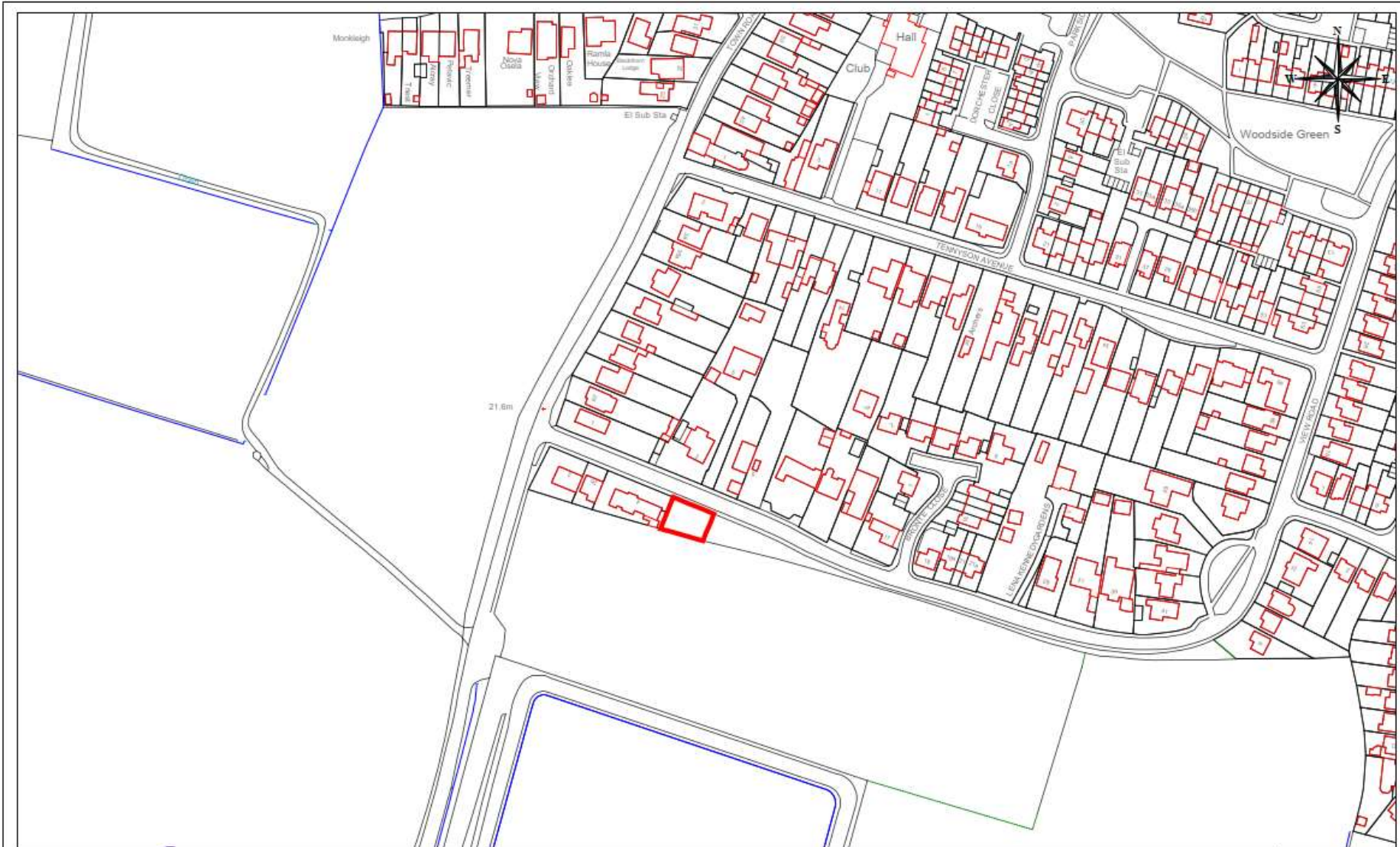


Planning Committee

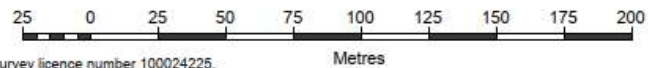
4th May 2022

MC/21/0165

Waterlane House, 4 View Road, Cliffe Woods, Rochester



MC/21/0165 - Waterlane House, 4 View Road, Cliffe Woods, Rochester, ME3 8JQ



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Metres



Scale: 1:2500 22/03/22

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Existing Site Plan



2 Block Plan As Existing
Scale 1/500

Aerial View



Site from east



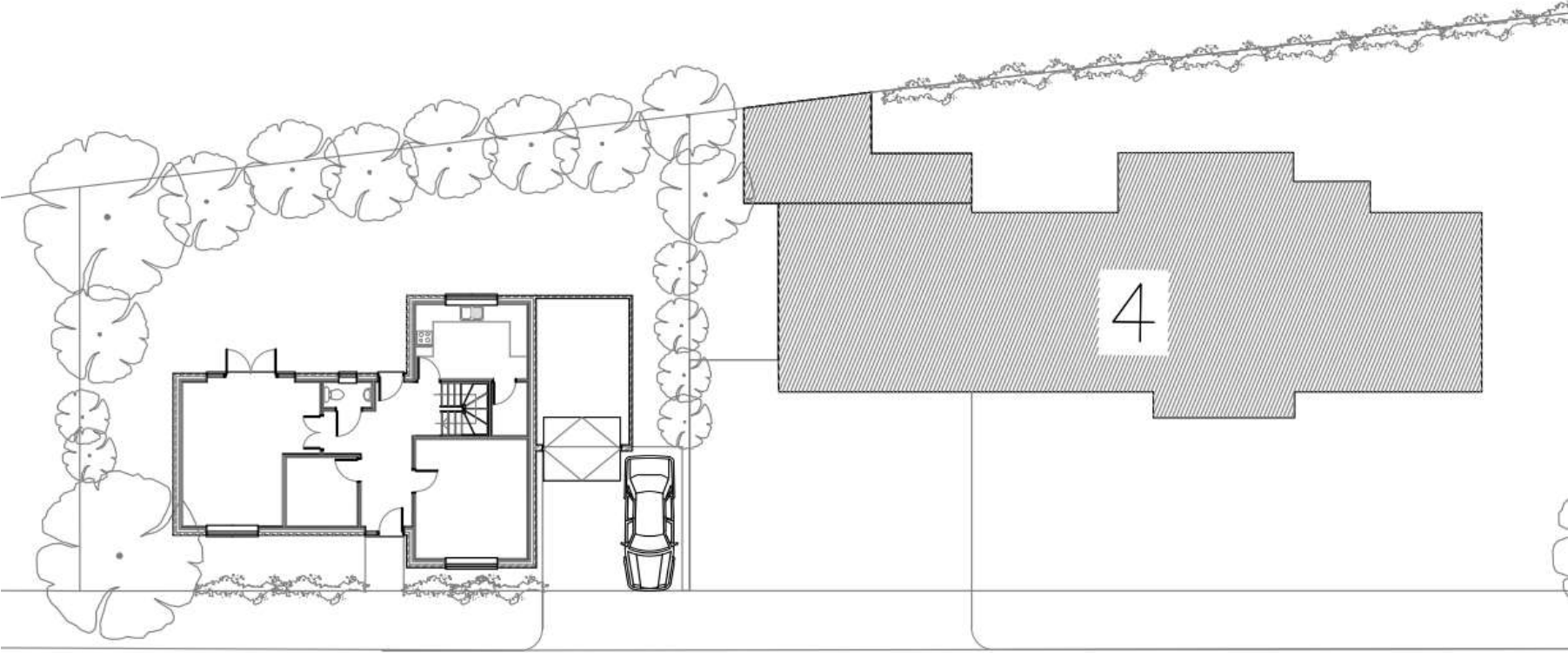
Site from west



Existing houses



Proposed Site Plan as originally submitted

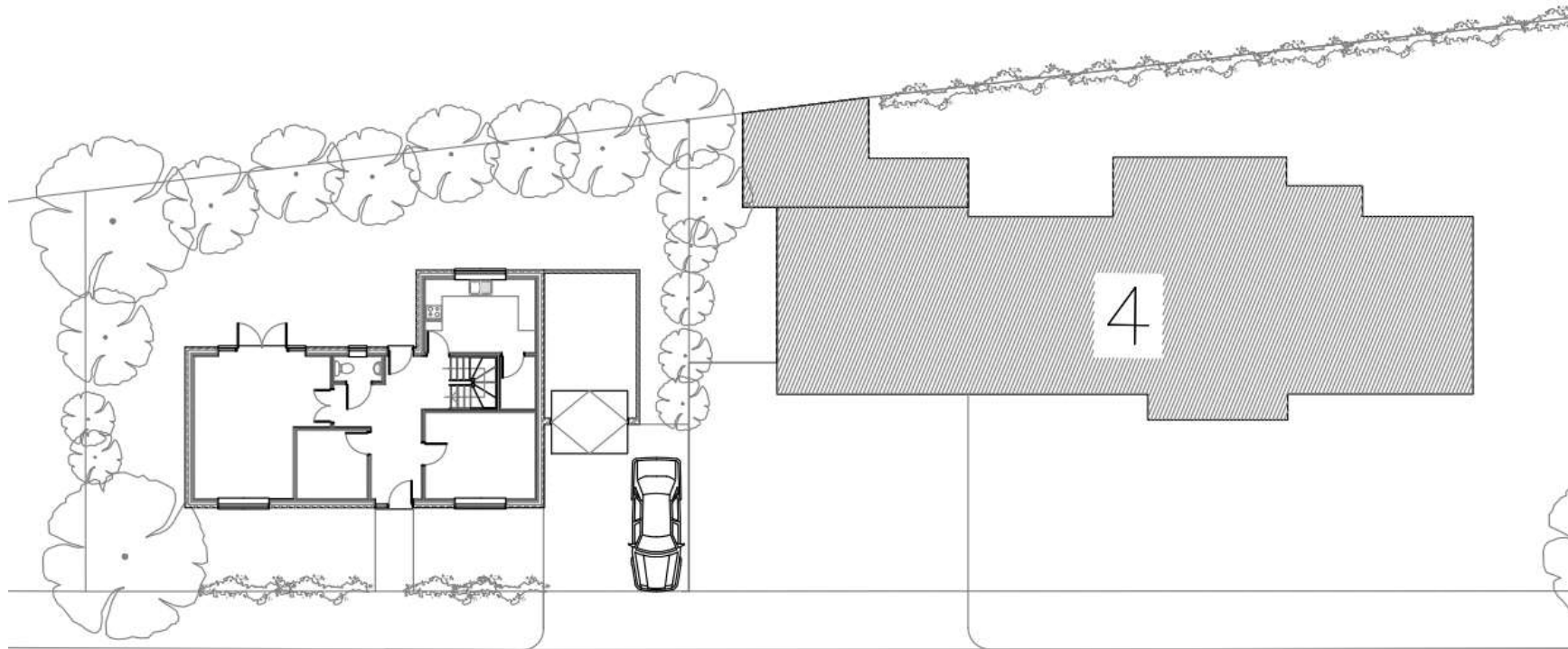


4 Site Plan As Proposed
Scale 1/200

Proposed Site Plan revised

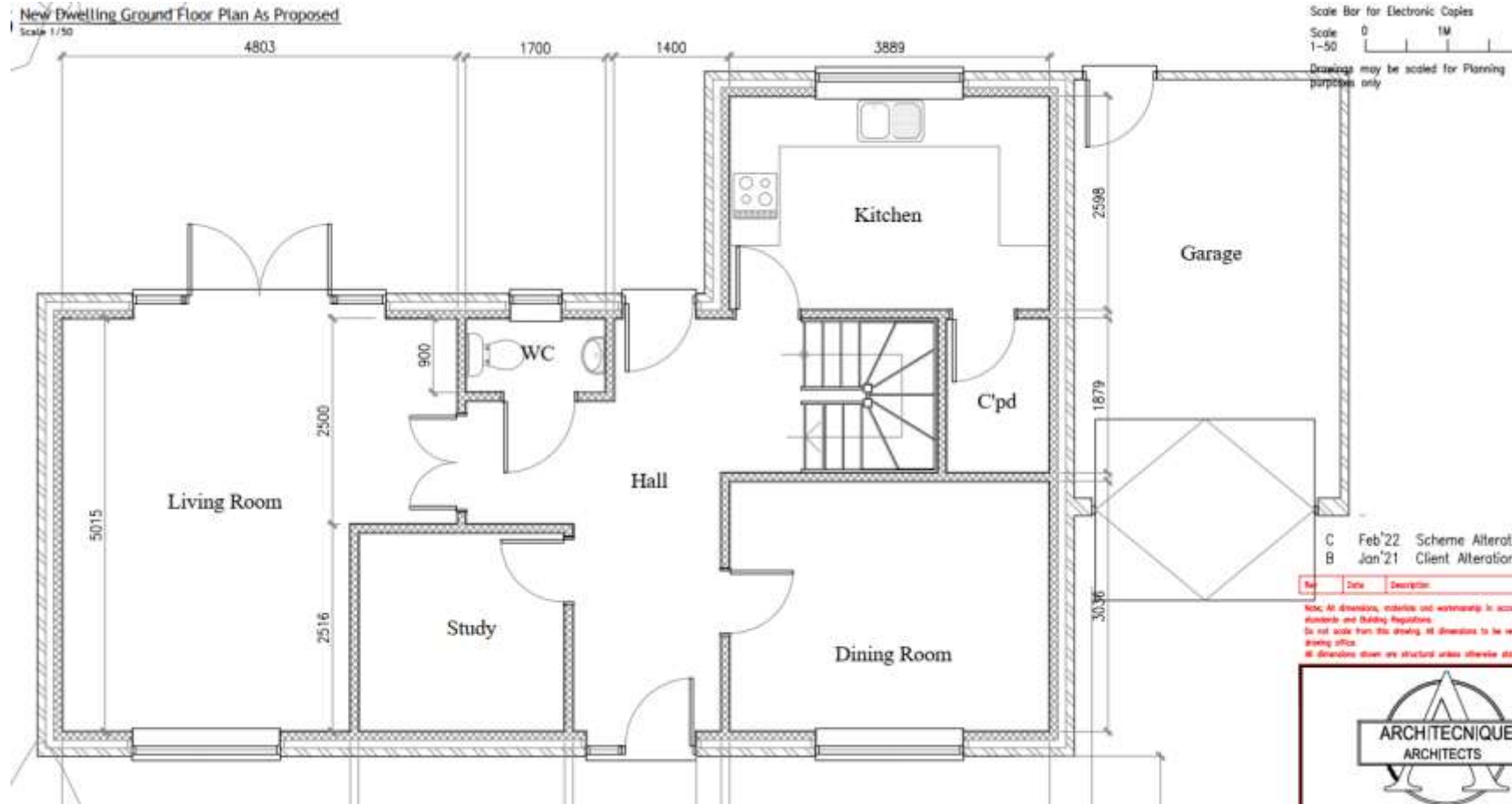
Scale 1/200

Scale 1/200



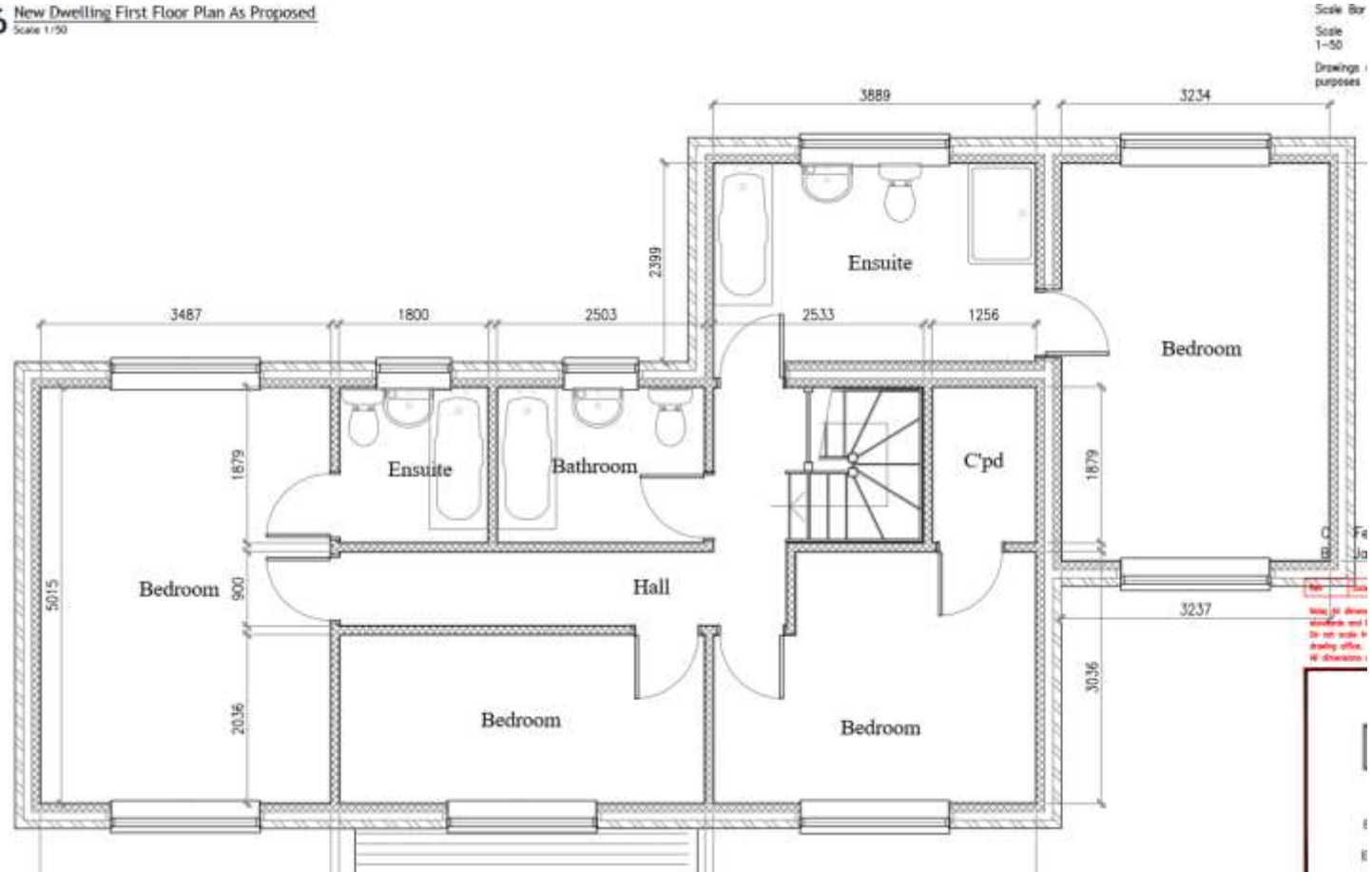
4 Site Plan As Proposed
Scale 1/200

Proposed Ground Floor



Proposed First Floor

6 New Dwelling First Floor Plan As Proposed
Scale 1/50



Proposed Front and East Side Elevations

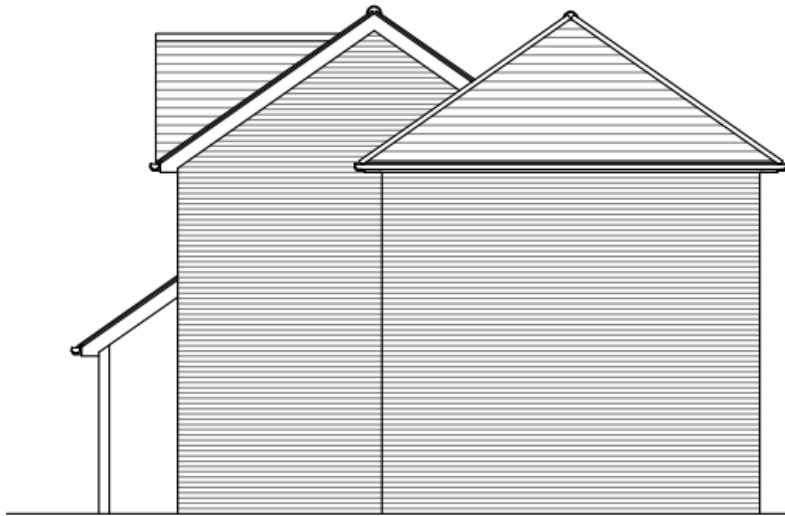
4 New Dwelling Elevations As Proposed Scale 1/100



1 Side Elevation As Proposed
Scale 1/100

2 Front Elevation As Proposed
Scale 1/100

Proposed Rear and West Side Elevations



3 Side Elevation As Proposed
Scale 1/100



4 Rear Elevation As Proposed
Scale 1/100

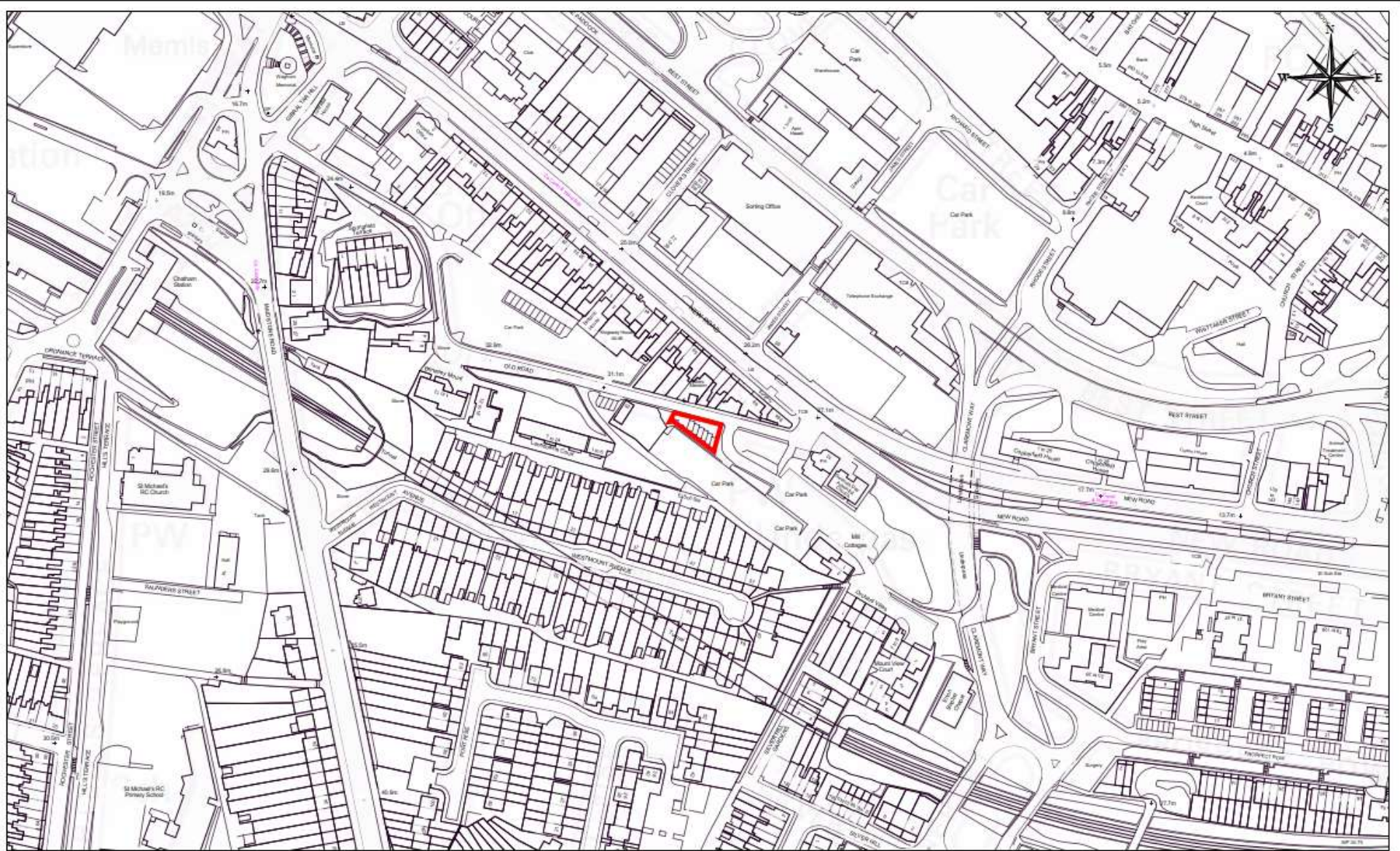
Proposed layout for land to the south – MC/21/1694 – 68 dwellings



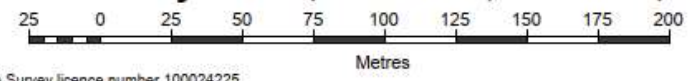
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MC/21/0355

Garages At Berkeley Mount, Old Road, Chatham



MC/21/0355 - Garages At Berkeley Mount, Old Road, Chatham, ME4 6BW



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Scale: 1:2500 20/12/21

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Ariel Photographs

18



Application site and relationship to Hazel View flats and rear of properties in New Road



Application site and relationship to Upper Mount Car Park
subject to a planning application still under consideration



Site from The Mount – s106 request for barrier agreed



62 and 64 New Road opposite site



Close ground floor window obstructed by stairs

62 Outdoor first floor amenity area fronting Old Road

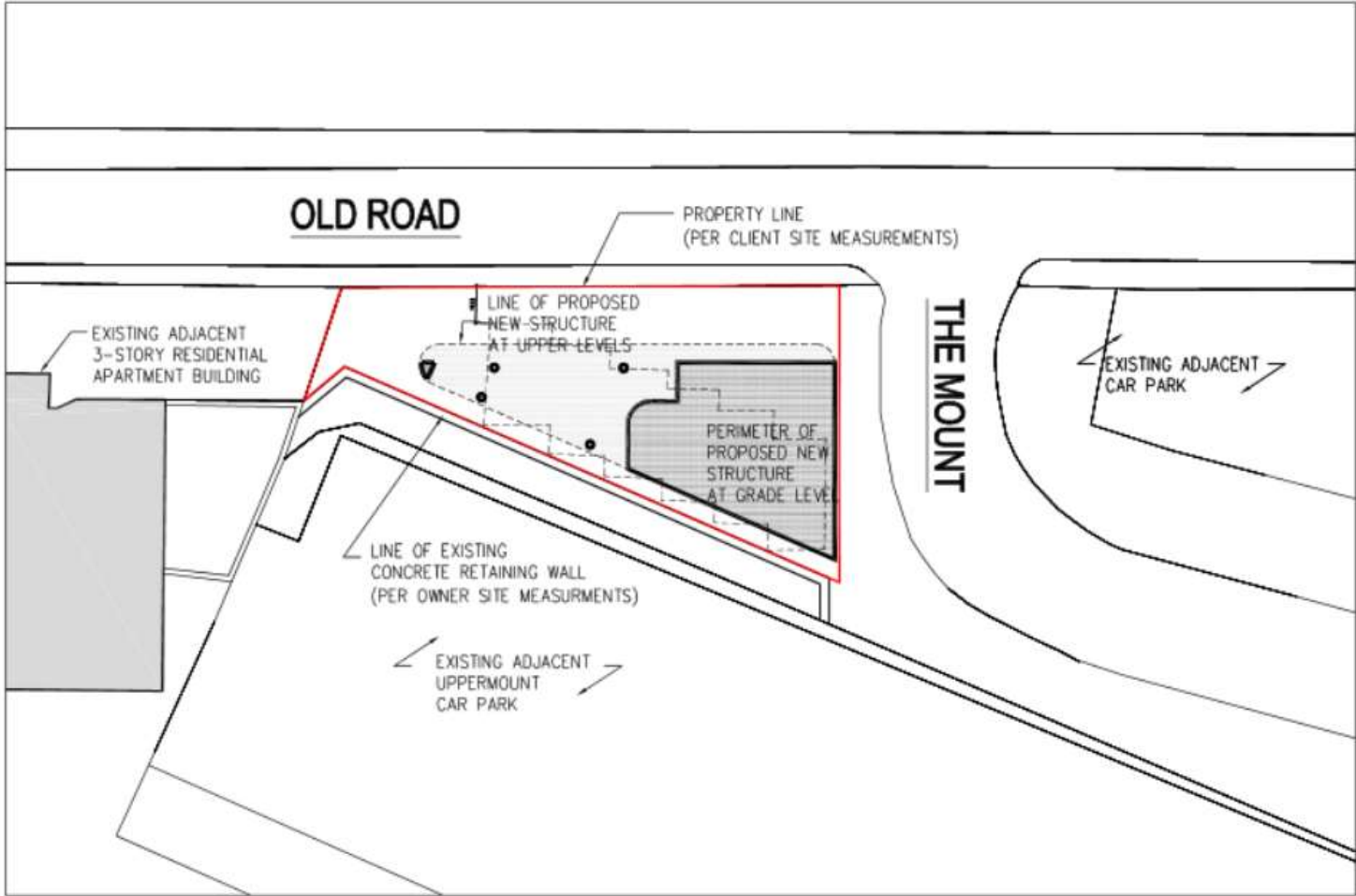


64b Ground floor obscure glazed window fronting application site.

Rear of 66 and 68 New Road



Indicative Site Layout Plan

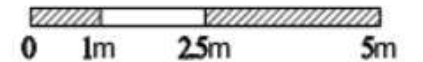


1 LOCATION PLAN
1:250

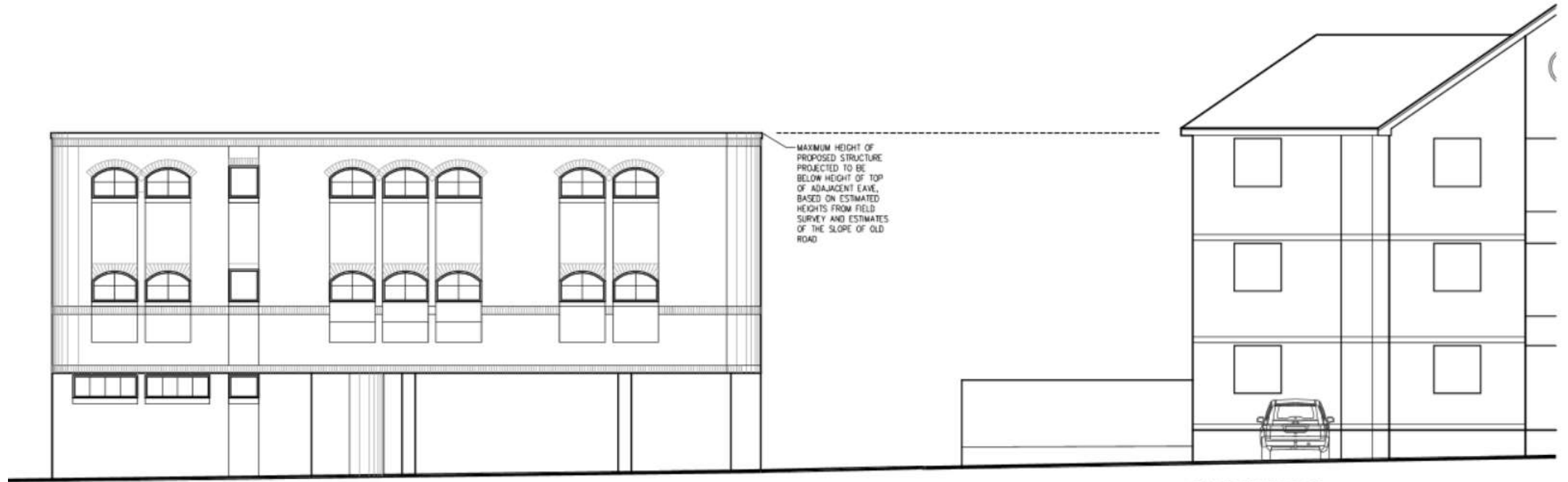
Indicative Front Elevation



1 NORTH ELEVATION (OLD ROAD)
1:100



Indicative Street Elevation



MAXIMUM HEIGHT OF PROPOSED STRUCTURE PROJECTED TO BE BELOW HEIGHT OF TOP OF ADJACENT EAVE, BASED ON ESTIMATED HEIGHTS FROM FIELD SURVEY AND ESTIMATES OF THE SLOPE OF OLD ROAD

BASIS OF APPROXIMATED HEIGHTS IS +0.0 (FINISH FLOOR OF PROPOSED PROJECT)
NOTE: ALL HEIGHTS OF EXISTING BUILDING AND SLOPES ARE APPROXIMATE BASED ON OWNER'S SITE SURVEY AND DIMENSIONS.
SLOPE OF OLD ROAD WAS RE-EVALUATED AFTER INITIAL PROPOSAL.

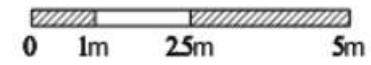
1 NORTH ELEVATION (OLD ROAD)
1:100 (PLAN BORDER REMOVED TO FACILITATE 1:100 SCALE)



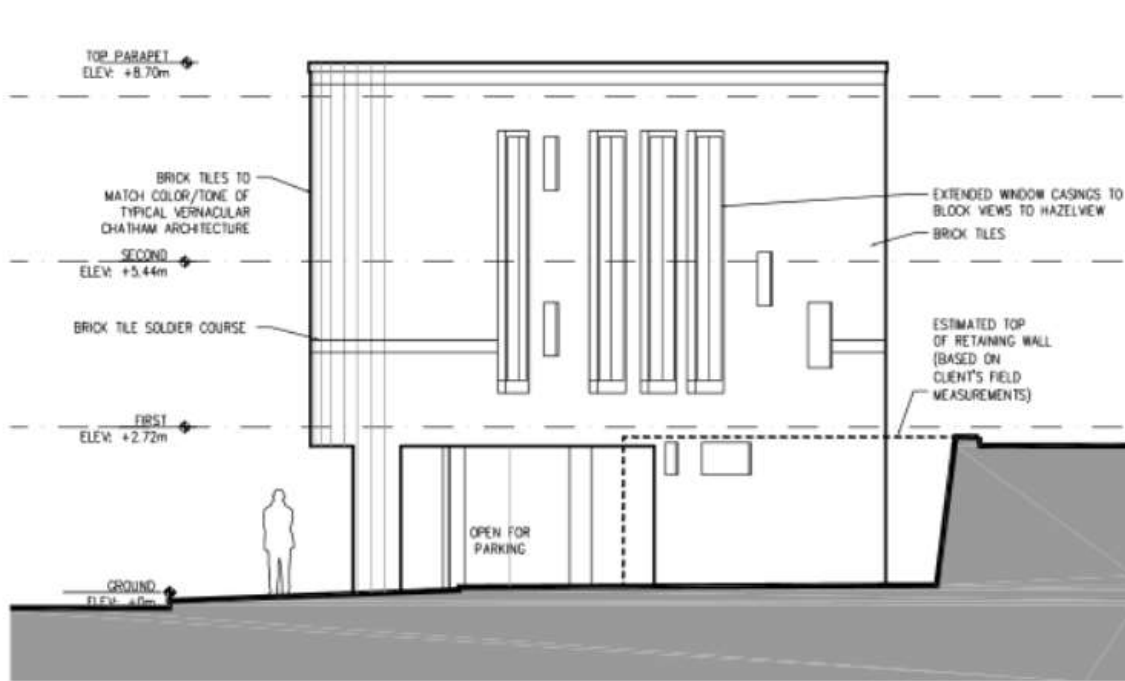
Indicative Rear Elevation



1 SOUTH ELEVATION (RETAINING WALL)
1:100



Indicative Side elevations



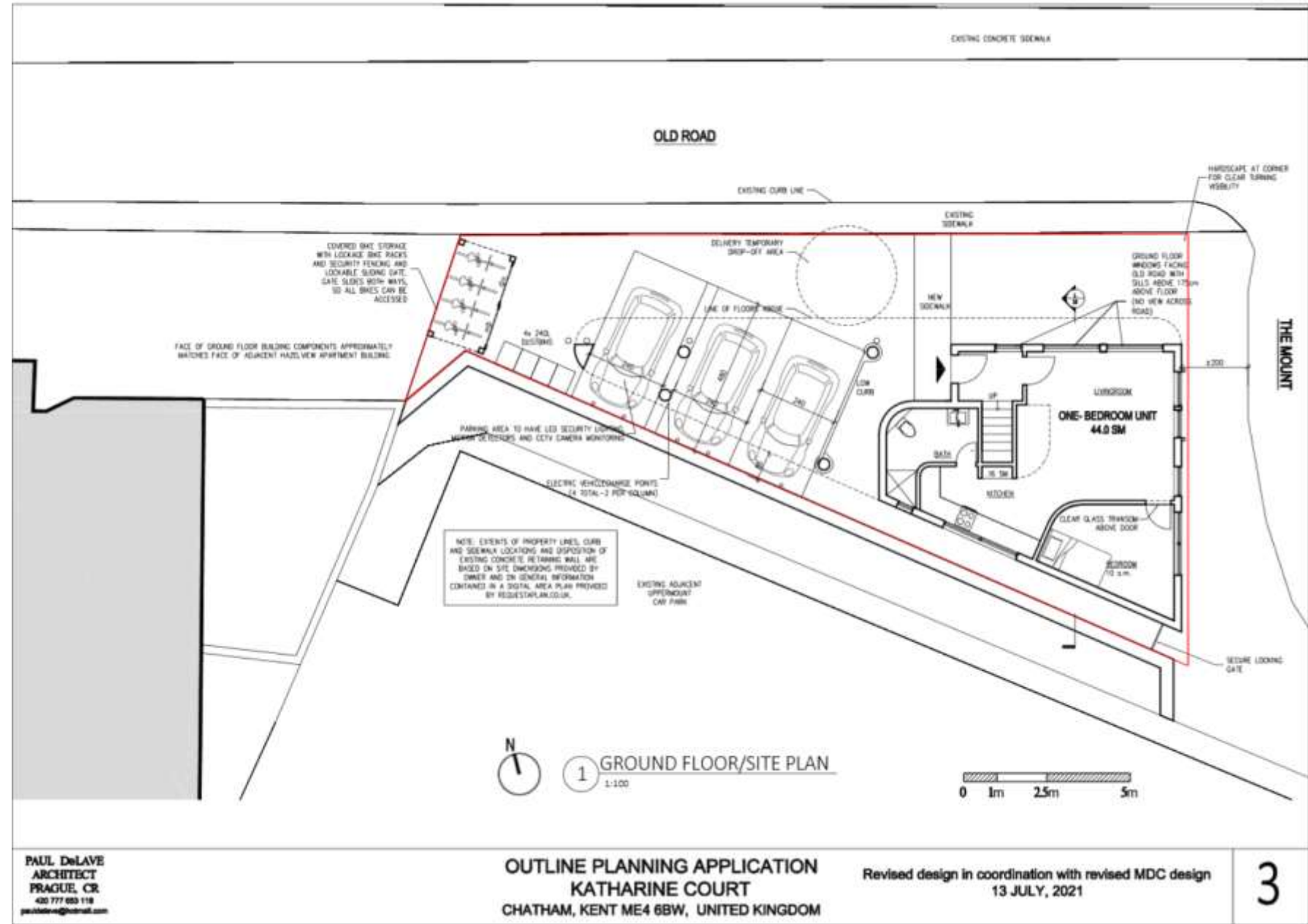
2 WEST ELEVATION
1:100



1 EAST ELEVATION (THE MOUNT)
1:100

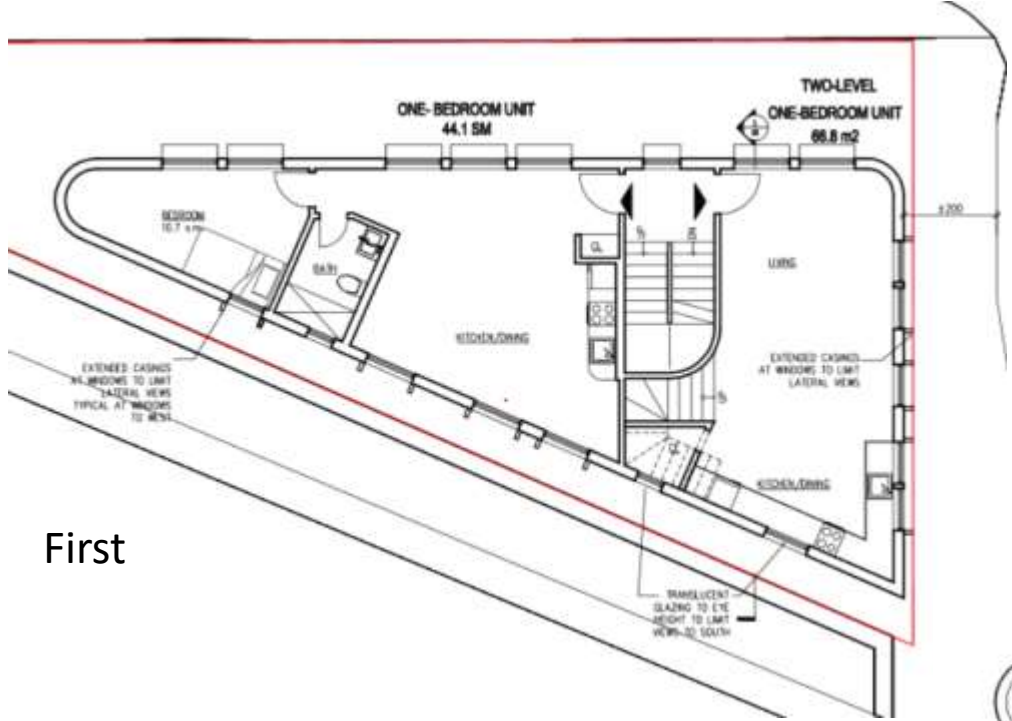


Indicative Ground Floor

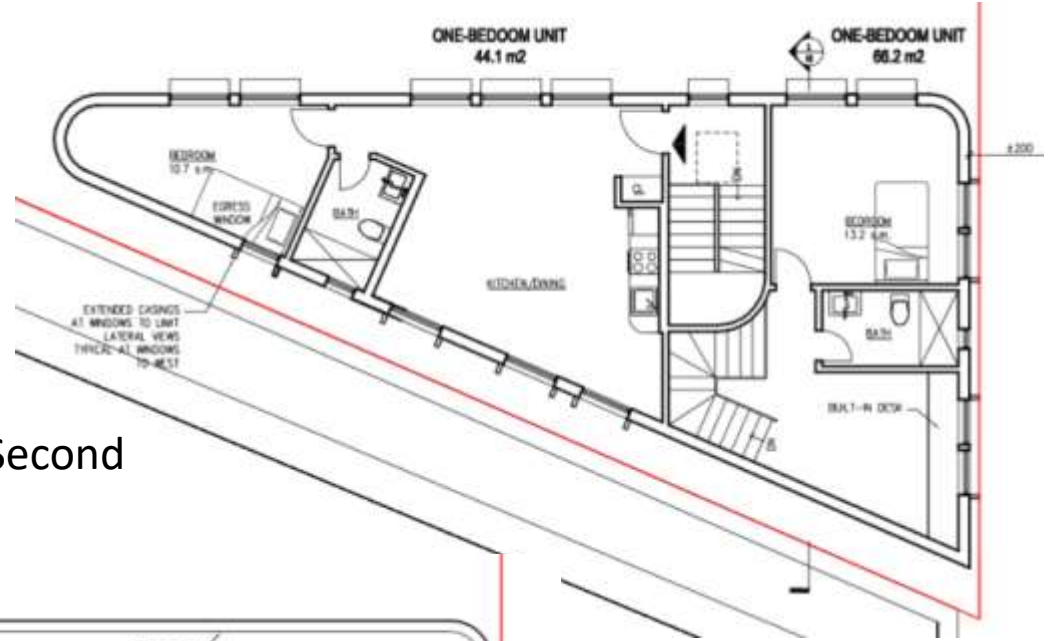


Indicative First and Second Floor and Roof Plans

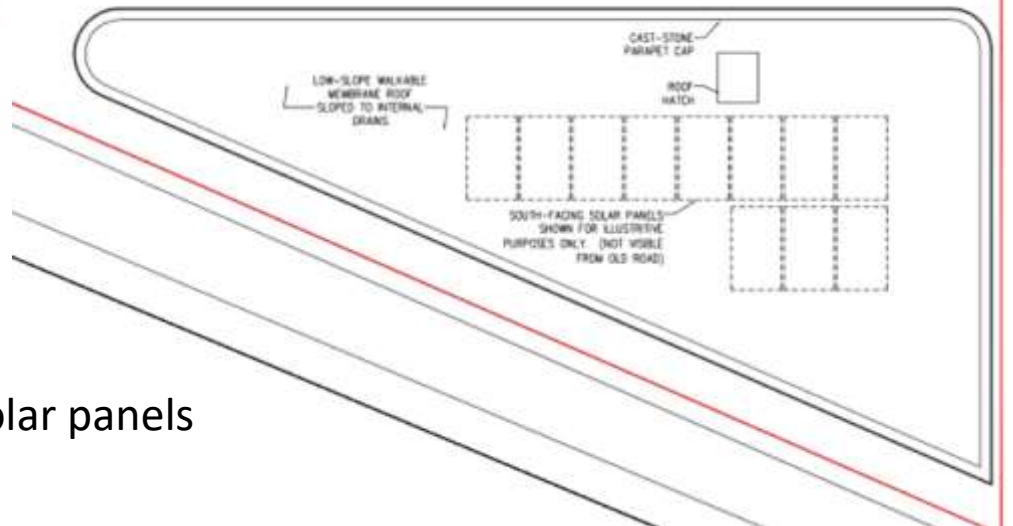
30



First

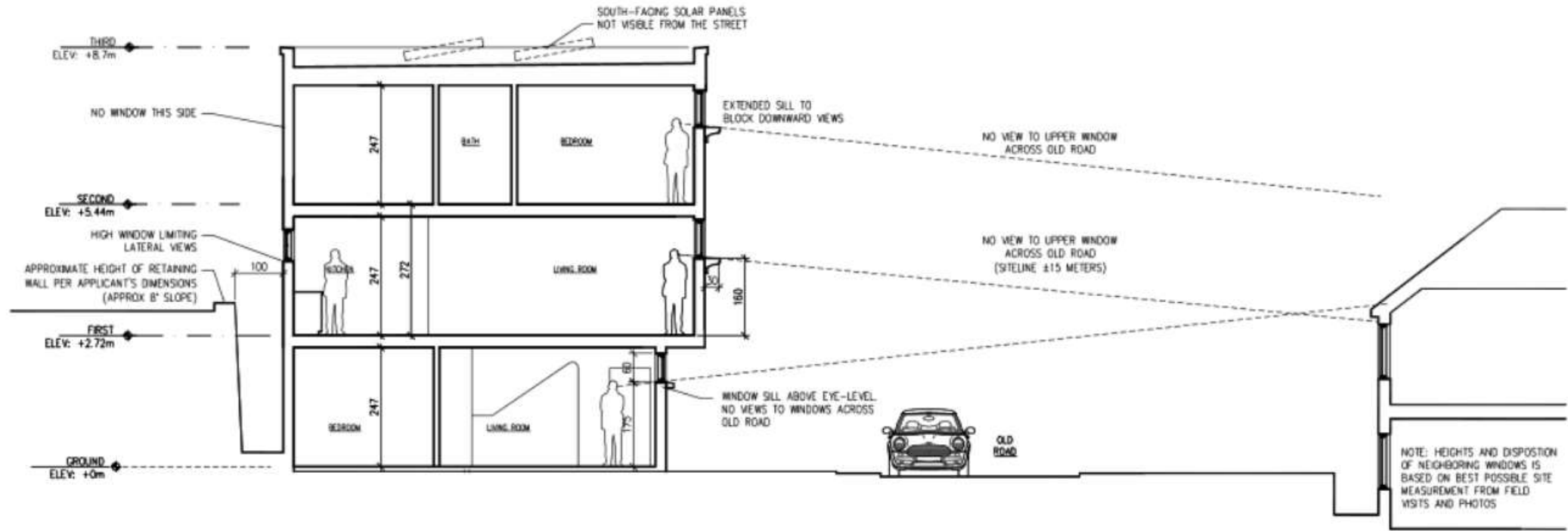


Second



Roof with solar panels

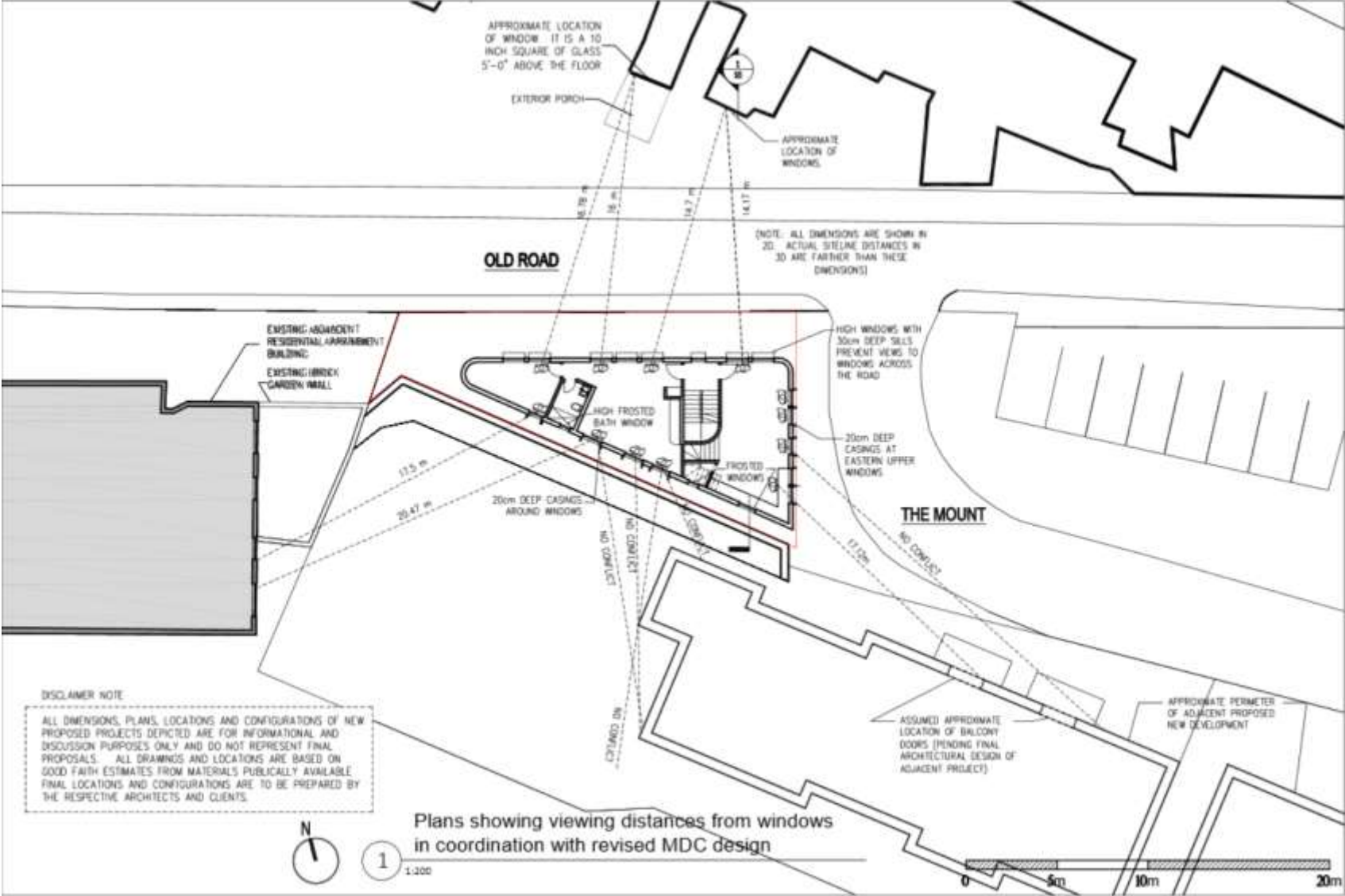
Indicative Section Plan and relationship to New Road Properties



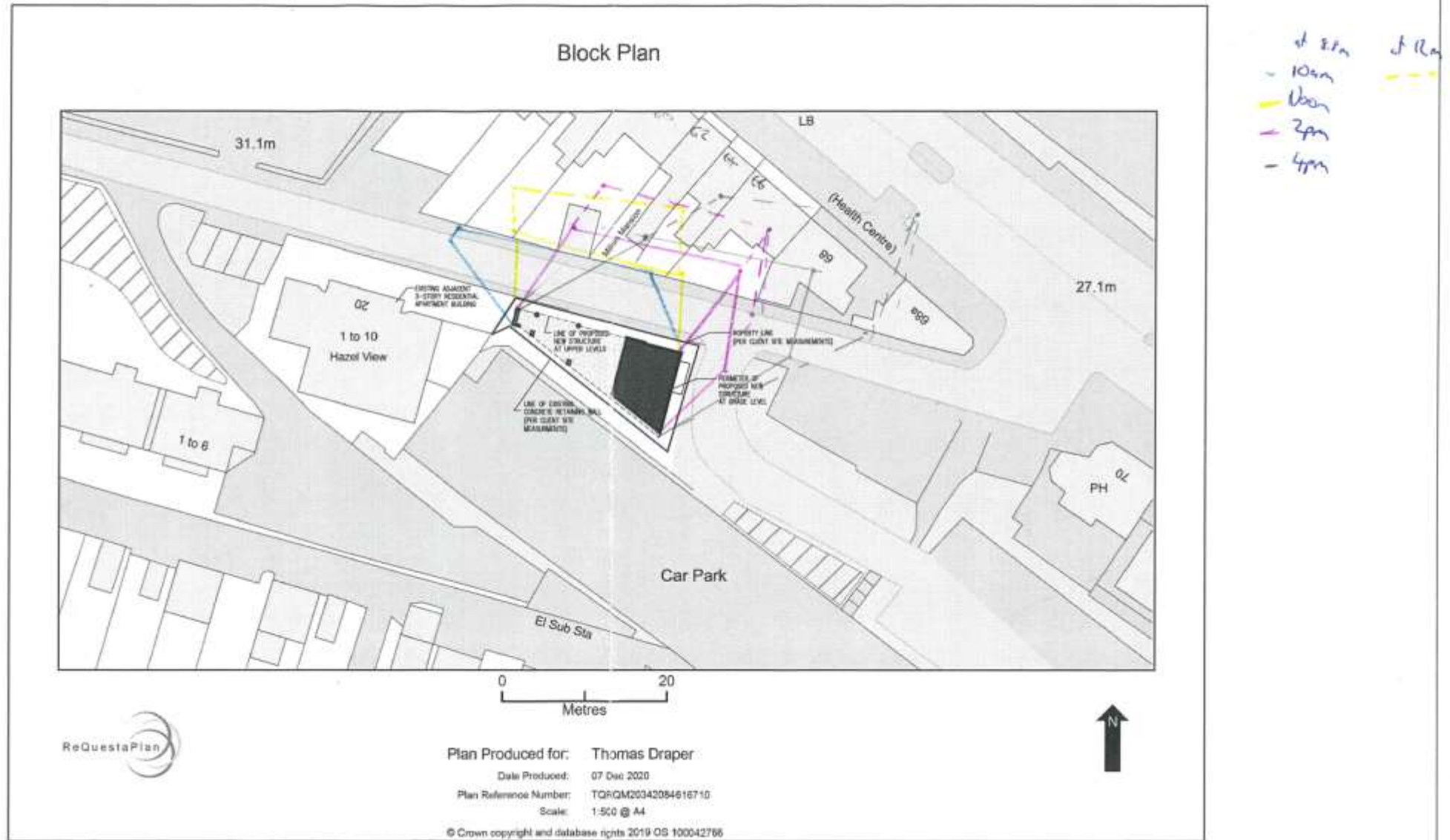
1 BUILDING SECTION
1:100



Indicative Distances to Neighbours



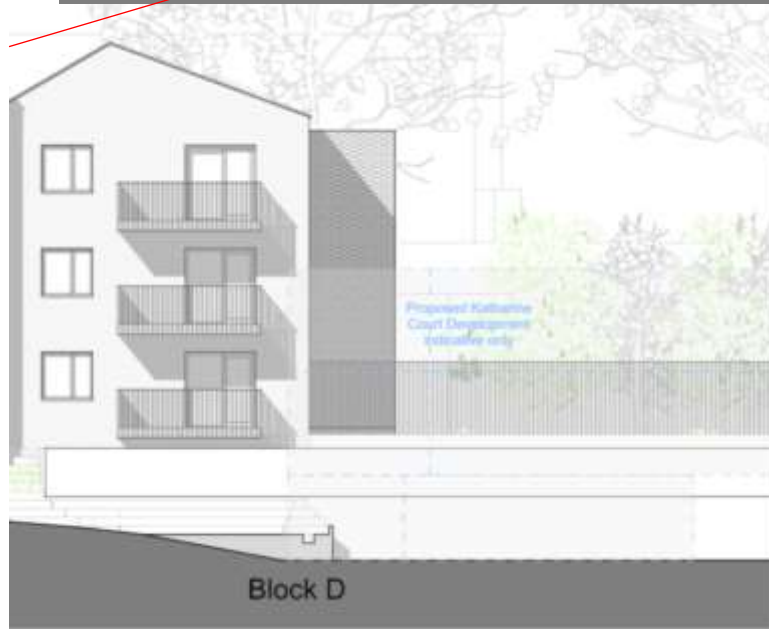
Sunlight daylight test. Full line at 8.8m (indicative height) dashed lines at 12m original submission



Upper Mount Development current plans (however applicants in process of amending)



Upper Mount Development current plans (however applicants in process of amending) Blue dotted line is this application



MC/21/1897

Alpha House, Laser Quay, Culpeper Close, Medway City Estate



MC/21/1897 - Alpha House, Laser Quay, Culpeper Close, City Estate, ME2 4HU

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Scale: 1:10000 17/11/21
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Existing Office Block – Front Elevation



Existing Office Block – Side Elevation



View from Across River (Rochester Riverside)



Existing & Proposed Elevations (Front NE & Rear SW)



Existing front Elevation - 11/10/2018



Proposed front Elevation - 11/10/2018



Existing Rear Elevation - 11/10/2018

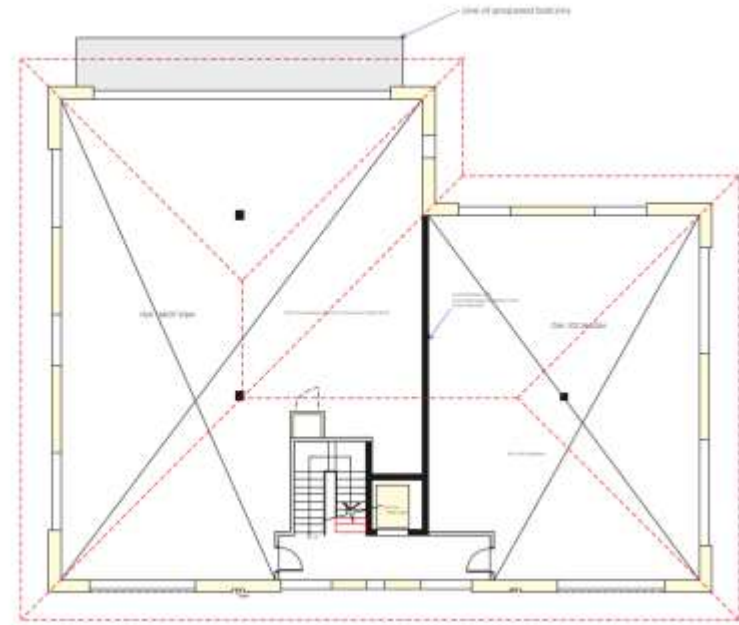
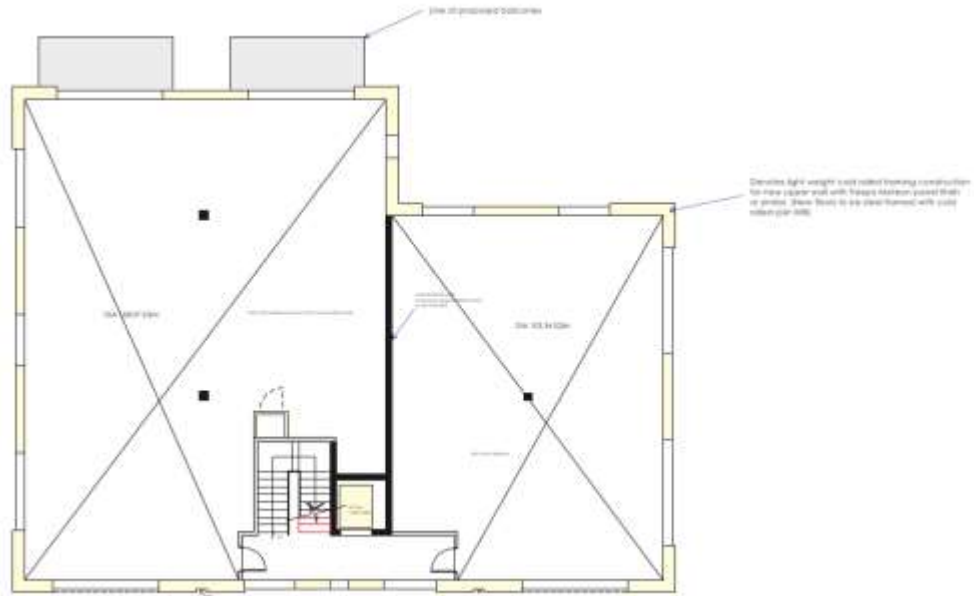


Proposed Rear Elevation - 11/10/2018

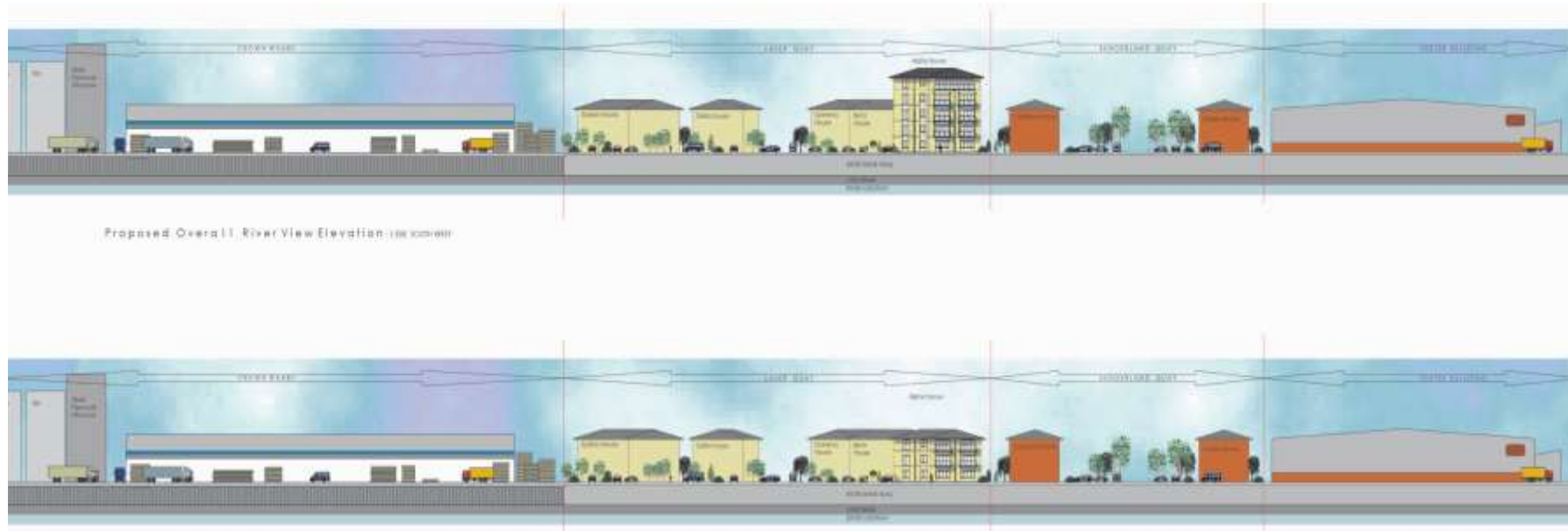
Existing & Proposed Side Elevations (NW & SE)



Proposed Floor Plans – 3rd Floor and 4th Floor office space



Extended street scene Elevation (Existing & Proposed)



Front & Rear Elevations - Previous Proposal (on left) & Proposed Elevations (on right)



Side Elevations - Previous Proposal (on left) & Proposed Elevations (on right)



Street scene Elevation (Proposed and Previous)



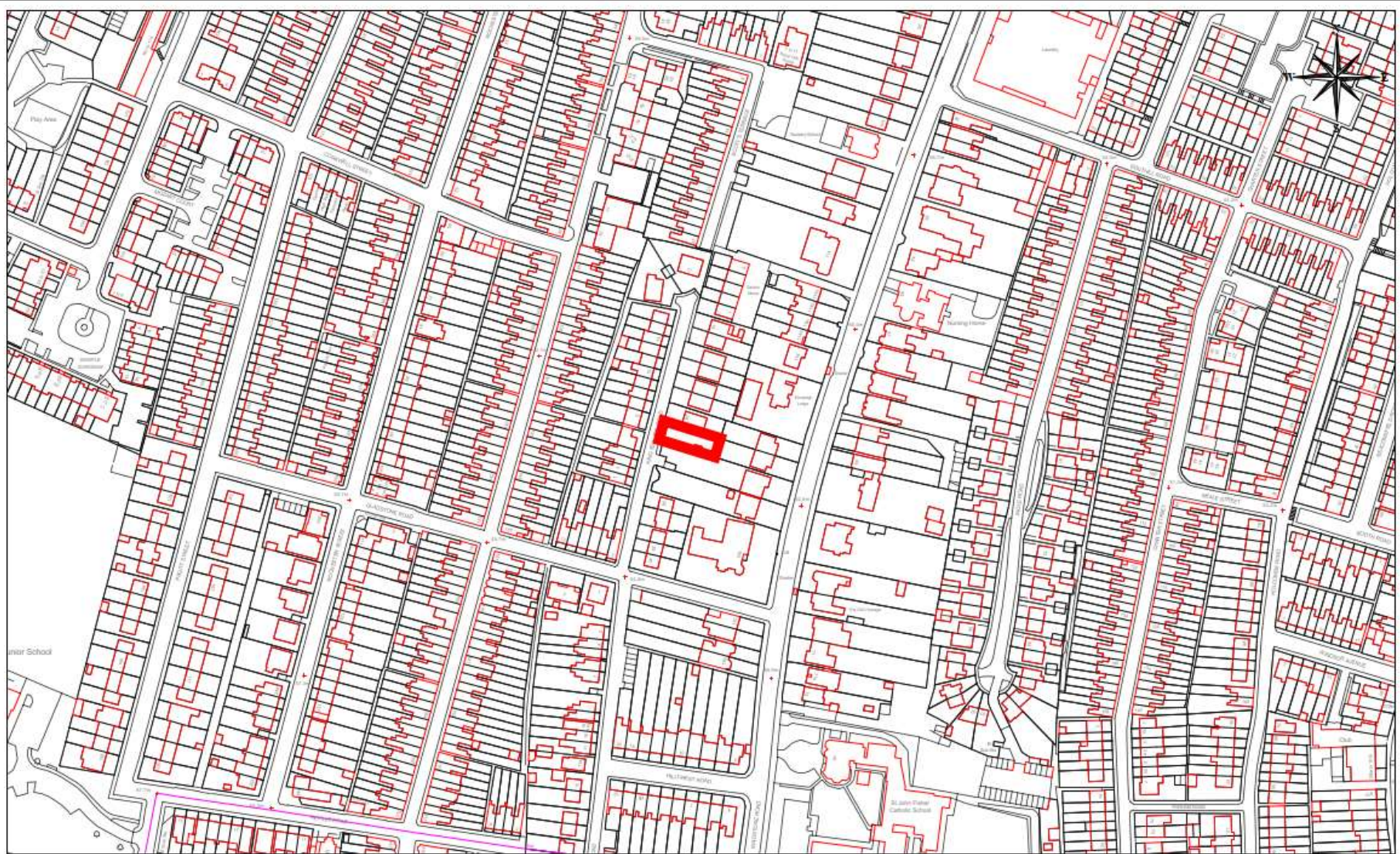
Current Proposal



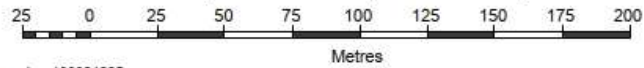
Previous Proposal presented to committee

MC/21/2965

Rear Of 122 Maidstone Road, Chatham



MC/21/2965 - Rear of 122 Maidstone Road, Chatham, ME4 6DQ



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Scale: 1:2500 17/03/22

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Font of Site (King Edward Road)



Application Site from the south



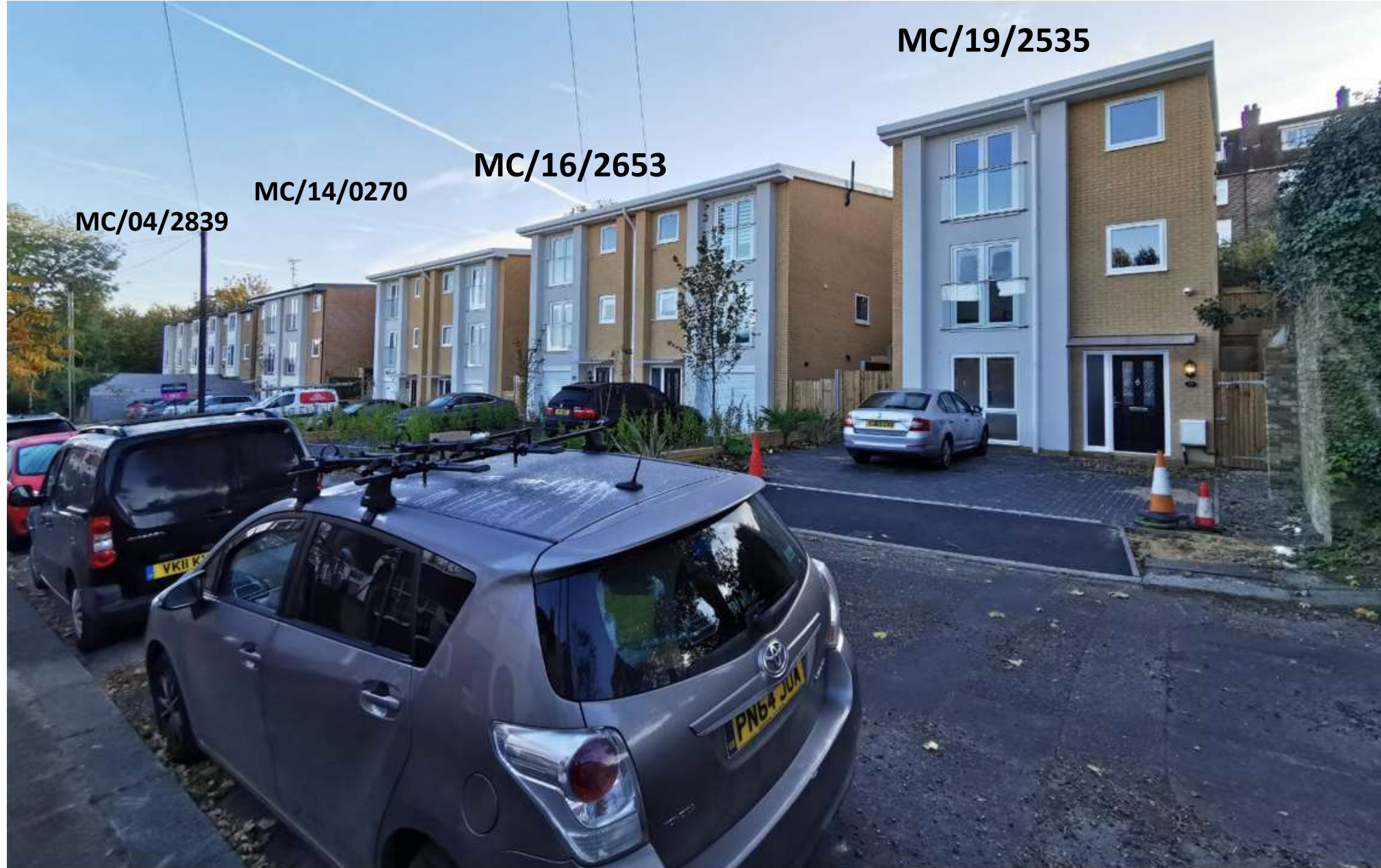
Site

Application from the north



Site

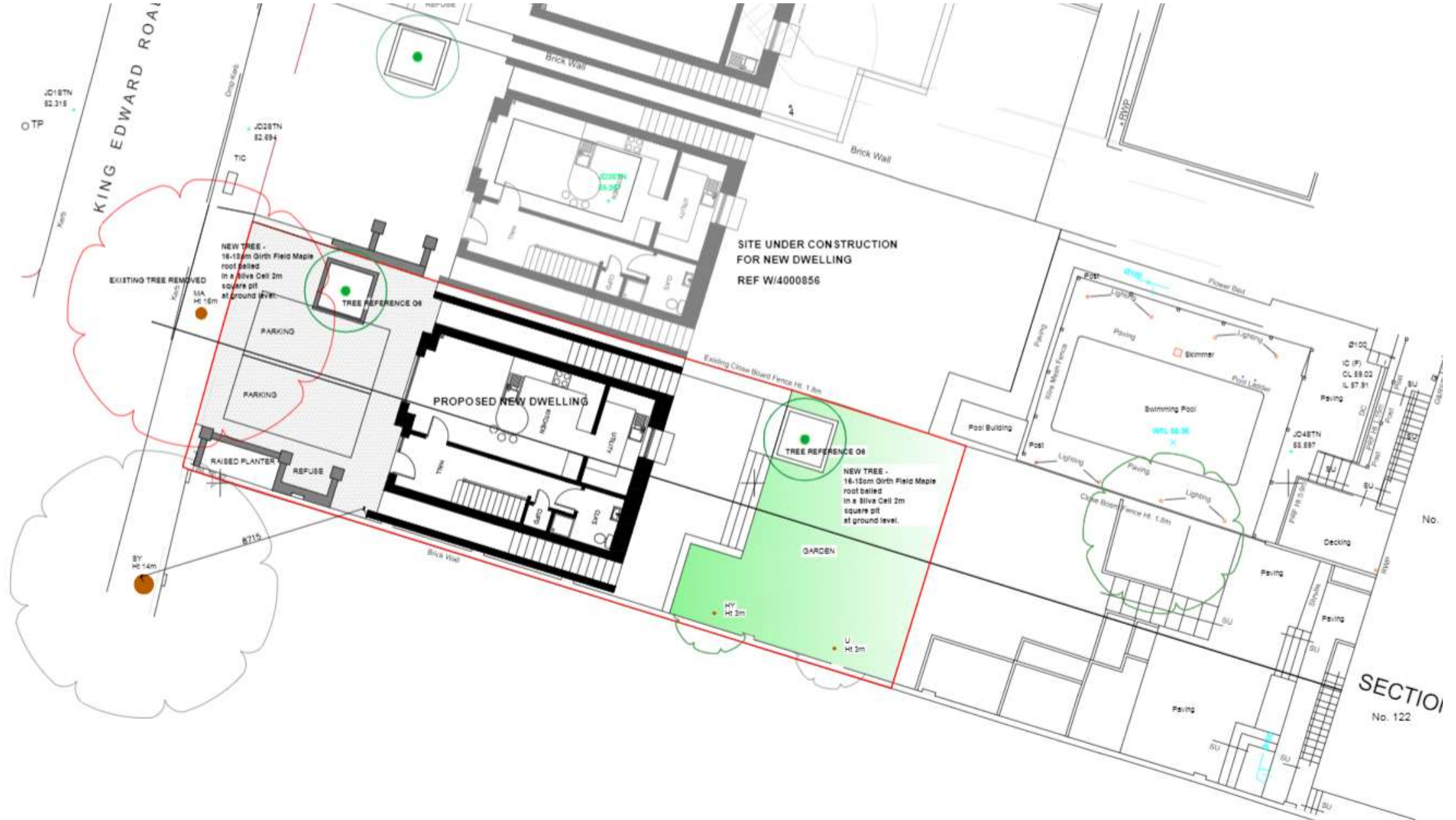
Streetscene



Streetscene

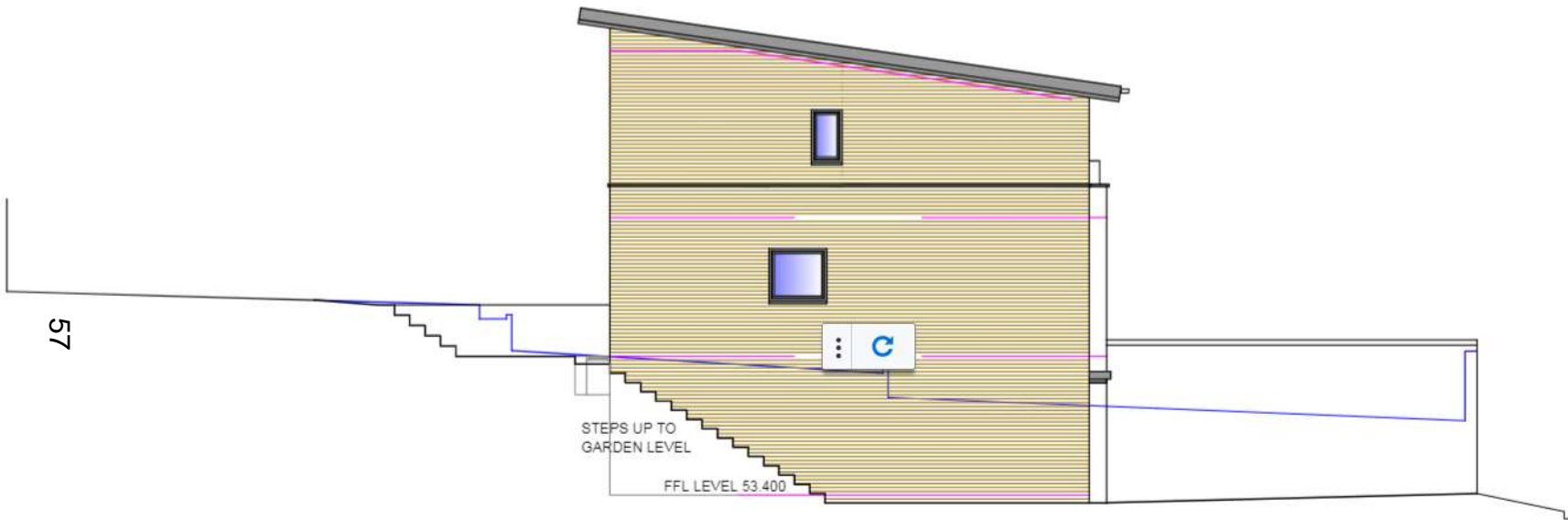


Site Plan



SECTION
No. 122

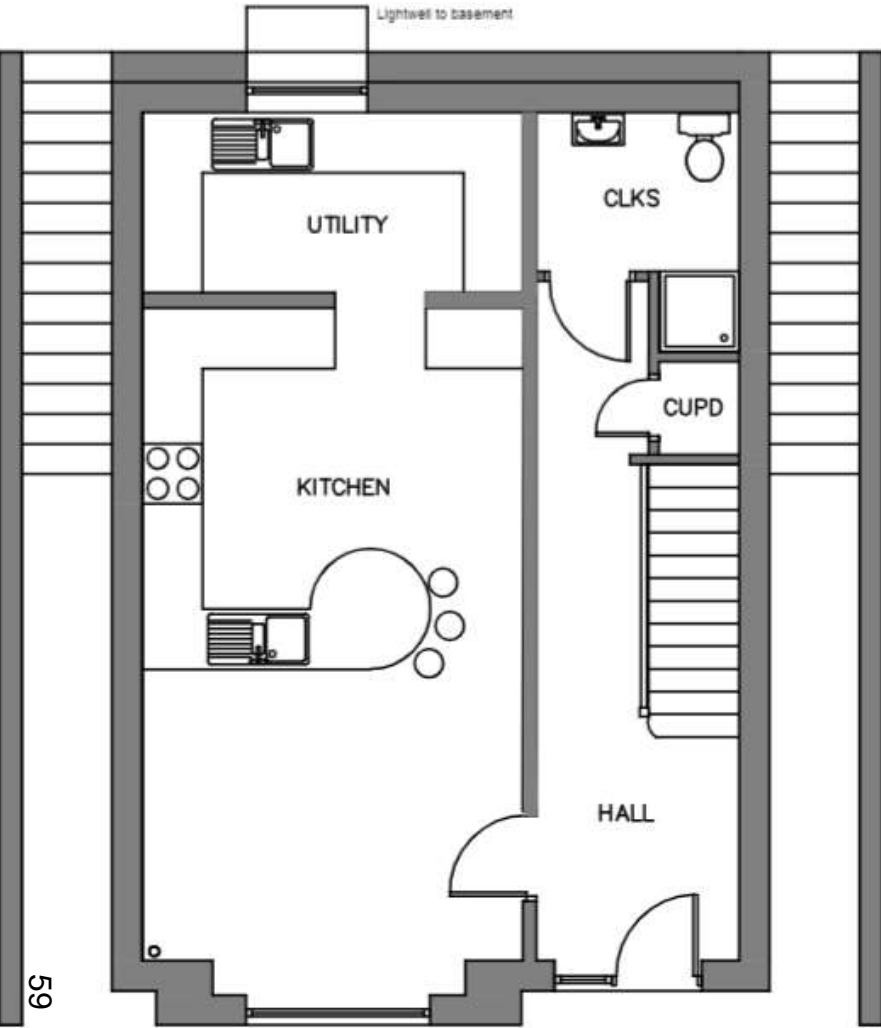
Proposed Elevations



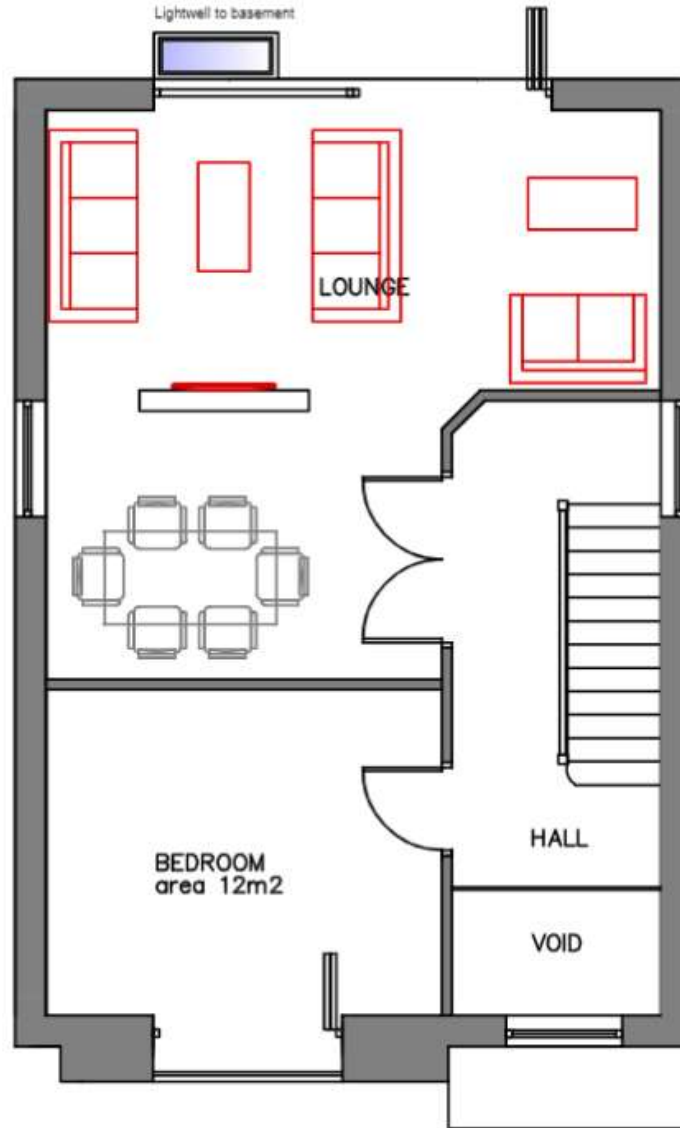
Proposed Streetscene



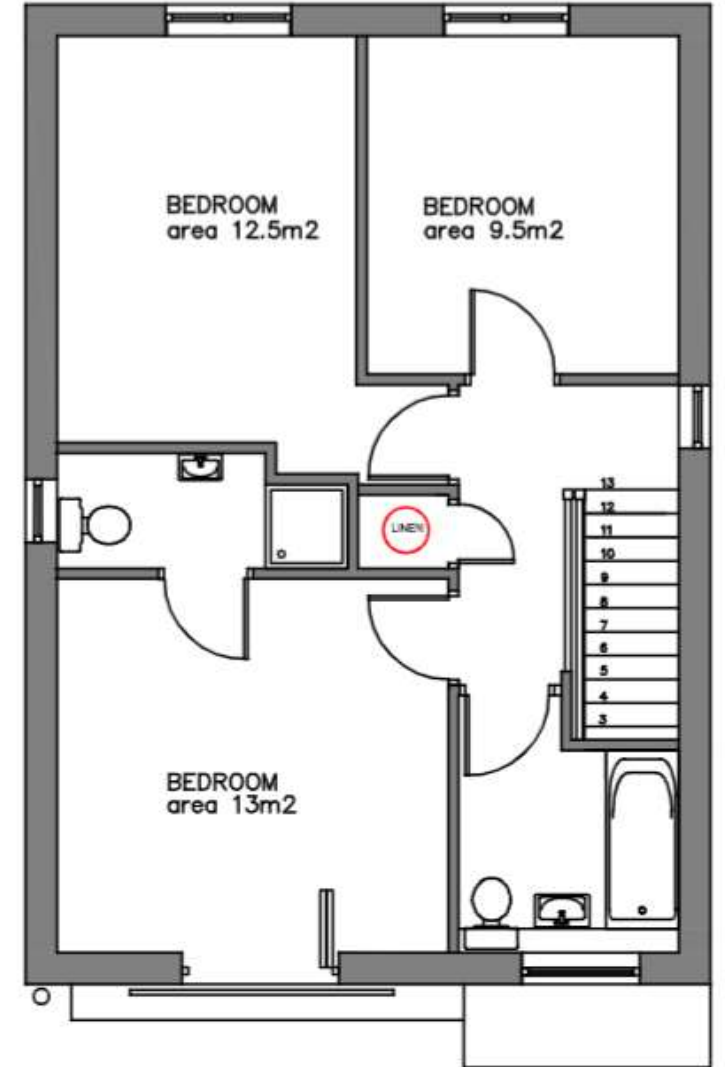
Proposed Floor Plans



BASEMENT FLOOR PLAN



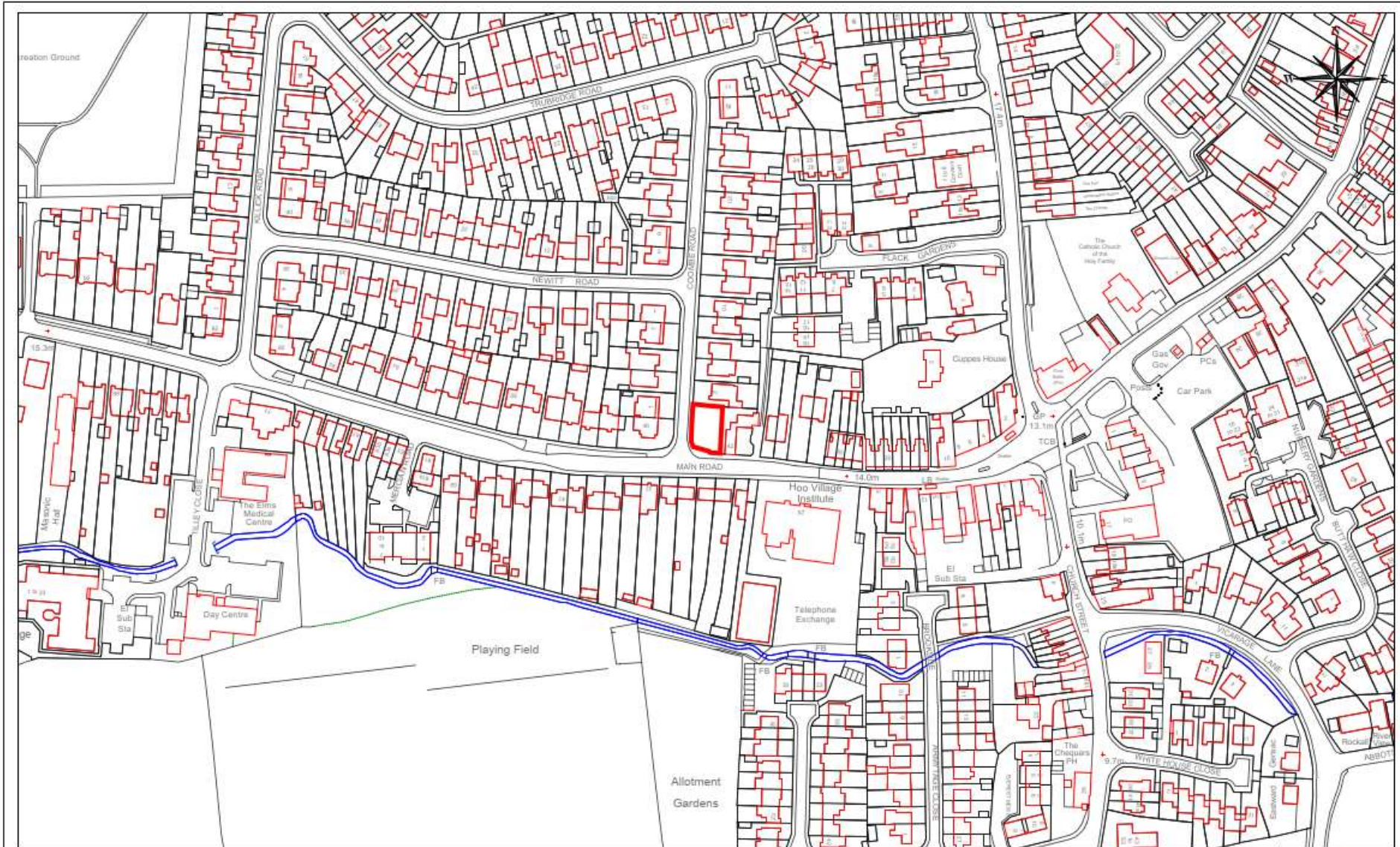
GROUND FLOOR PLAN



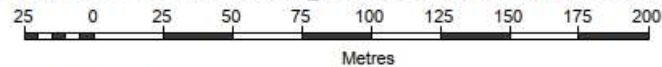
FIRST FLOOR PLAN

MC/22/0038

42 Main Road, Hoo St Werburgh, Rochester



MC/22/0038 - 42 Main Road, Hoo St Werburgh, Rochester, ME3 9AD



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Aerial view



Photographs from Main Road and Coombe Road



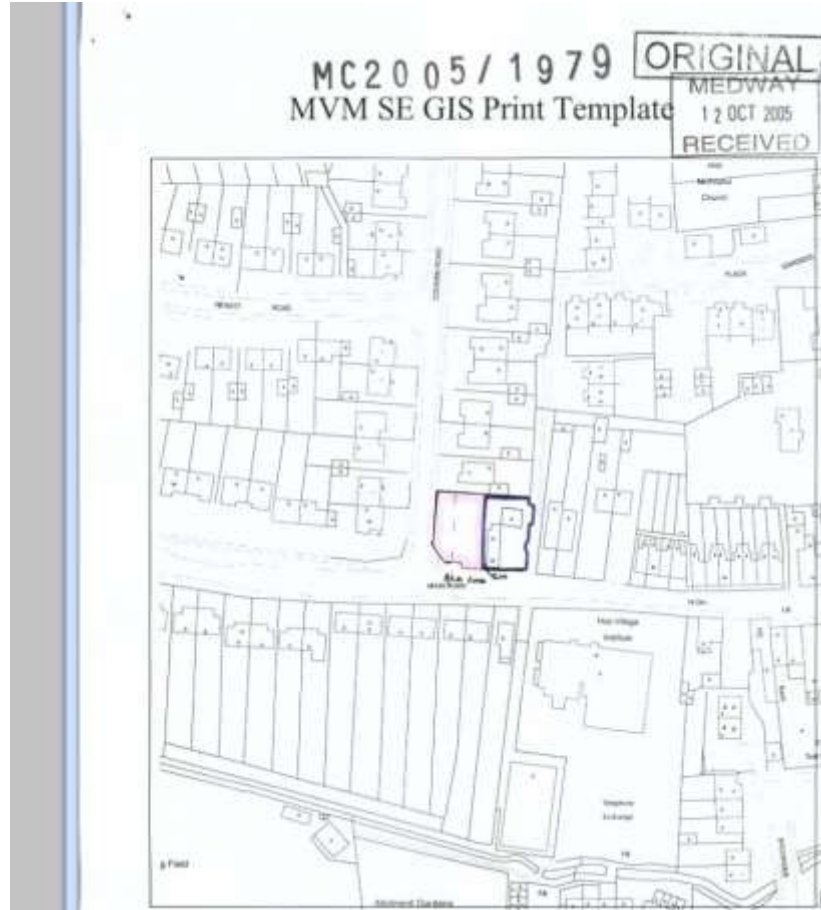
Photographs inside site



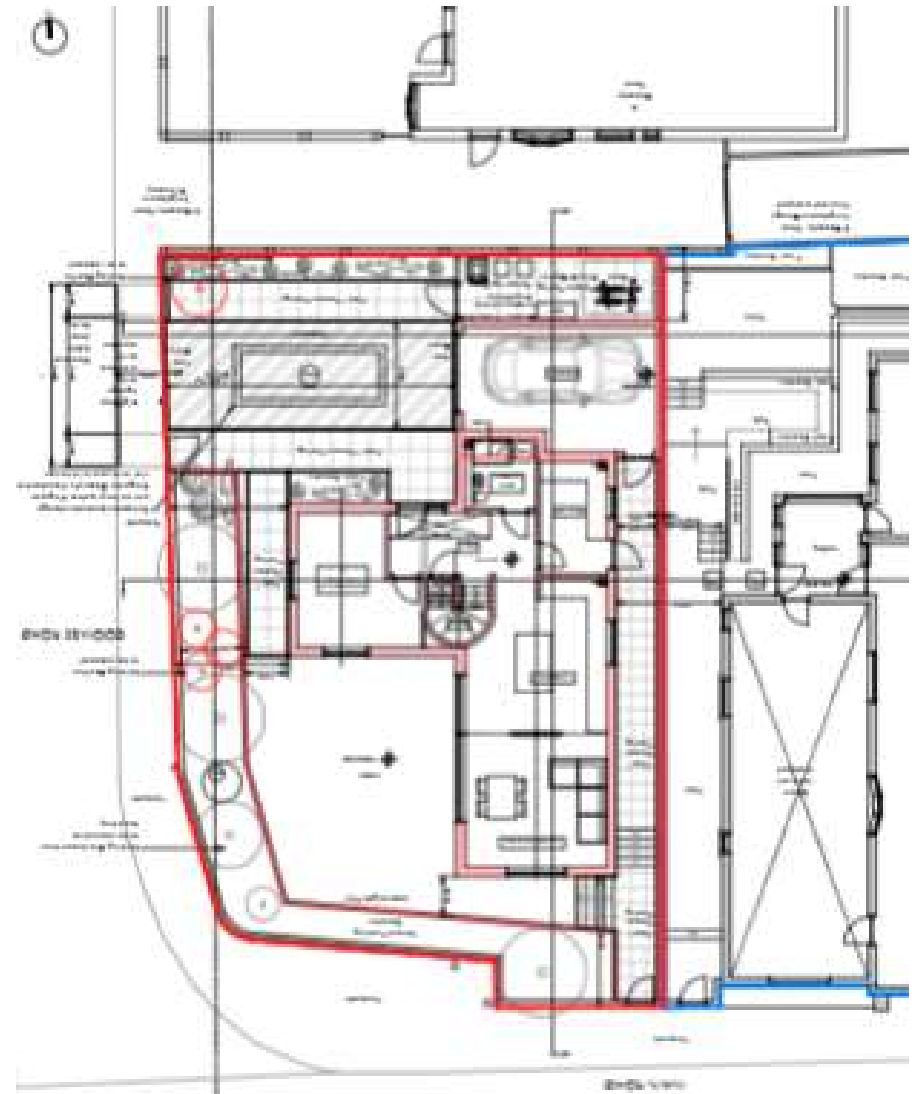
View looking west on Main Road



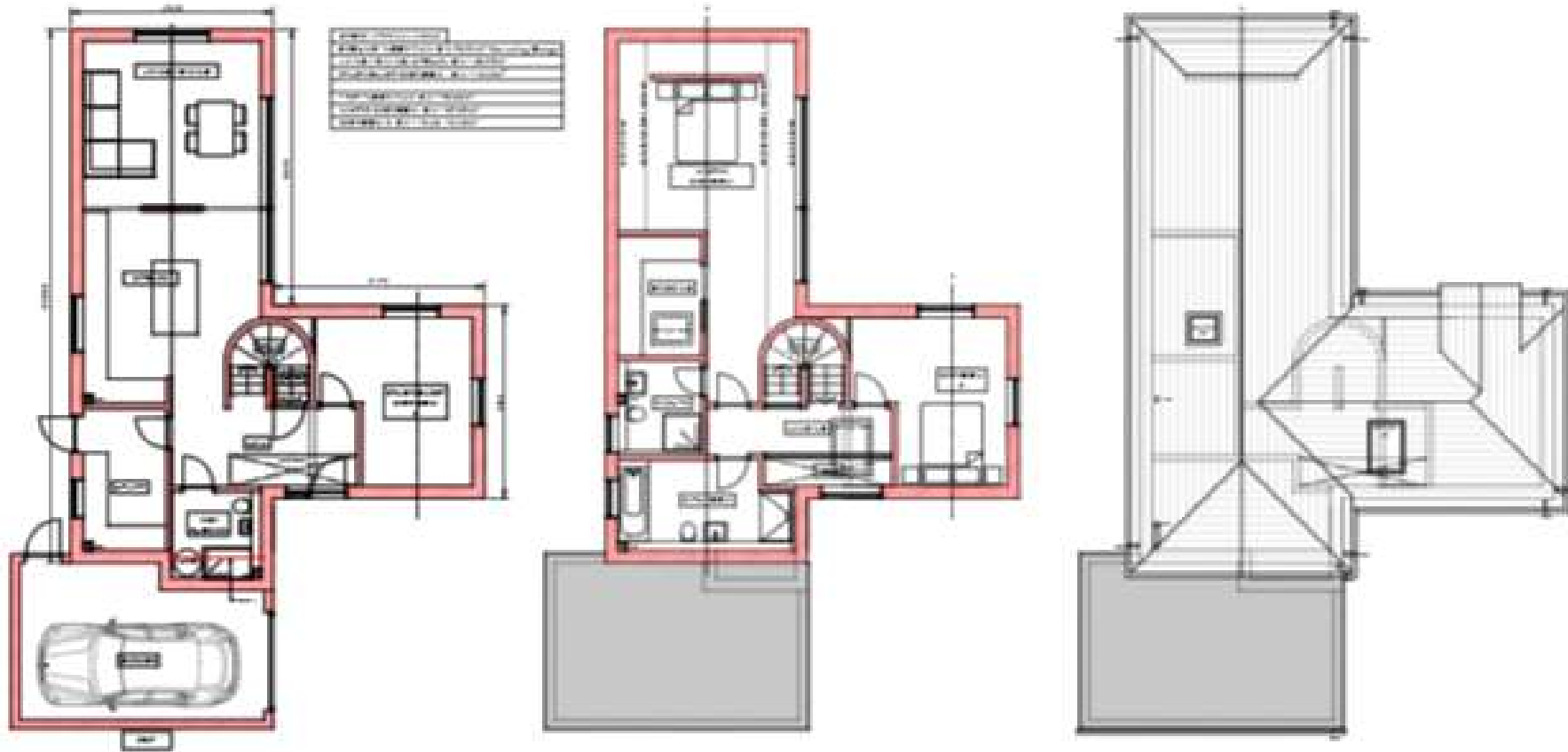
Outline approved in 2005 with access from Main Road and indicative building line (left) and outline permission granted in 2016 (right with all matters reserved for future consideration although a vehicular access for the proposed dwelling is shown to the northwest of the site, onto Coombe Road)



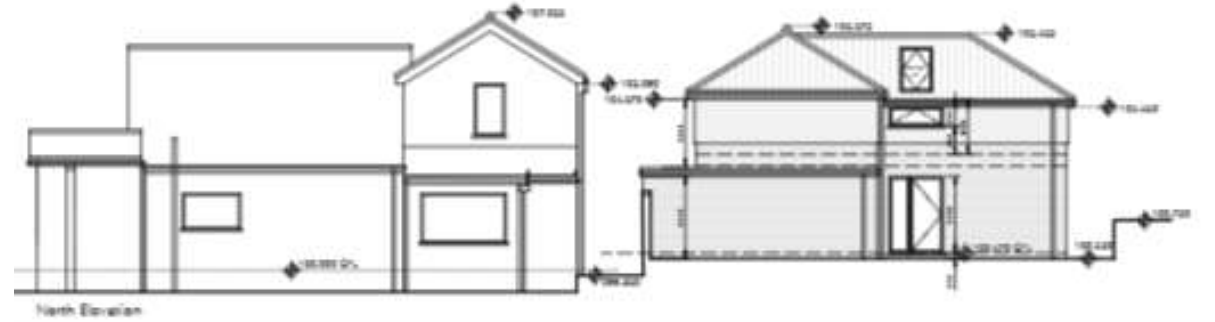
Site Plan and Site Layout



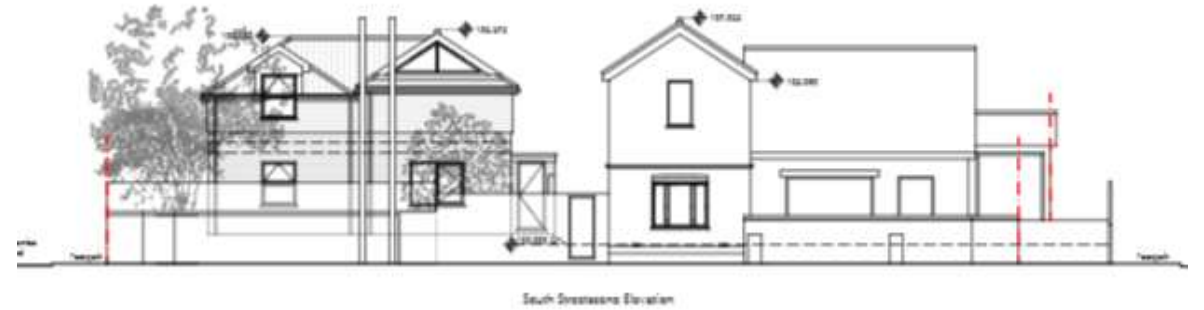
Proposed Floor Plans



Proposed Elevations

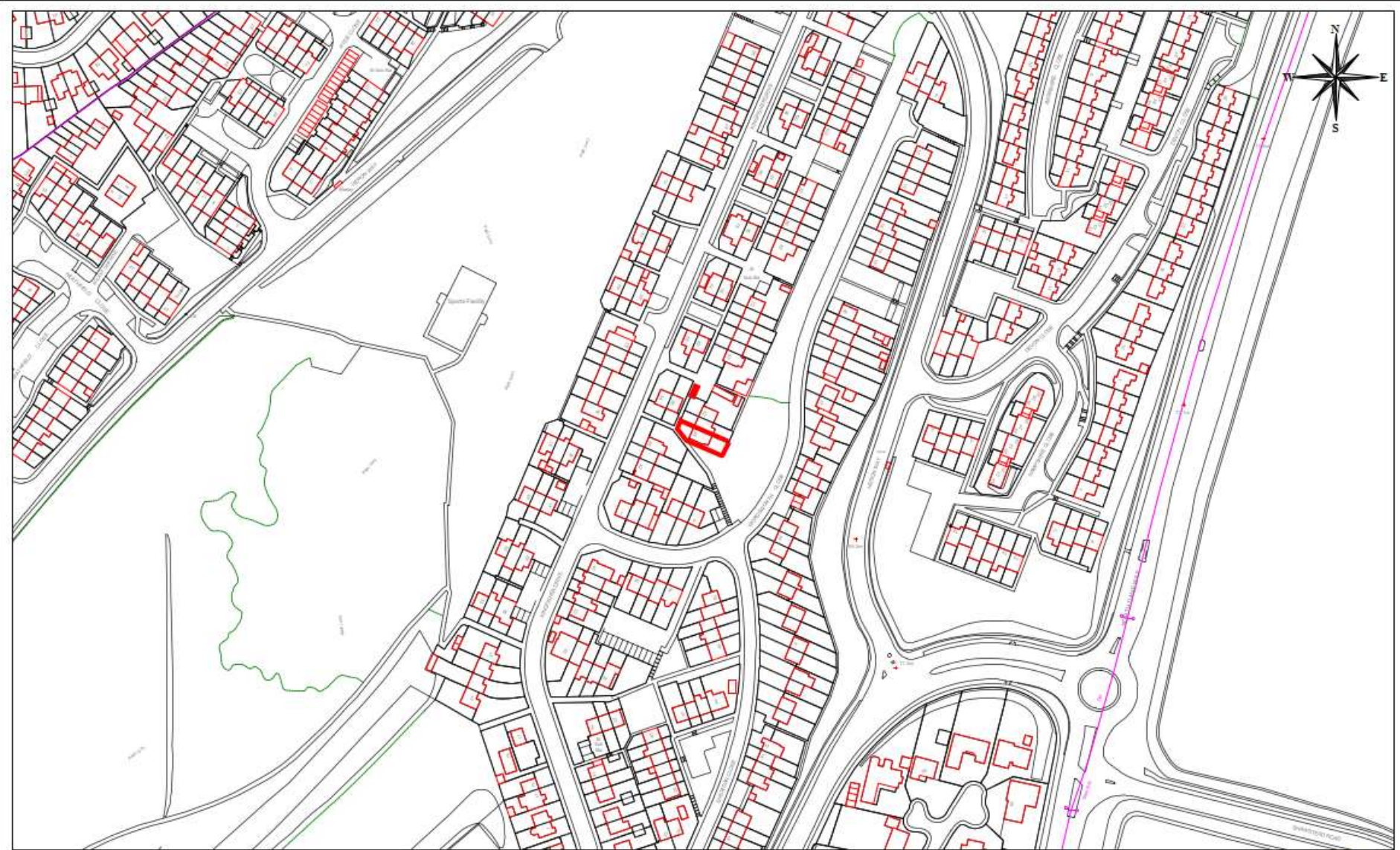


Existing and Proposed Street Scene

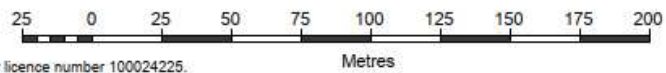


MC/22/0500

48 Kingfisher Drive, Princes Park, Chatham



MC/22/0500 - 48 Kingfisher Drive, Princes Park, Chatham, ME5 7NY



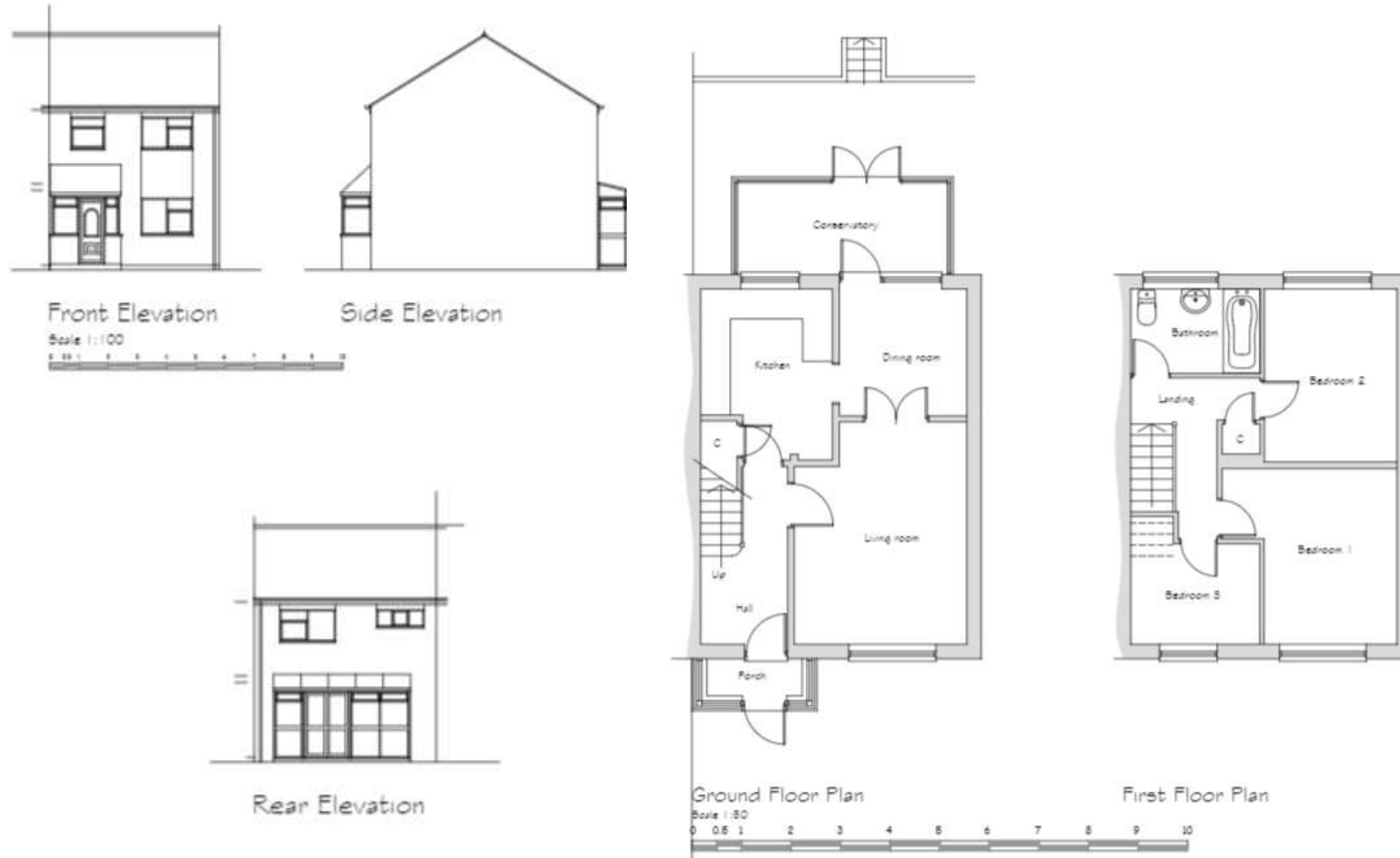
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Medway
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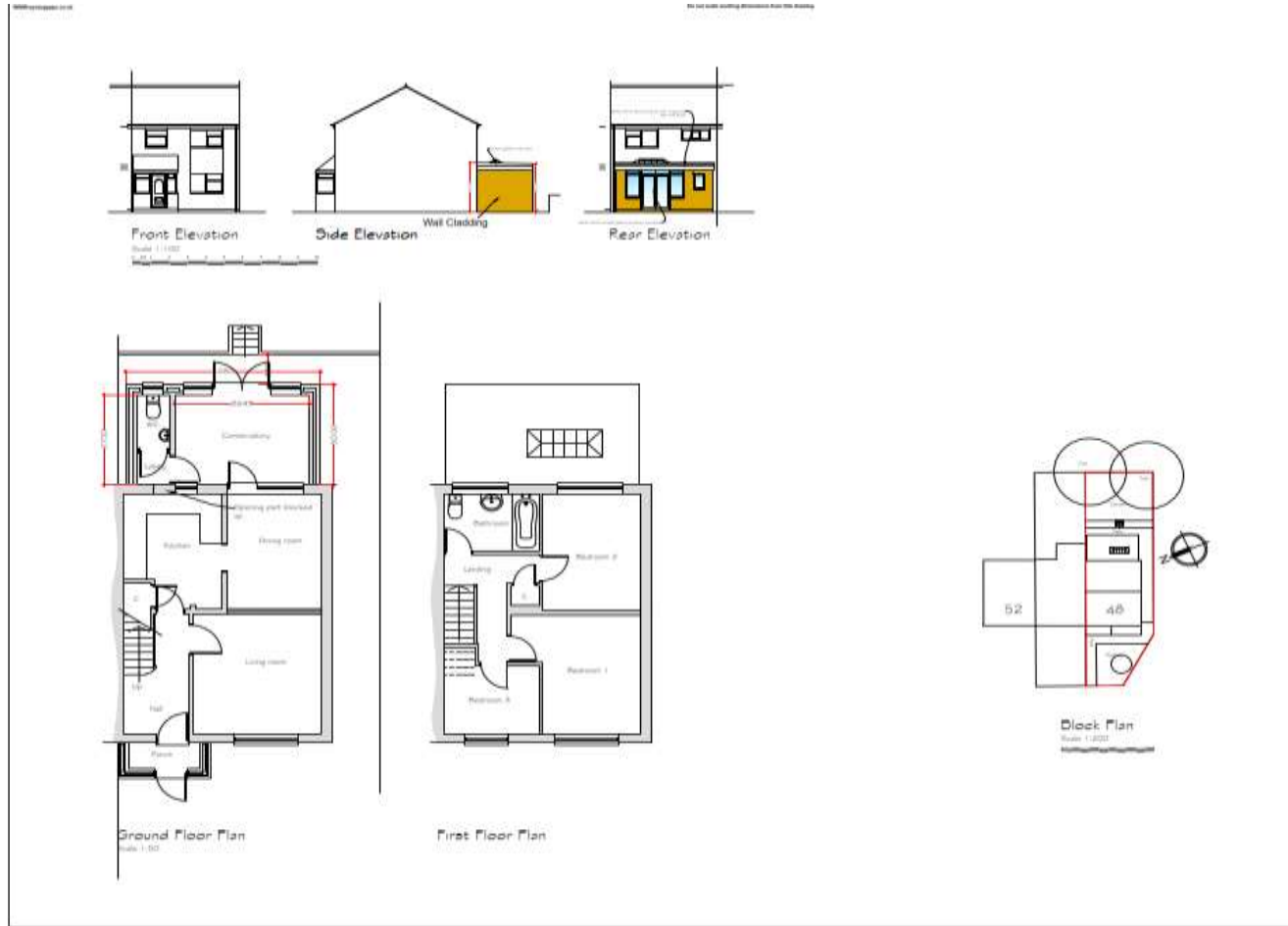
Aerial view of site



Existing elevation and floor plans

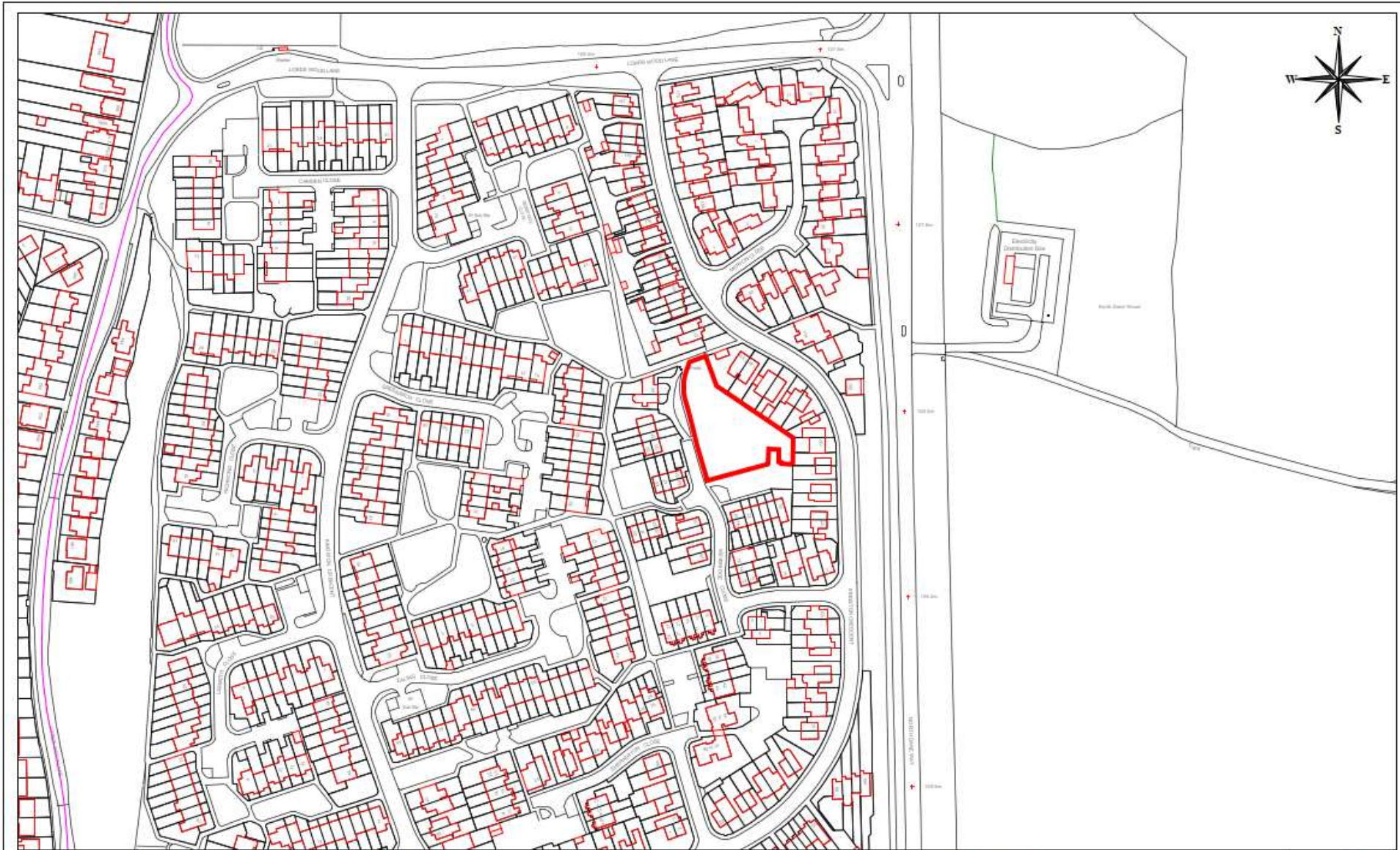


Proposed floor and elevation plan



MC/22/0606

Land Opposite 20 -30 Weybridge Close, Lordswood, Chatham



MC/22/0606 - Land Opposite 20 -30 Weybridge Close, Lordswood, Chatham, ME5 8RW



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Metres



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Scale: 1:2500 21/04/22

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Aerial View



Site Plan



Front of Application Site

80



South Side of Application Site



North Side of Application Site

82



Dwellings South of Application site



Dwellings West of Application Site



Streetscene South of Application Site



Flats in Streetscene

86



Proposed Site Plan



Proposed Elevations

88



Front Elevation 1:100



Side Elevation 1:100

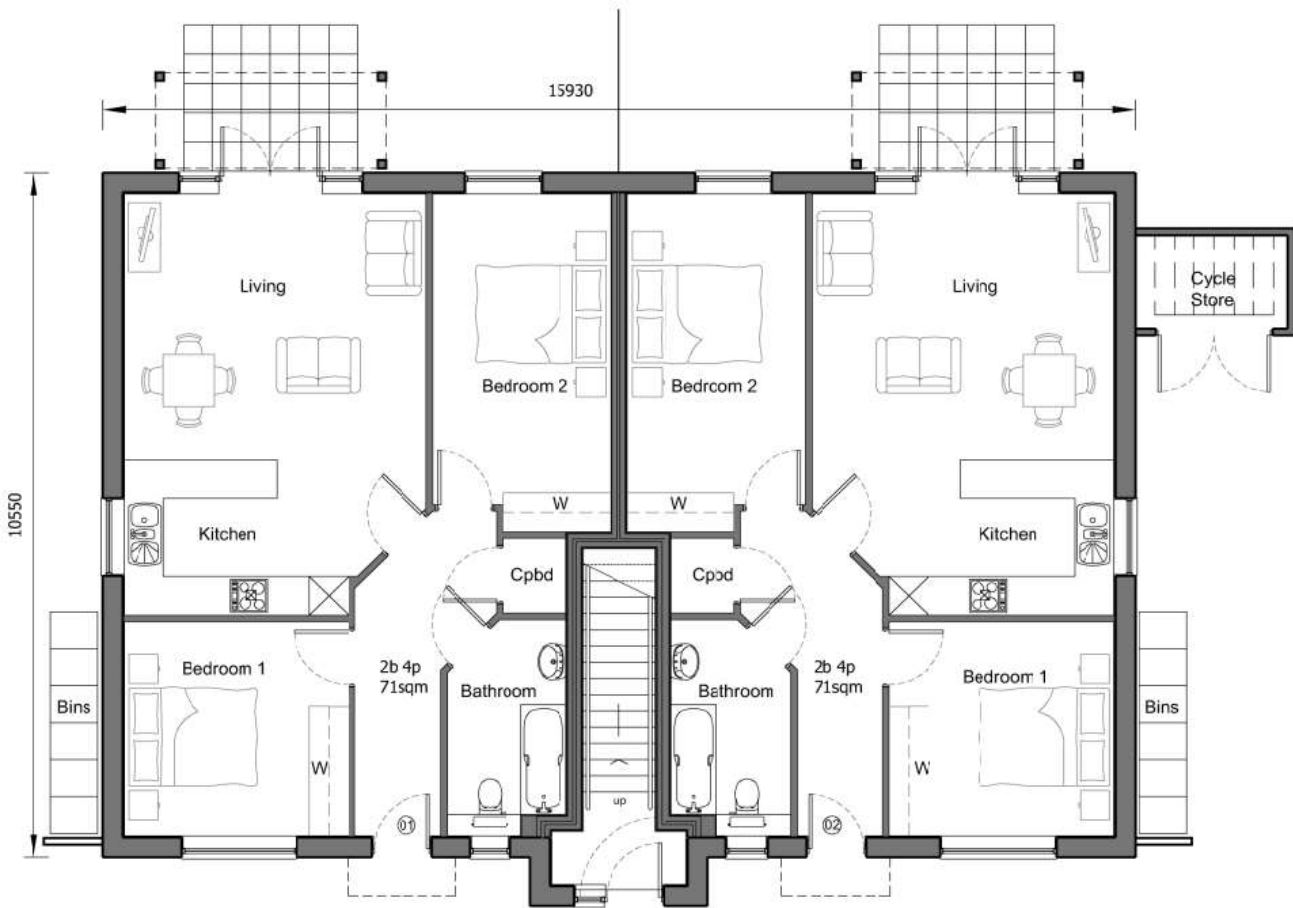


Rear Elevation 1:100



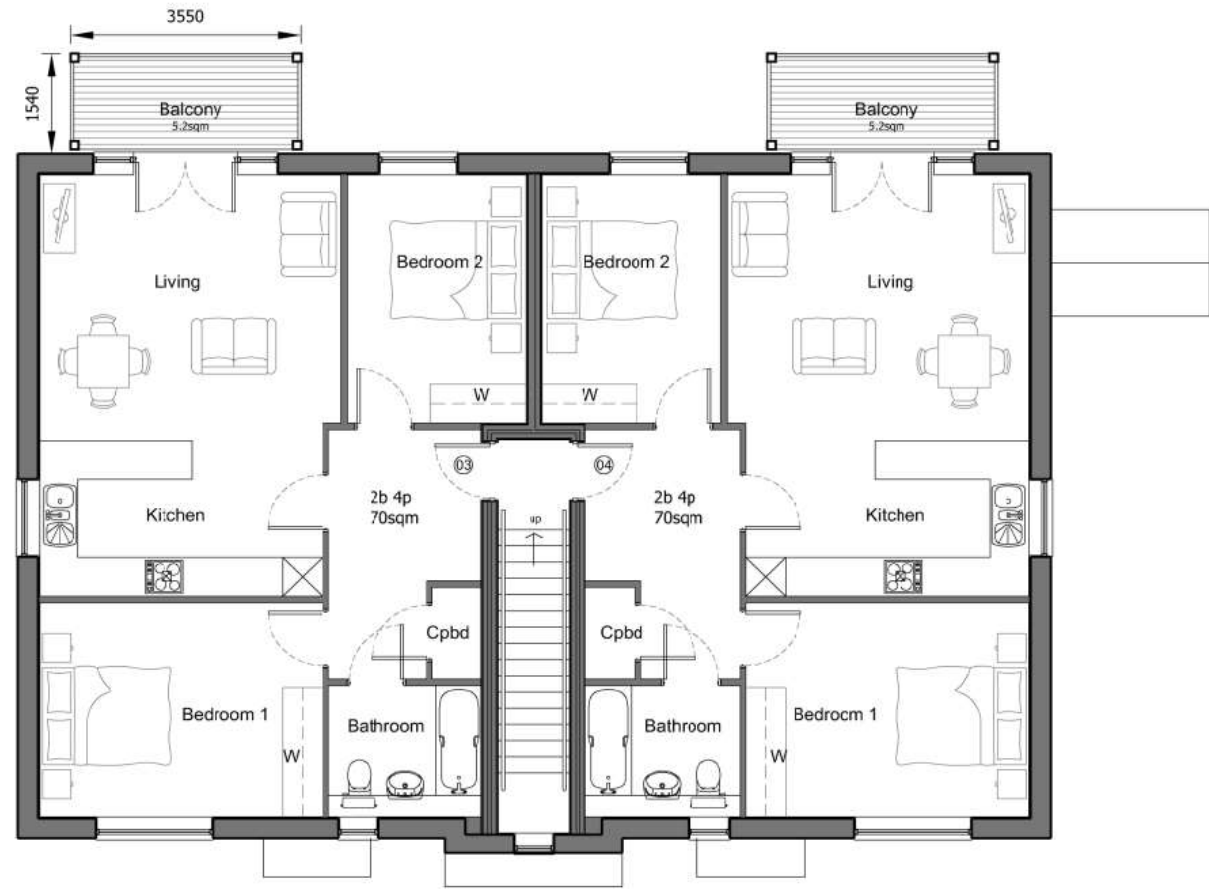
Side Elevation 1:100

Floor Plans



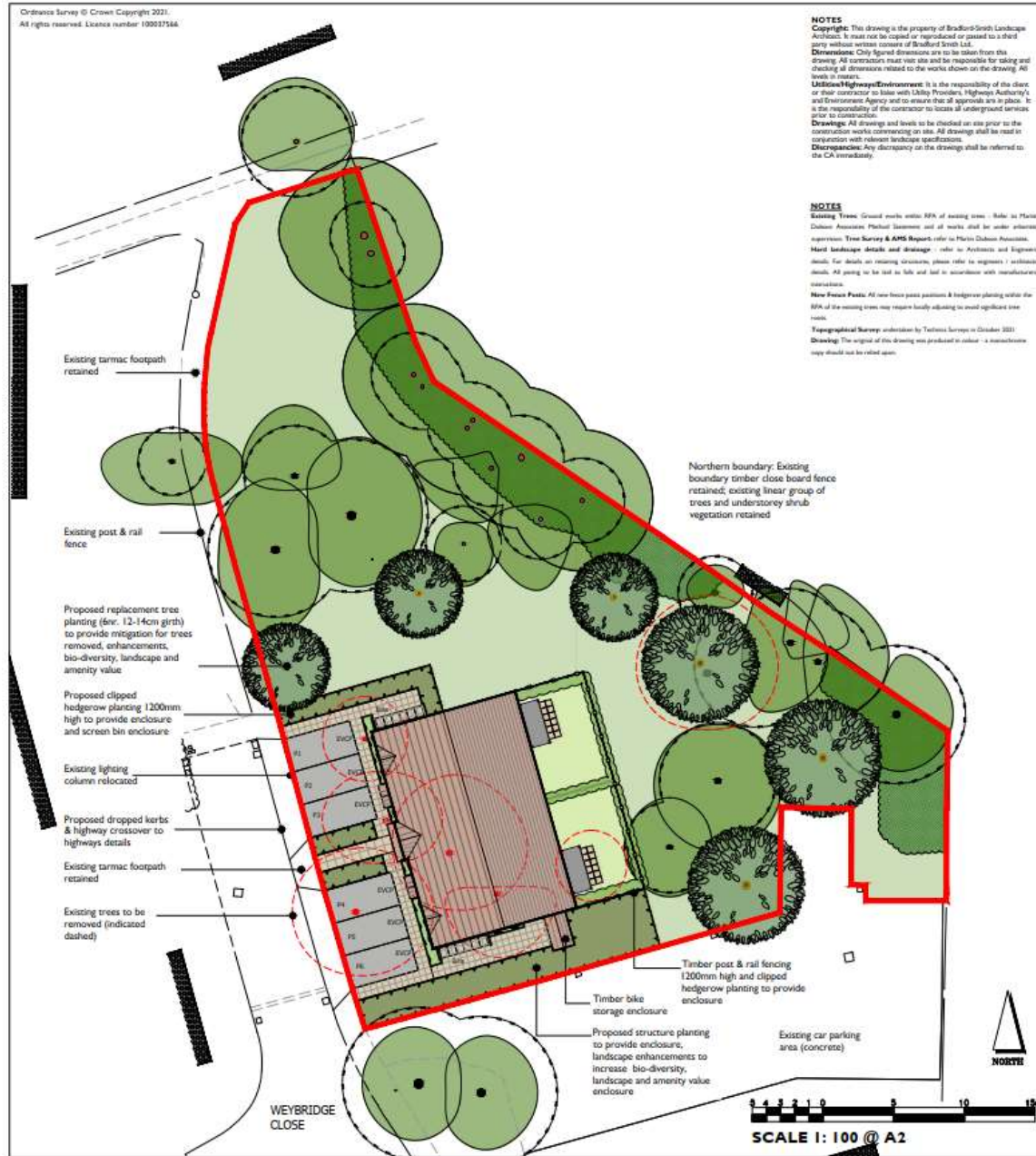
68

Ground Floor Plan 1:100



First Floor Plan 1:100

Indicative Landscape Plan



NOTES
 Copyright: This drawing is the property of Bradford-Smith Landscape Architects. It must not be copied or reproduced or passed to a third party without express consent of Bradford-Smith Ltd.
 Dimensions: Only figured dimensions are to be taken from this drawing. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on the drawing. All levels in meters.
 Utilities/Highways/Environment: It is the responsibility of the client or their contractor to liaise with Utility Providers, Highways Authority and Environment Agency and to ensure that all approvals are in place. It is the responsibility of the contractor to locate all underground services prior to construction.
 Drawing: All drawings and levels to be checked on site prior to the construction works commencing on site. All drawings shall be read in conjunction with relevant landscape specifications.
 Discrepancies: Any discrepancy on the drawings shall be referred to the CA immediately.

NOTES
 Existing Trees: Ground marks outline RPA of existing trees. Refer to Martin Dabson Associates' Planting Schedule and all works shall be under arborist supervision. Tree Survey & AMS Report refer to Martin Dabson Associates.
 Hard Landscape Details and Drawings: Refer to Architects and Engineers' details. For details on retaining structures, please refer to engineers' architect's details. All paving to be laid to fall and laid in accordance with manufacturers' instructions.
 New Fence Posts: All new fence posts positions & hedgerow planting within the RPA of the existing trees may require locally obtaining to avoid significant tree roots.
 Topographical Survey: undertaken by Tetlow Survey in October 2021.
 Drawing: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Typical Hard & Soft Landscape Palette



LEGEND

SOFT LANDSCAPE WORKS

- Existing trees retained - as per species listed in per Tree Survey Arboricultural Report (Martin Dabson Associates)
- Existing trees to be removed as per Tree Survey Arboricultural Report (Martin Dabson Associates)
- Root Protection Area (RPA) - as per Tree Survey Arboricultural Report (Martin Dabson Associates)
- Existing vegetation to be retained
- Proposed mitigation tree planting
- Proposed clipped hedgerow planting
- Proposed mixed structure shrub planting
- Proposed mixed ornamental shrub, groundcover & herbaceous planting
- Proposed grass areas - private amenity areas
- Existing grass areas retained

HARD LANDSCAPE WORKS

- Porous Tarmac Surface: To Engineers' specification and details
- Concrete Paving Slabs: Type: Conservatory Paving; Peak: Tumbled; Size: 400x400mm; Colour: Buff / Cream; laid to fall; Sagger: Marblets or similar equivalent
- Timber post & rail fencing; 1200mm high
- Site Boundary

PLANNING

8 01 00 2021 Additional tree added & species amendments.
 4 14 00 2021 Please read amendments.
 8 05 00 2021

BRADFORD-SMITH
 LANDSCAPE ARCHITECT

5 THOROLD ROAD
 FARNHAM
 SURREY
 GU14 7JY

TEL/FAX: 01252 314407
 EMAIL: info@bradfordsmith.co.uk

Project: Land at Weybridge Close, Chatham, Kent, **MES BRW**

Client: **TILCo**

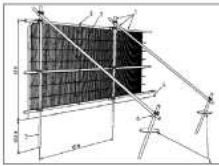
Drawing Title: **Landscape General Arrangement Proposals Plan**

Scale: 1:200 @ A2	Date: February 2022	Drawn: MS
Drawing No: 912-GA-P-01	Status: PLANNING	Revision: 0

Prepared by: [Name]
 Checked by: [Name]
 Approved by: [Name]

Tree Protection Measures

Default specification for protective barrier

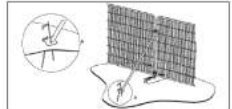


Key

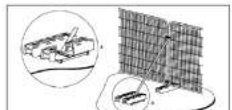
1. Standard scaffold poles
2. Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3. Panels secured to uprights and cross-members with wire ties
4. Ground level
5. Uprights driven into the ground until secure (minimum depth 0.8m)
6. Standard scaffold clamps

Image taken from British Standard BS5837:2012 – Trees in relation to design, demolition and construction – Recommendations

Examples of above-ground stabilizing systems




a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Image taken from British Standard BS5837:2012 – Trees in relation to design, demolition and construction – Recommendations

Example of tree protection warning sign



**TREE PROTECTION AREA
KEEP OUT!**

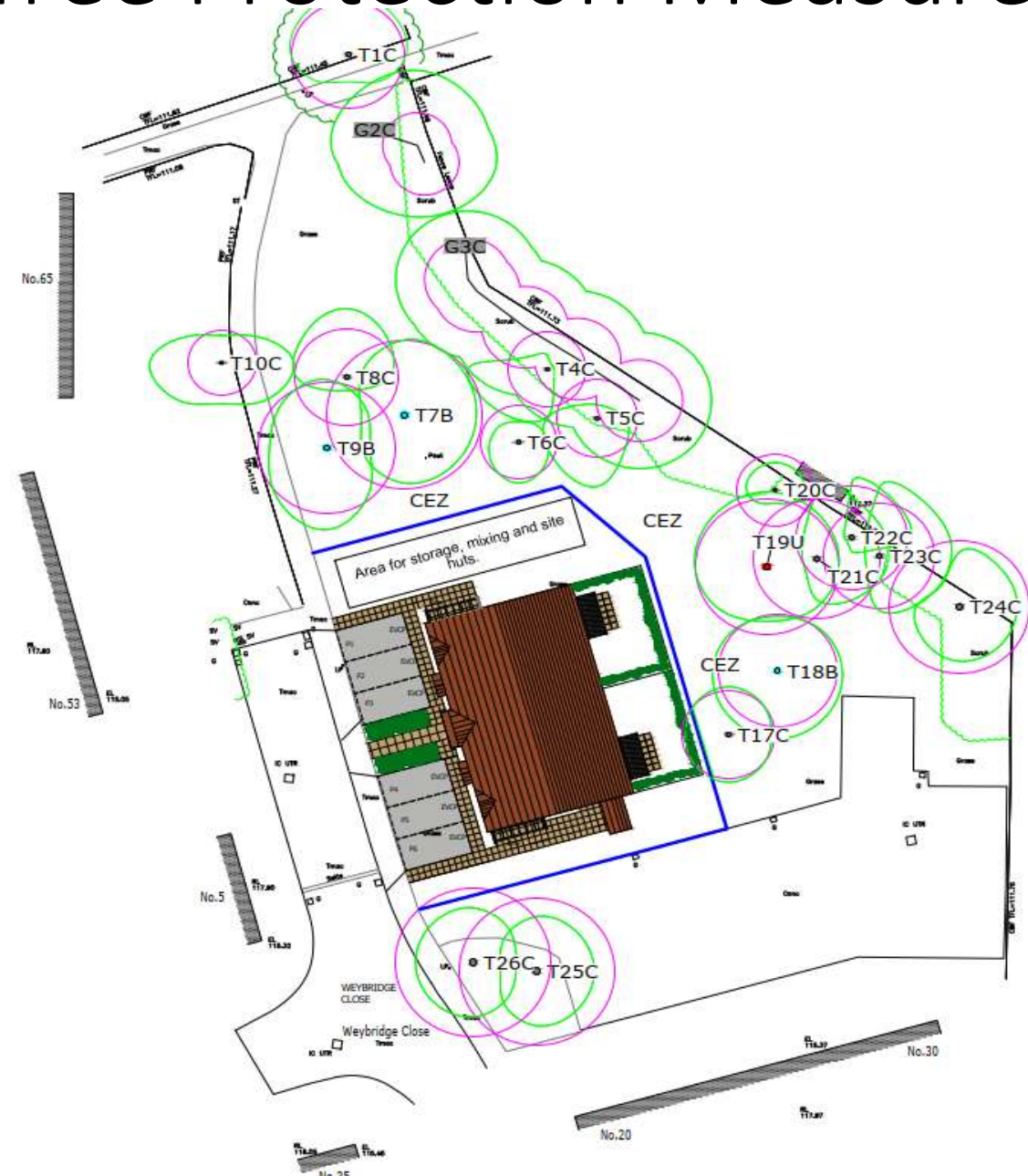
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS. THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:

- PROTECTIVE FENCING MUST NOT BE MOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

Tree Protection Areas and Construction Exclusion Zones

- All tree protection measures will be erected as agreed within the BS5837:2012 Arboricultural Survey, Implications Assessment and Arboricultural Method Statement.
- There will be access to foot or vehicular traffic within fenced off areas once development (including demolition) has commenced.
- Once development (including demolition) has commenced the tree protection must not be moved for any reason without the written consent of the local planning authority.
- There will be no excavations, storage of materials, mixing of materials or dumping of spoil within construction exclusion zones (CEZ) unless agreed in writing with the local planning authority.
- All caustic substances e.g. oil, diesel, cement etc will not be stored within 2m of CEZs.
- No trees will be hit within 10m of CEZs or tree canopies.
- Protection area signage will be displayed on protective barriers for the duration of development.

PLEASE BE AWARE – The tree protection specified on this tree protection plan and within the Arboricultural Survey, Implications Assessment and Arboricultural Method Statement document are considered to be erected. Failure to protect trees in full accordance with the approved scheme is likely to result in local planning authority taking enforcement action, including prosecution.



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