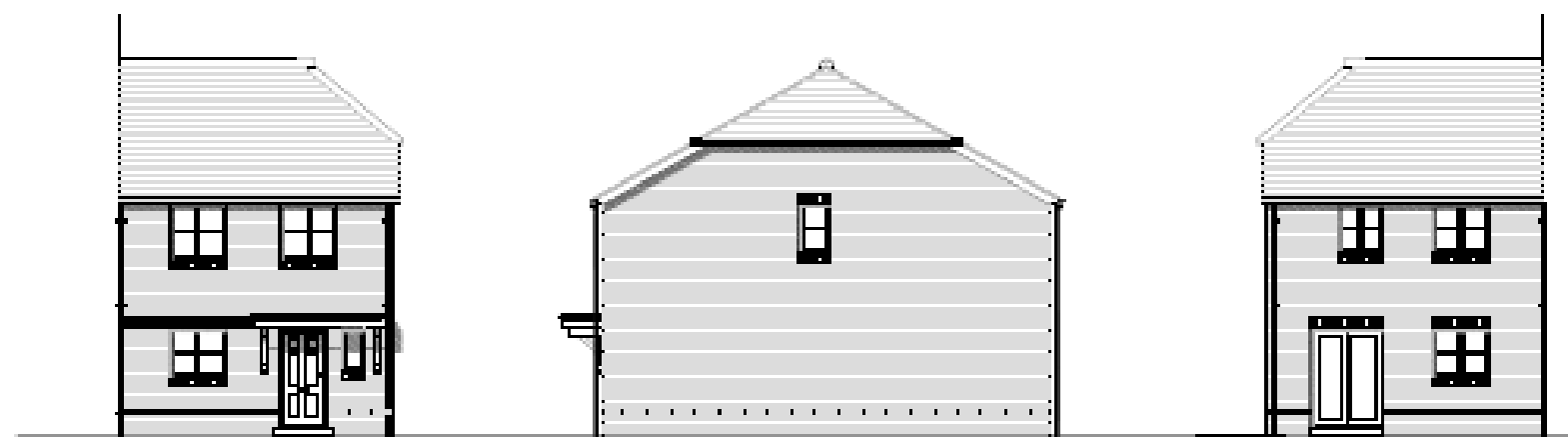
3 Bed 4 Person Private House
 All Plans to finish
 All Plans to structure

To National Space Standards
 (2022 or latest version or its flag version) or to



Plot: 40A
 Handed 41A

Character Area - B



Plot 35A

Character Area - B

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

110



Plot 1A

Plot 2A

Plot 3A

Plot 4A

Plot 5A

Plot 6A



Plot 10A

Plot 45A

Plot 44A

Plot 43A

Plot 42A

Plot 41A

Plot 40A

Plot 39A

Plot 38A

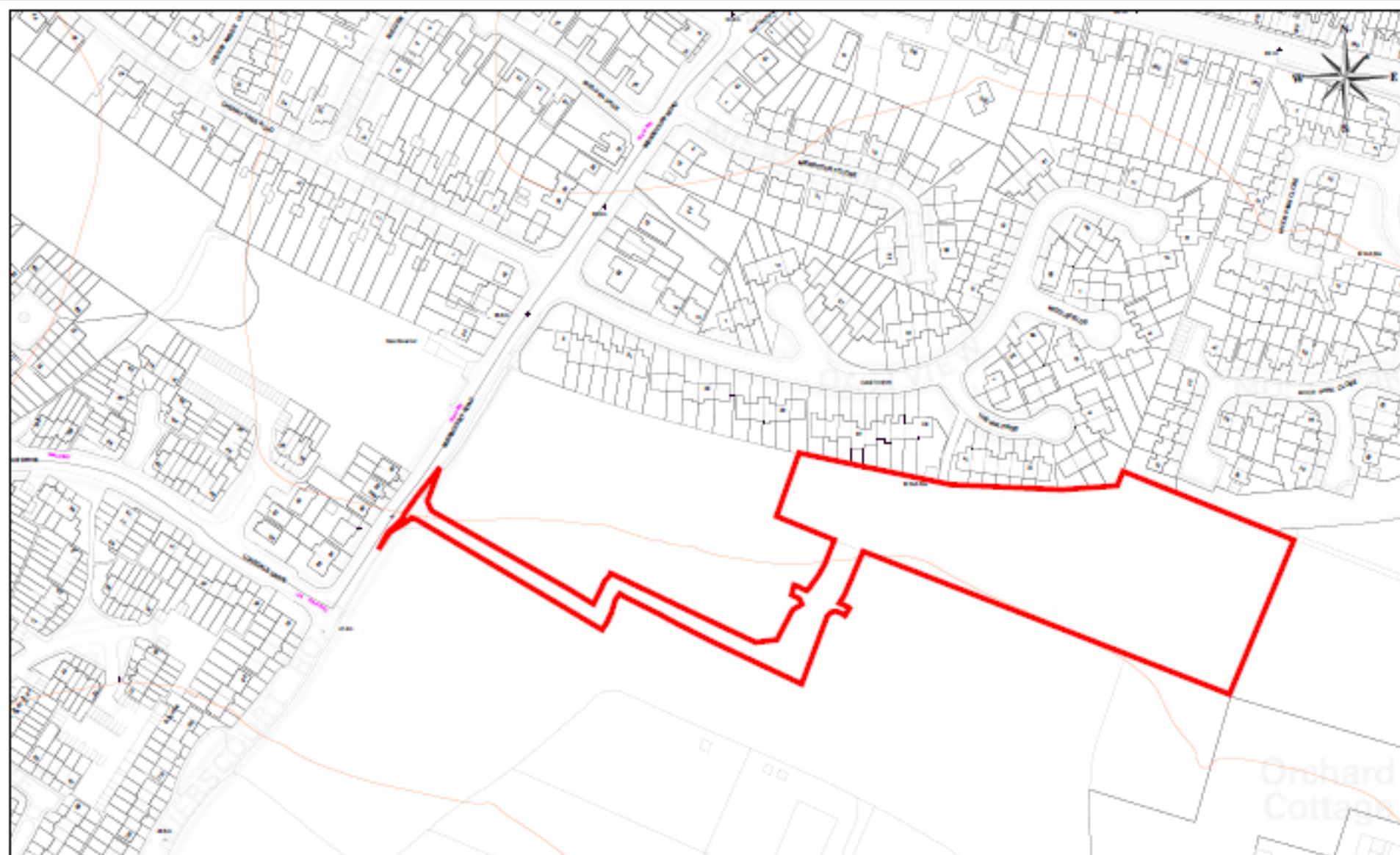
Plot 37A

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

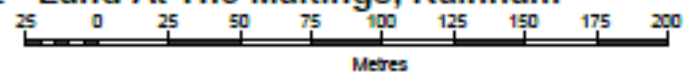


MC/19/2532

Land At The Maltings, Rainham



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



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Medway
Sensing Tool

Scale: 1:2500 140400
© Medway Council, 2020

Aerial Photograph of the site



Aerial Photograph of the site



Looking at South-Eastern Boundary of site



Looking at Southern boundary



Access point to the site

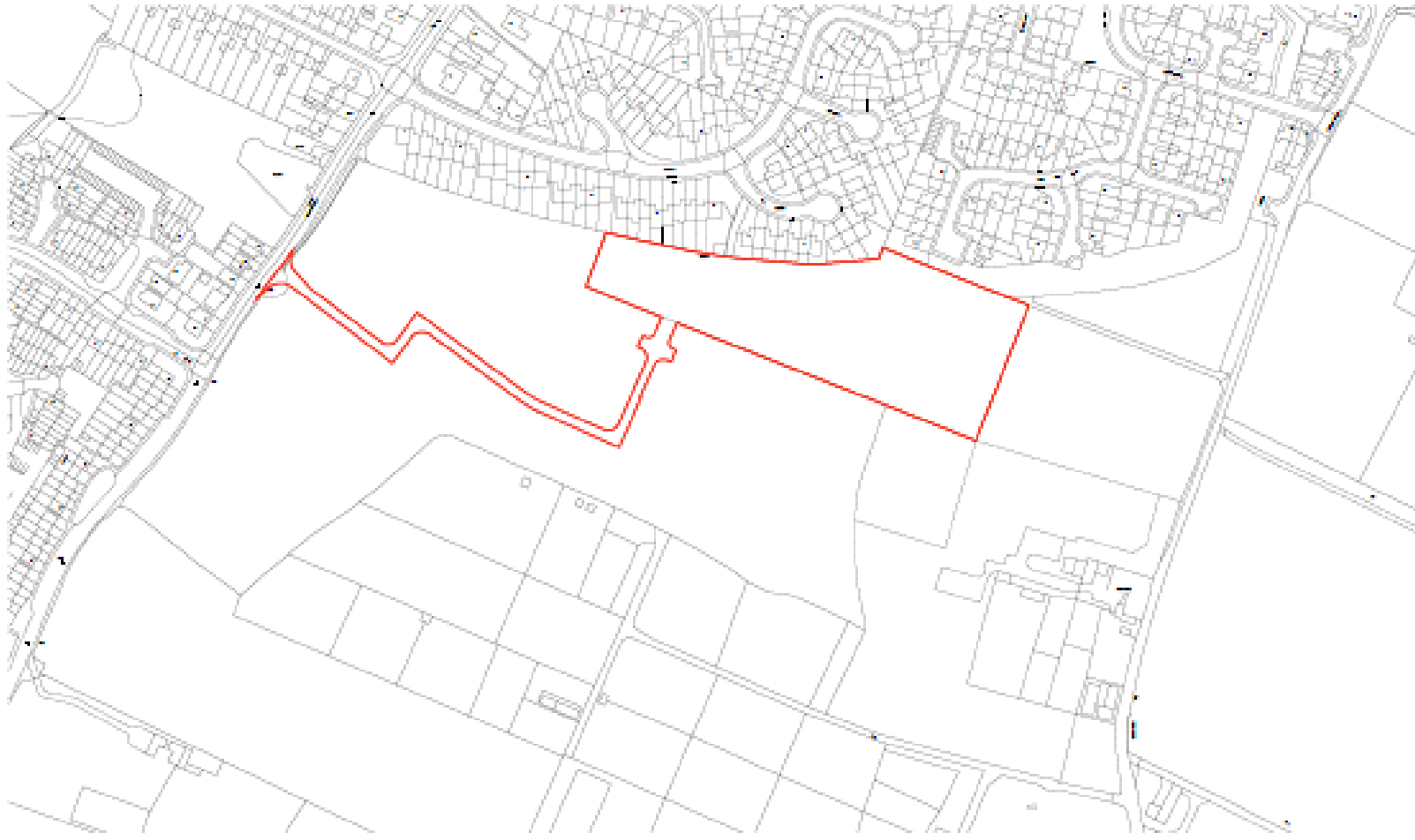
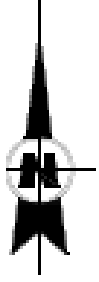
118



Western site boundary – Oastview on the left



Site Location Plan



Proposed Site Layout (Original – 38 dwellings)



Proposed Site Layout (Revised – 29 dwellings)



Residential Streets
 Weibullia (Lampbrush) 10.0m
 Picea canadensis (Canadian) 10.0m

Proposed Open Space
 Native Trees
 American Sycamore
 Norway Spruce
 European Larch
 All 10.0m girth

SOFT LANDSCAPING
 Specimen shrubs
 Native buffer mix to PDS
 Native instant landscaping for structure and plot divisions
 Mixed ornamental planting to plot frontages and key entrance
 Mown grass to plots
 Climbers to screen fencing/walls
 Wall cover in walls

TREE PLANTING
 Residential Streets Trees
 Proposed Open Space (Native Trees)
 Existing Trees (Retained Vegetation)
 Orchard Trees

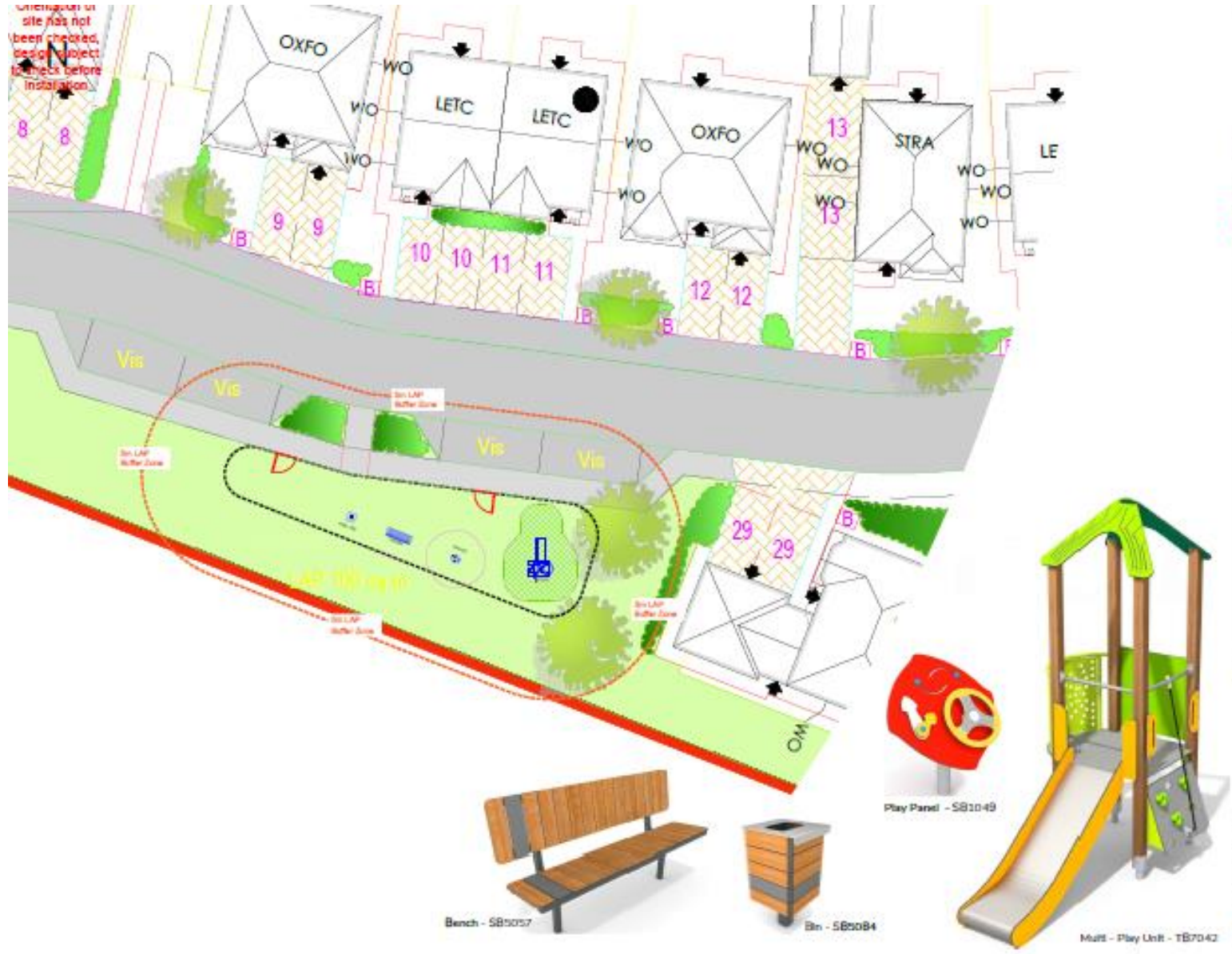
Legend:
 Weibullia (Lampbrush)
 Picea canadensis (Canadian)
 Native instant landscaping for structure and plot divisions
 Mixed ornamental planting to plot frontages and key entrance
 Mown grass to plots
 Climbers to screen fencing/walls
 Wall cover in walls
 Residential Streets Trees
 Proposed Open Space (Native Trees)
 Existing Trees (Retained Vegetation)
 Orchard Trees

Revisions:
 Revision A: New layout, PC 11.06.2019
 Revision B: Detailed vegetation schedule, PC 26.06.2019
 Revision C: New layout, PC 26.02.2020
 Revision D: New layout, PC 14.02.2020

Street Scenes



Local Area of Play



Elevations/Floorplans



Front Elevation



Side Elevation



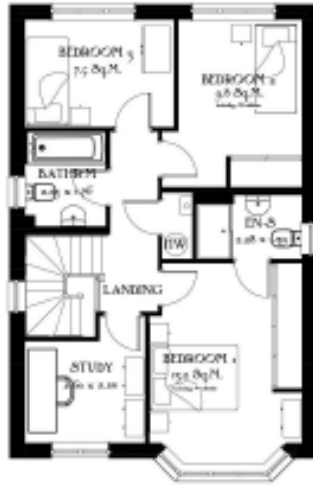
Rear Elevation



Side Elevation



Elevations/Floorplans



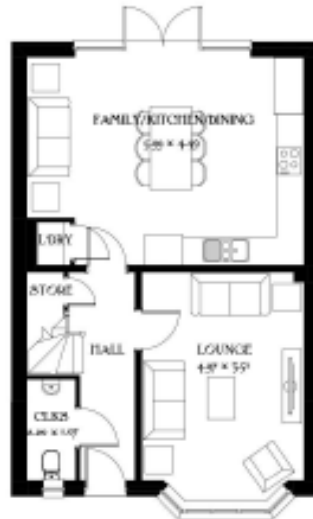
First Floor



Front Elevation



Side Elevation



Ground Floor

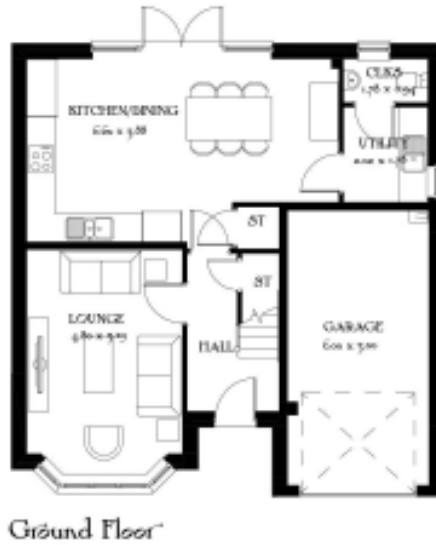
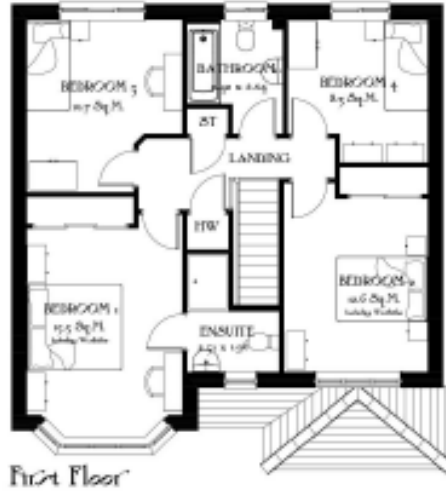


Rear Elevation



Side Elevation

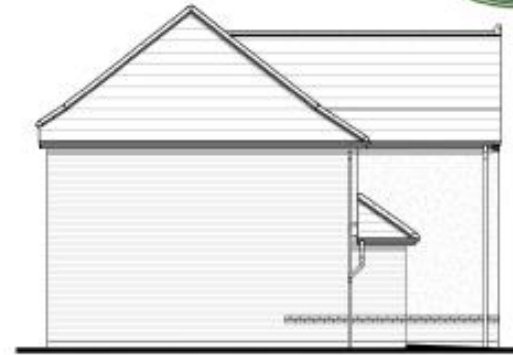
Elevations/Floorplans



Elevations/Floorplans



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Job No. 1229
Dsg No. 22

Plot No. 28
Plot Opp. 8

Marlow
Heritage Collection
1229 sq. ft. 113.79 sq. m.
Elevation Code: A1

Elevations/Floorplans



Front Elevation



Side Elevation



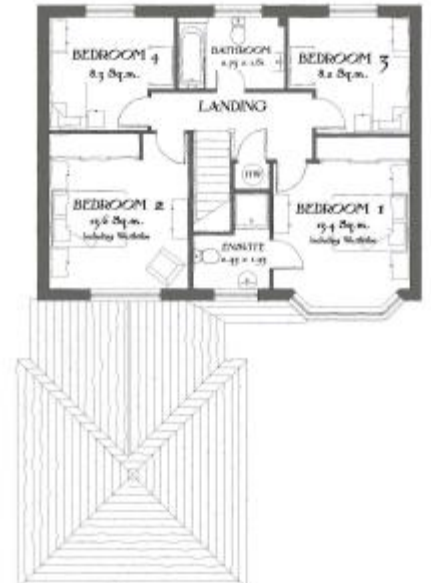
Rear Elevation



Side Elevation

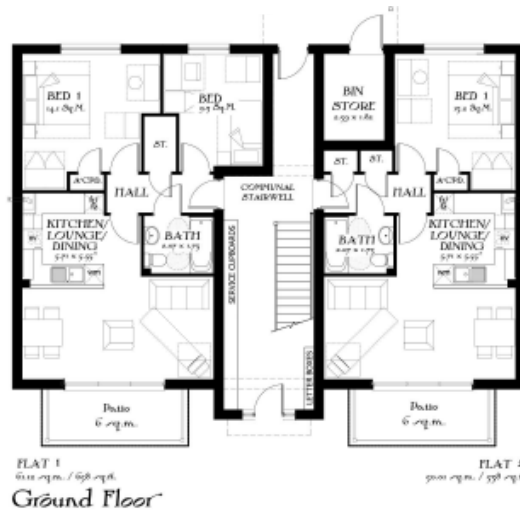


Ground Floor



First Floor

Elevations/Floorplans

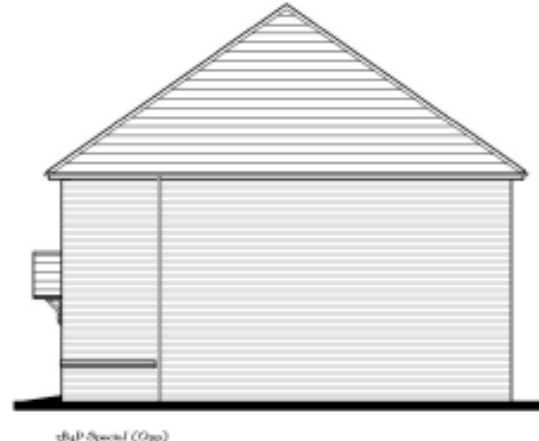


SPECIAL Snowden
Apartment Block

Elevations/Floorplans



Front Elevation



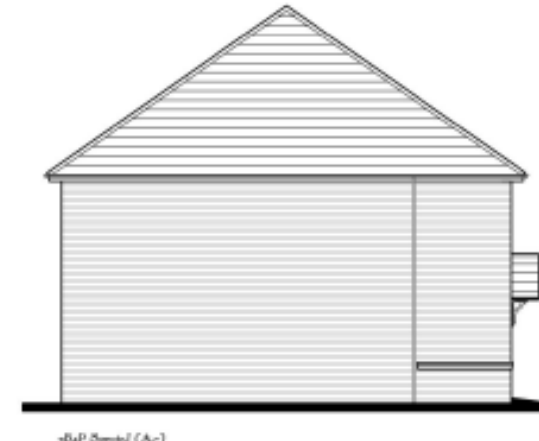
Side Elevation



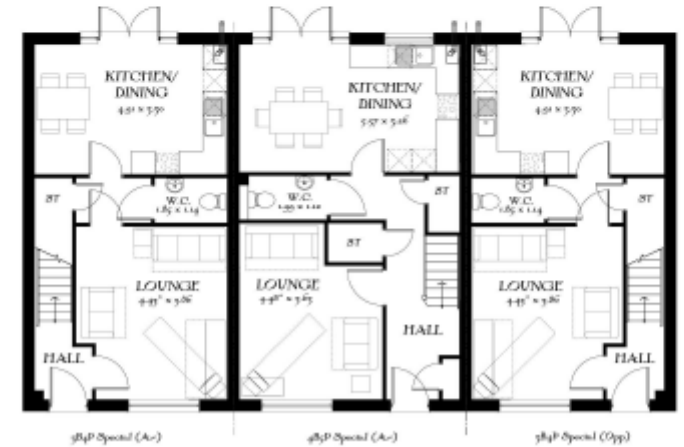
First Floor Plan



Rear Elevation

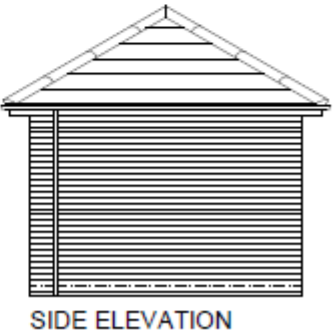
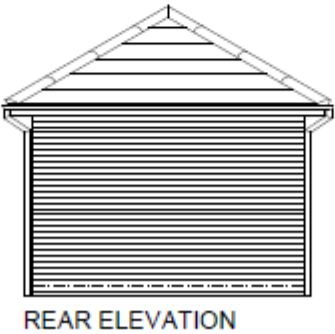
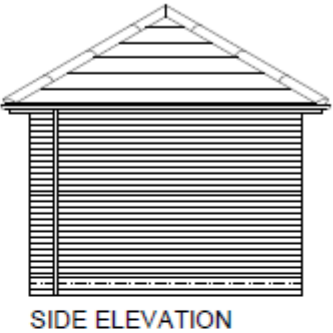
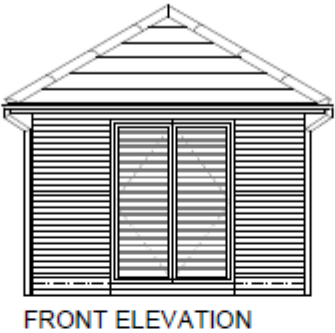
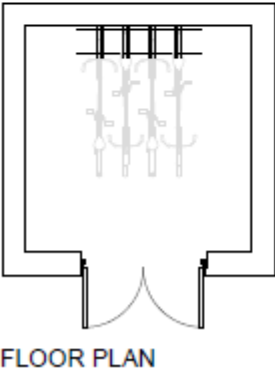
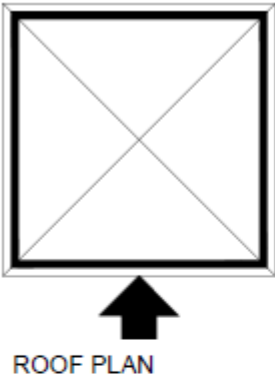
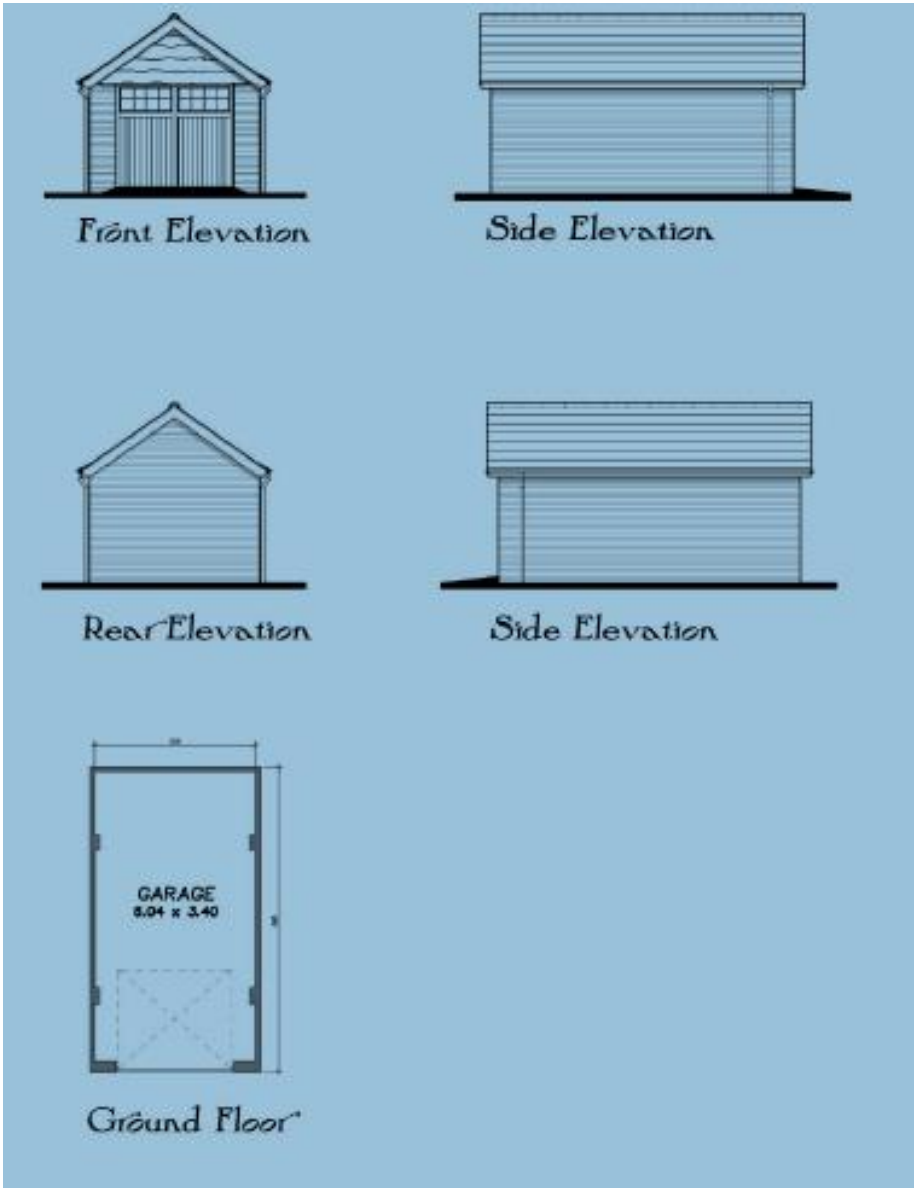


Side Elevation



Ground Floor Plan

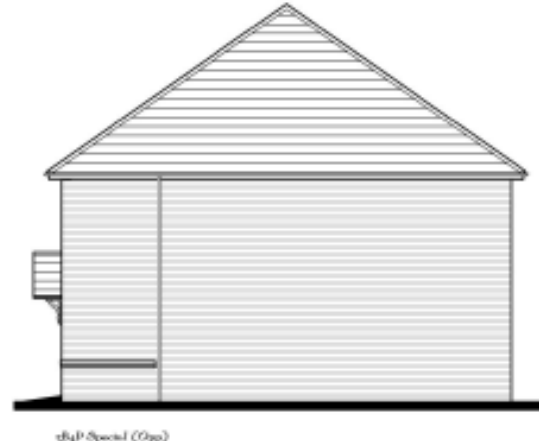
Elevations/Floorplans – garages and bin store for flats



Elevations/Floorplans



Front Elevation



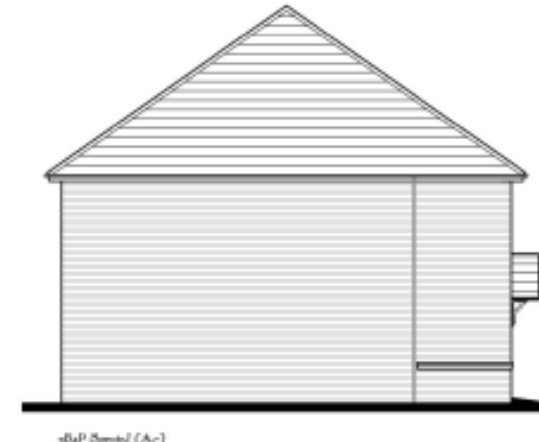
Side Elevation



First Floor Plan



Rear Elevation



Side Elevation



Ground Floor Plan