

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 14 December 2022

Time: 6.30pm

Venue: Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

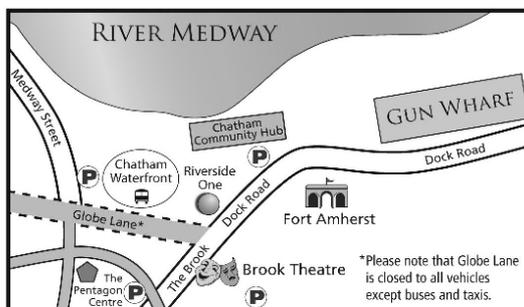
Items

21 Additional Information - Presentation

(Pages
3 - 304)

For further information please contact Julie Francis-Beard, Democratic Services Officer on Telephone: 01634 332012 or Email: democratic.services@medway.gov.uk

Date: 6 December 2022



This agenda and reports are
available on our website
www.medway.gov.uk

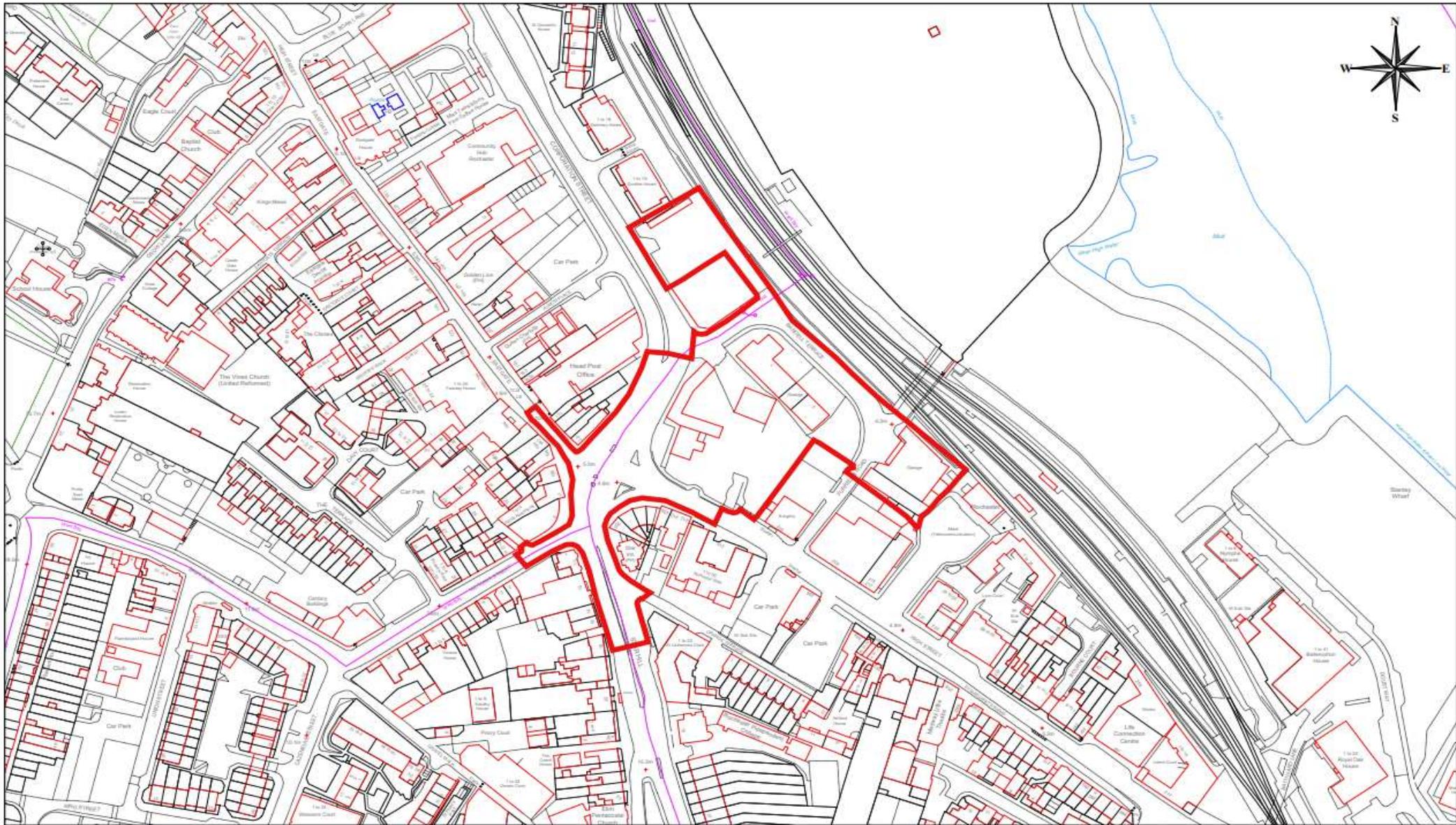
A summary of this information can be made available in other formats from **01634 333333**

Planning Committee

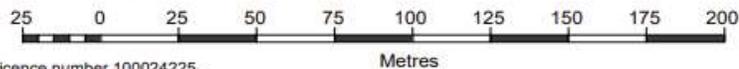
14th December 2022

MC/22/1810

Bardell Wharf, Rochester, ME1 1NG



MC/22/1810 - Bardell Wharf, Rochester, ME1 1NG



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Metres



Scale: 1:2500 27/10/22

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Birds Eye Aerial Photo of site

9



Corporation Street Photos



Bardell Terrace Photos

8



Furrell's Road Photos



Photos of site now buildings are demolished

10



Photos of site now building are demolished

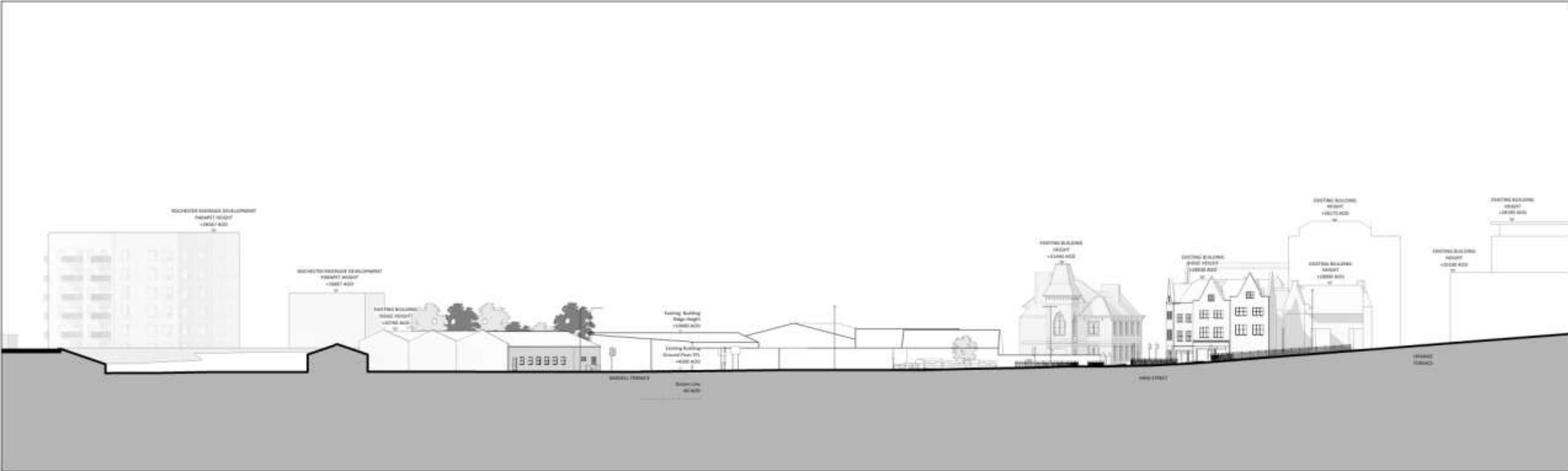


Photos of site now buildings are demolished

12



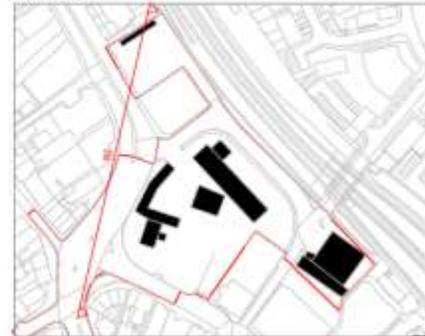
Existing Elevation Section down Star Hill



239_POD_XX_XX_DR_A_STAGE3_TPE_2002_A1 | Existing Street Elevation - North East | Scale 1:350



Key Plan
Scale: 1:2000



Previous application MC/19/0038 Plans Massing as originally submitted and went through design review



Previous Approved Layout/Massing (MC/19/0038)



Comparison

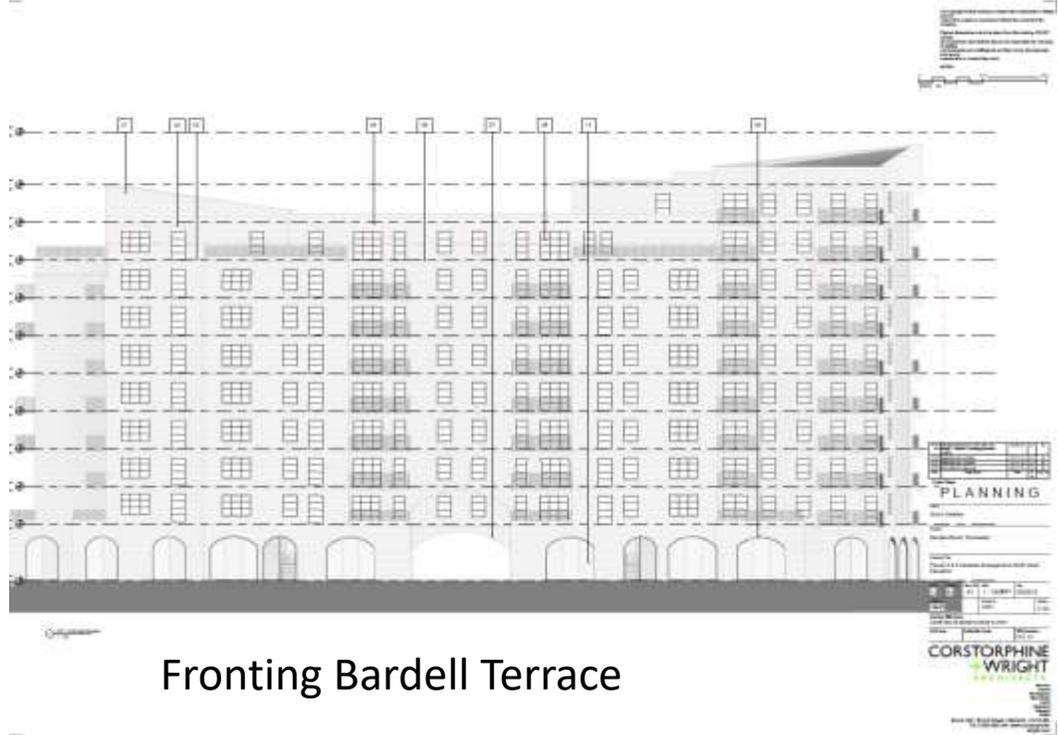


Previous Approved Ground floor wide(MC/19/0038)

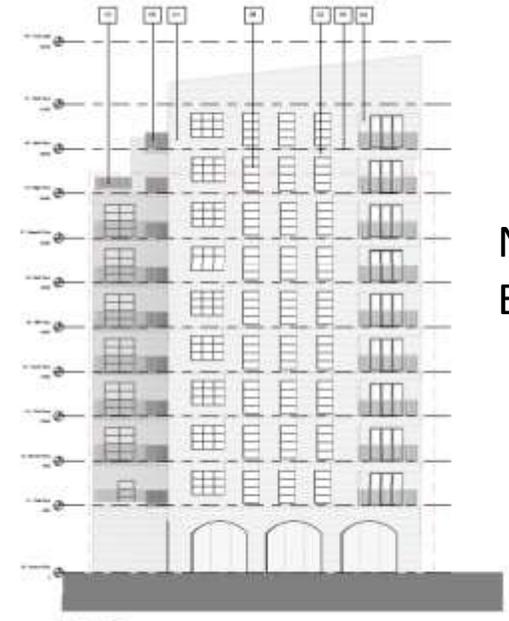
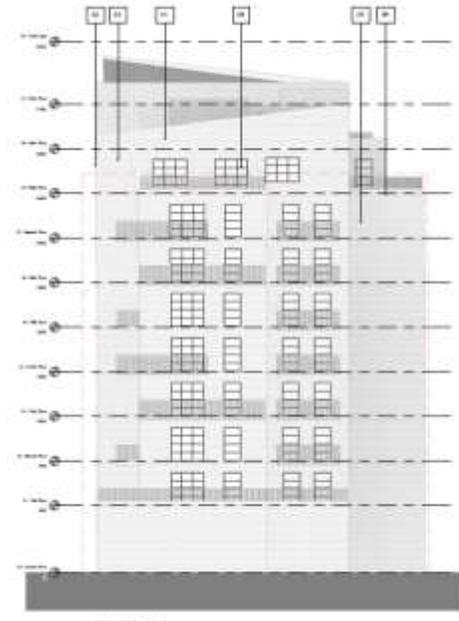


Previously Approved Elevations Elevations buildings at centre of site (Parcel 3/4/5)

20



Fronting Bardell Terrace

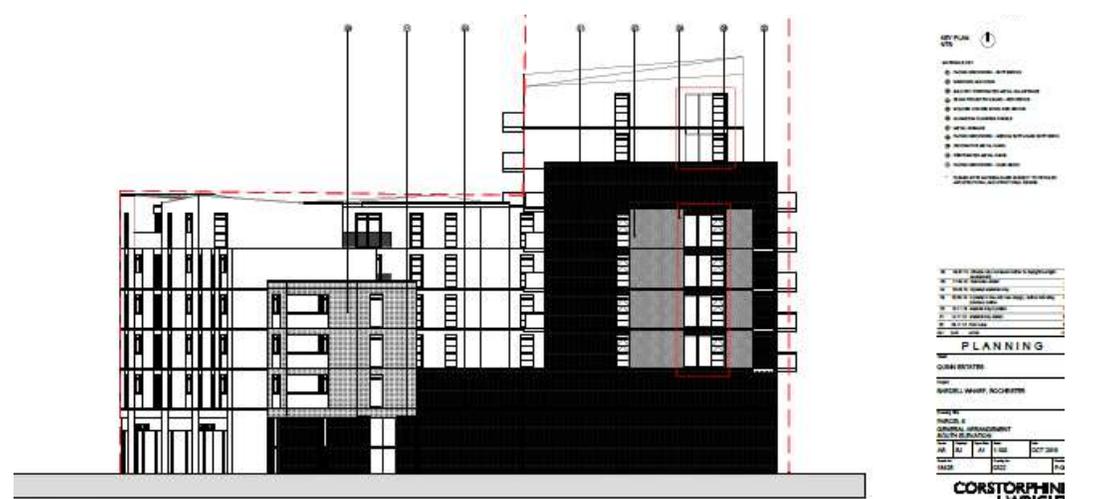
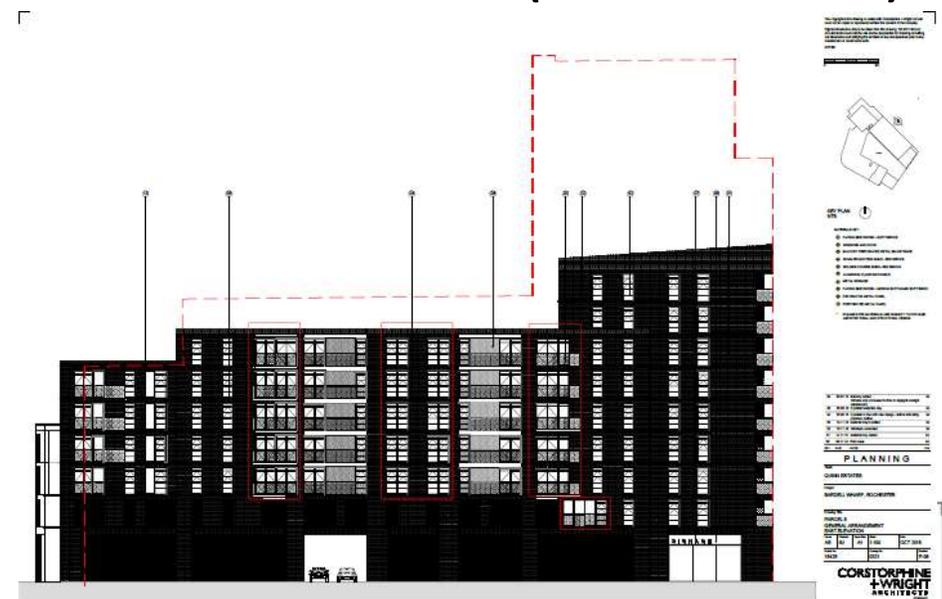


NW and SE Elevations



SW Elevations

Previously Approved Elevations Elevations buildings at centre of site (Parcel 6)



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NOTES

KEY PLAN

LEGEND

- 1. EXISTING BUILDING
- 2. PROPOSED BUILDING
- 3. PROPOSED BUILDING WITH BALCONIES
- 4. PROPOSED BUILDING WITH BALCONIES AND CANOPY
- 5. PROPOSED BUILDING WITH BALCONIES AND CANOPY AND BALCONY
- 6. PROPOSED BUILDING WITH BALCONIES AND CANOPY AND BALCONY AND BALCONY
- 7. PROPOSED BUILDING WITH BALCONIES AND CANOPY AND BALCONY AND BALCONY AND BALCONY
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PLANNING

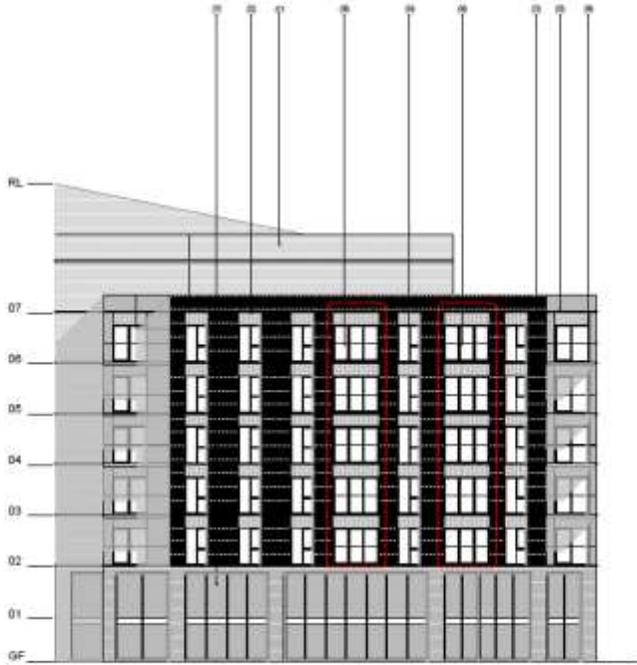
QUINCY ESTATES

BARDELL WHARF, ROCHESTER

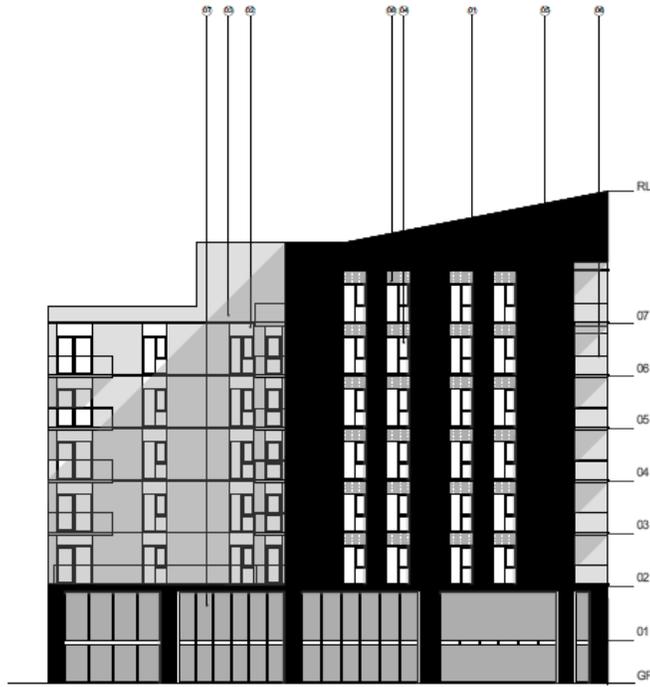
PARCEL 6 GENERAL ARRANGEMENT

Previous Elevations of building fronting Furrel's Road (parcel 7)

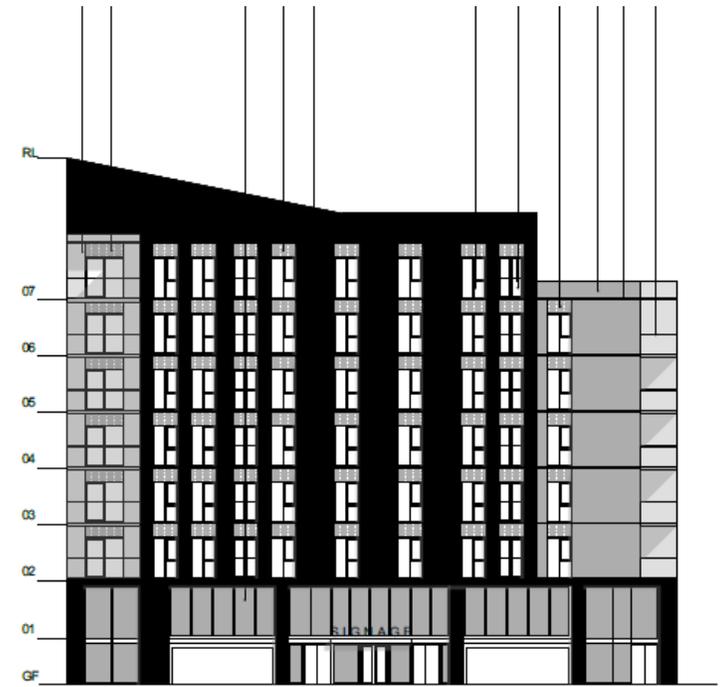
22



EAST ELEVATION - B



WEST ELEVATION - D



NORTH ELEVATION - A

Proposed Demolition Plans (demolition works have commenced under previous approval)



Site Wide Ground Floor

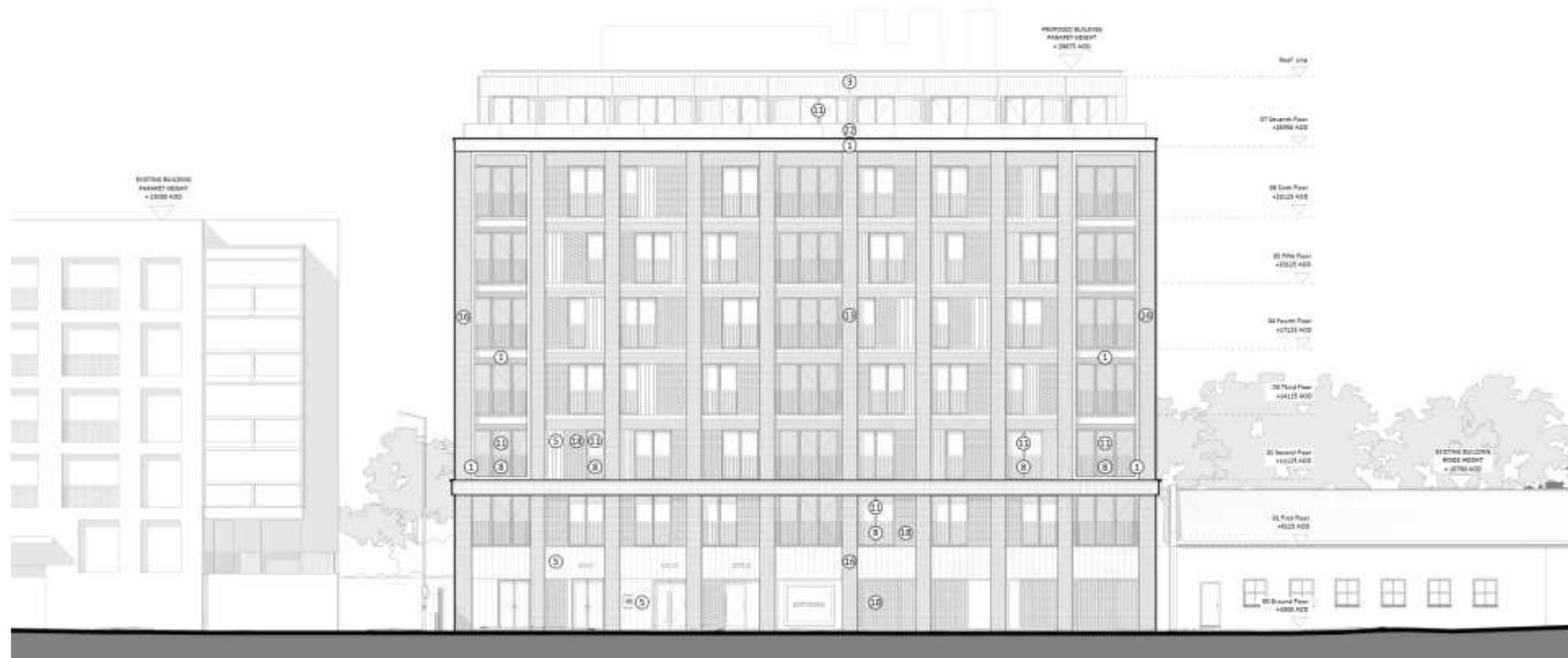
24



Proposed Northern Area Building fronting Corporation Street Elevation Plans - Front

Material Legend

- | | | | |
|----------------------------|------------------------------|------------------------|---------------------------------------|
| ① Reconstituted Stone | ⑦ Light Grey Balustrade | ⑬ Red Brick | ⑲ Red & Grey Mix Brick Detailing |
| ② Light Grey Standing Seam | ⑧ Dark Grey Balustrade | ⑭ Blonde Brick | ⑳ Light Grey Aluminium Pop-out Window |
| ③ Dark Grey Standing Seam | ⑨ Bronze Balustrade | ⑮ Dark Brick | ㉑ Dark Grey Aluminium Pop-out Window |
| ④ Light Grey Metal Panel | ⑩ Light Grey Window Surround | ⑯ White Brick | ㉒ Glass Balustrade |
| ⑤ Dark Grey Metal Panel | ⑪ Dark Grey Window Surround | ⑰ Red & Grey Mix Brick | ㉓ Obscure Glazing |
| ⑥ Bronze Metal Panel | ⑫ Bronze Window Surround | ⑱ Brick Detailing | ㉔ Terracotta Coloured Panel |

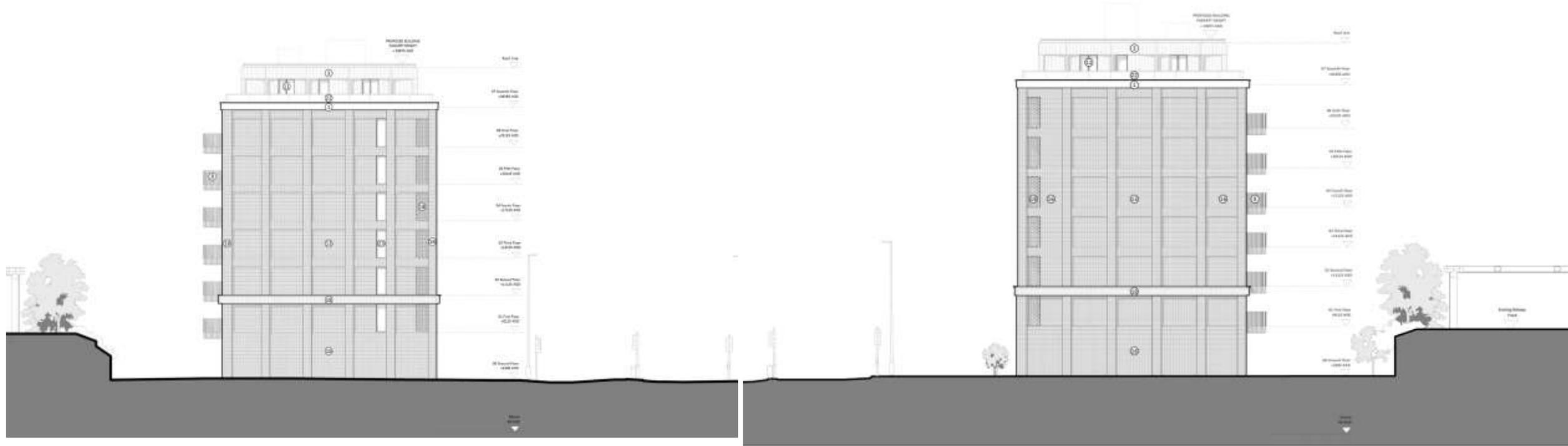


Proposed Northern Area Building fronting Corporation Street Elevation Plans - Rear

26



Proposed Northern Area Building fronting Corporation Street Elevation Plans - Flanks



Adjacent MHS Block – Windows obscured

Adjacent Post office is blank to prevent issues with any future development of this site. Brick Detailing and panels to soften appearance in the mean time.

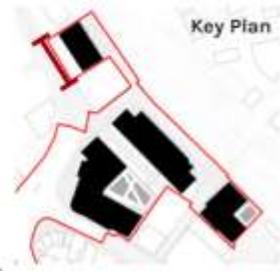
Proposed Northern Area Building Material details from D&S

28

4.25 MATERIAL ELEVATION 07

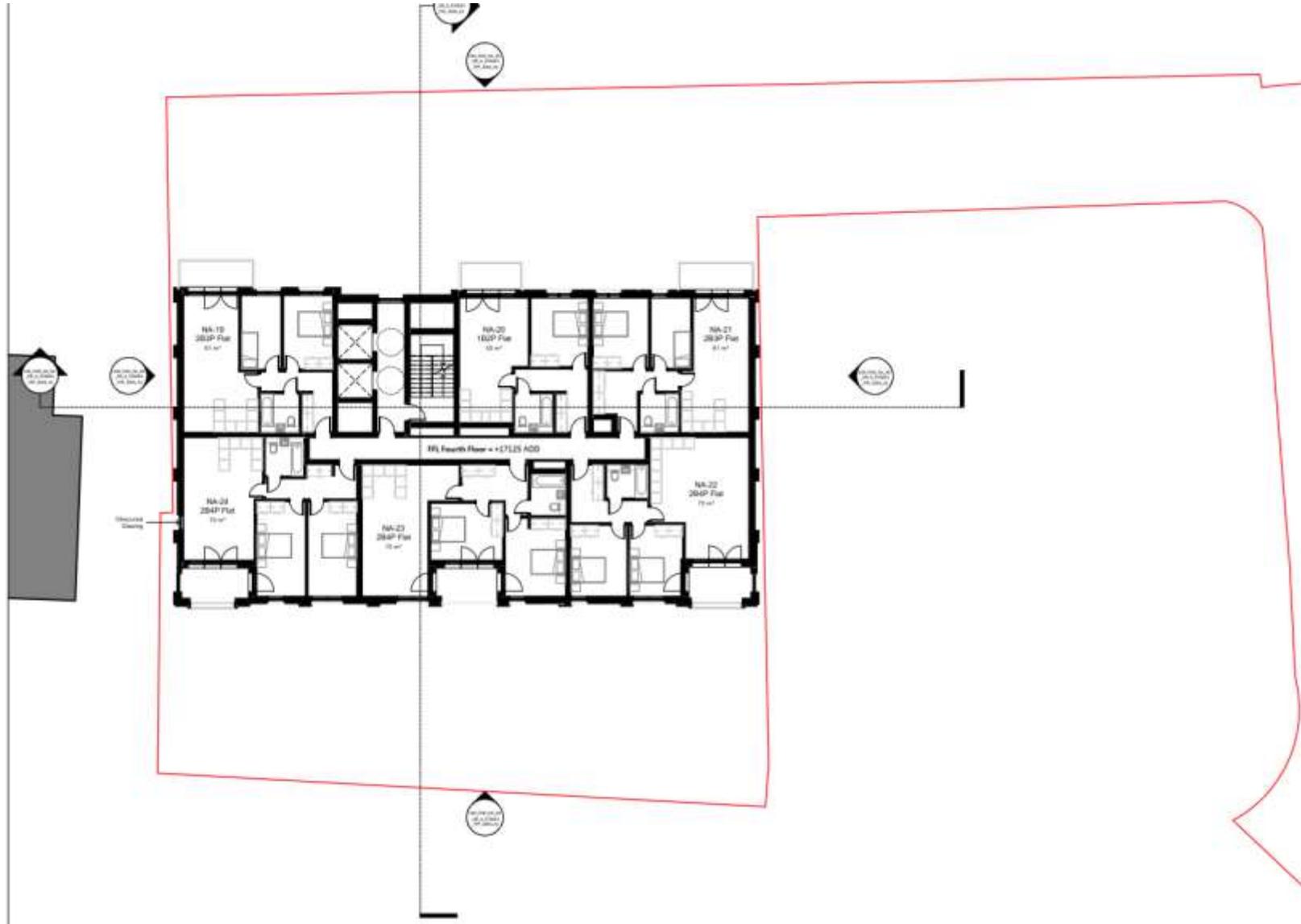
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NORTHERN AREA Corporation Street / Northern Area

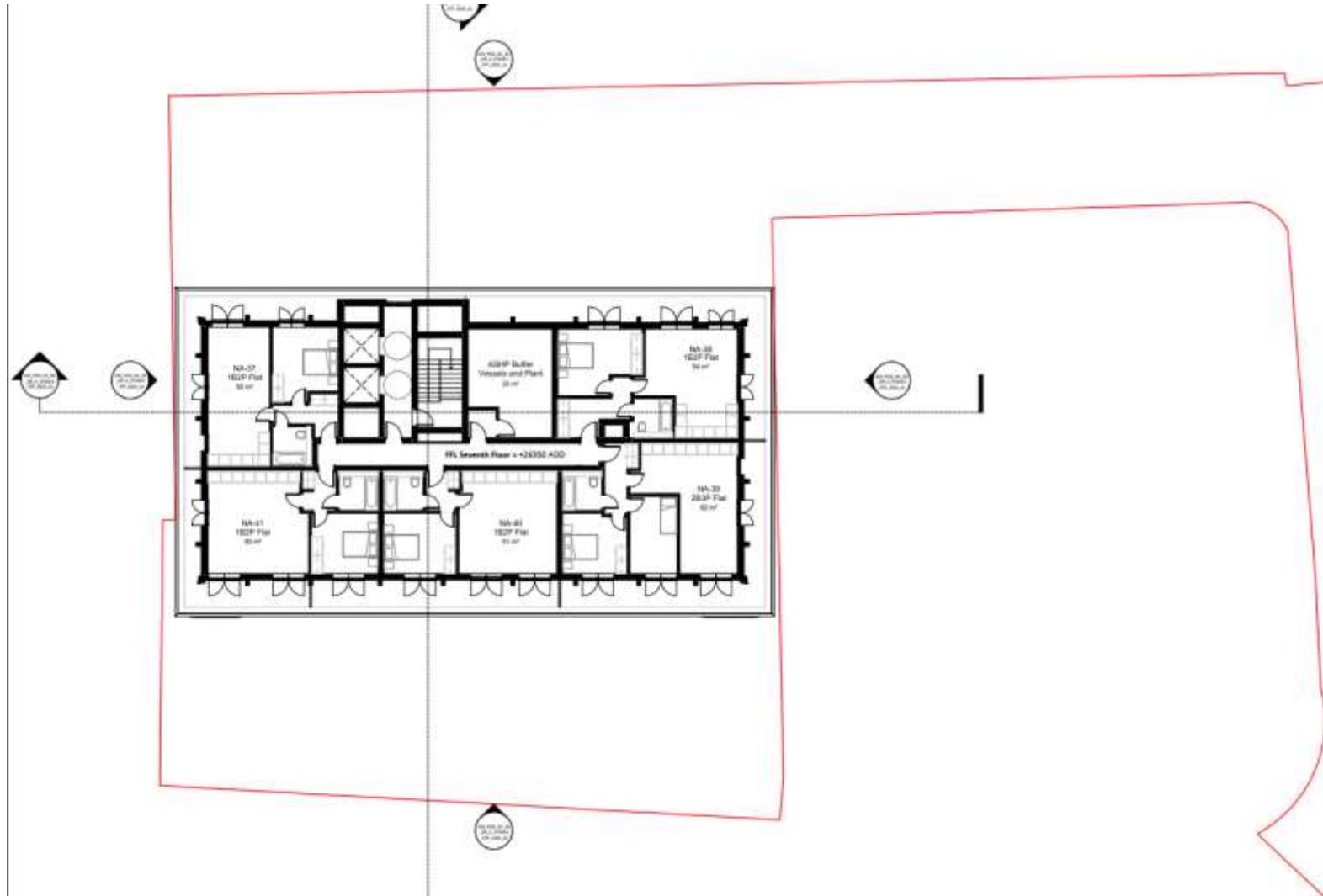


Northern Area Floor Plans – Typical floor (fourth)

30

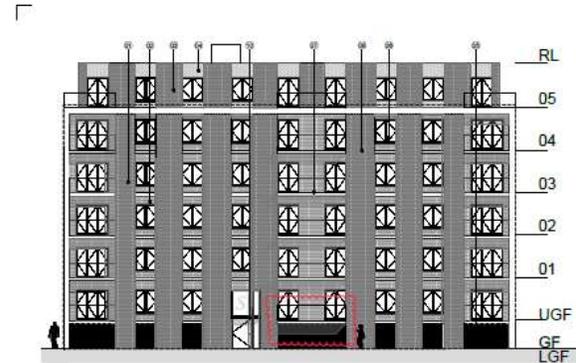
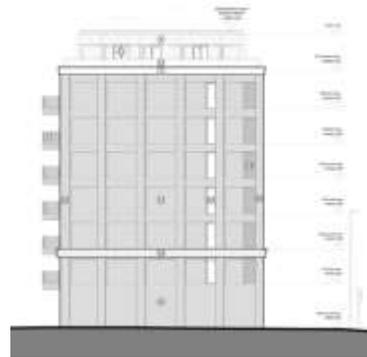
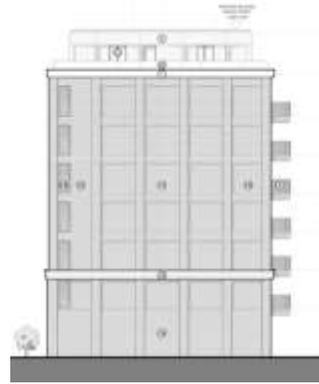
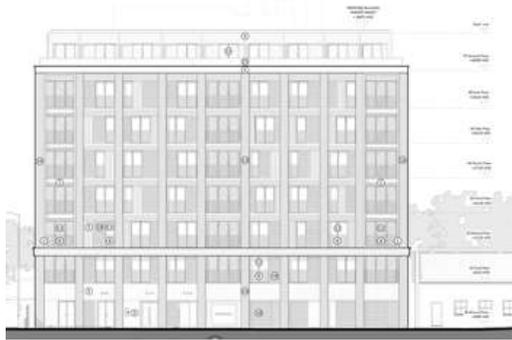


Northern Area Floor Plans – Seventh floor (top)

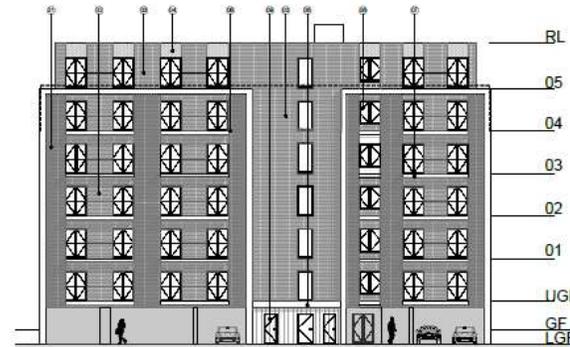


Comparison of proposed vs previously consented

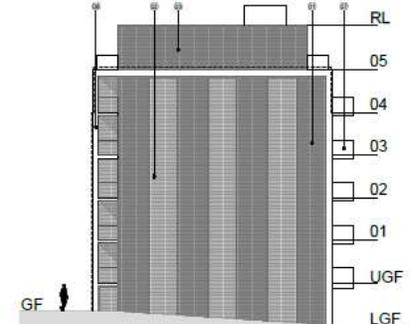
32



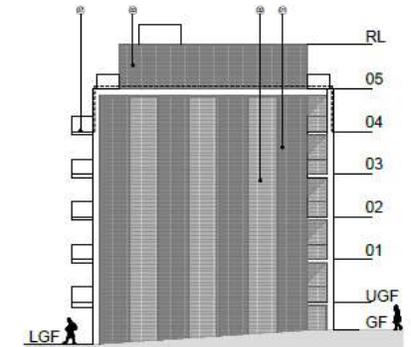
WEST ELEVATION / CORRIDOR STREET - A



EAST ELEVATION - C



SOUTH ELEVATION - B



NORTH ELEVATION - D

The height of this building is subject to the height of the adjacent buildings and the height of the surrounding buildings. The height of this building is subject to the height of the adjacent buildings and the height of the surrounding buildings.

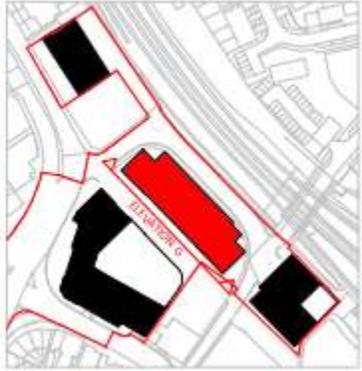
KEY PLAN
 1:1

LEGEND
 01: Proposed building footprint
 02: Proposed building footprint with proposed structure
 03: Proposed building footprint with proposed structure and proposed landscaping
 04: Proposed building footprint with proposed structure and proposed landscaping and proposed parking
 05: Proposed building footprint with proposed structure and proposed landscaping and proposed parking and proposed landscaping

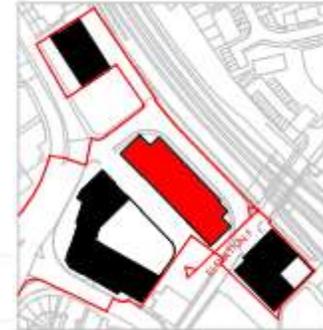
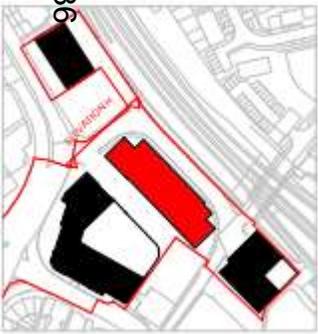
PLANNING
 Planning Application No: [REDACTED]
 Date: [REDACTED]
 Status: [REDACTED]

CORSTORPHINE + WRIGHT ARCHITECTS
 Architects
 100-102, South Street, Newcastle, NSW 1590
 Tel: 02 4939 8888 www.corstorphinewright.com.au

Proposed Central Area North Building fronting Corporation Street and Bardell Terrace Elevations



Proposed Central Area North Building fronting Corporation Street and Bardell Terrace Elevations



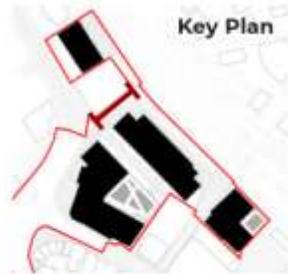
Proposed Central Area North Building materiality details form D&S

4.20

MATERIAL ELEVATION 02

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CENTRAL AREA NORTH BUILDING Corporation Street Corner

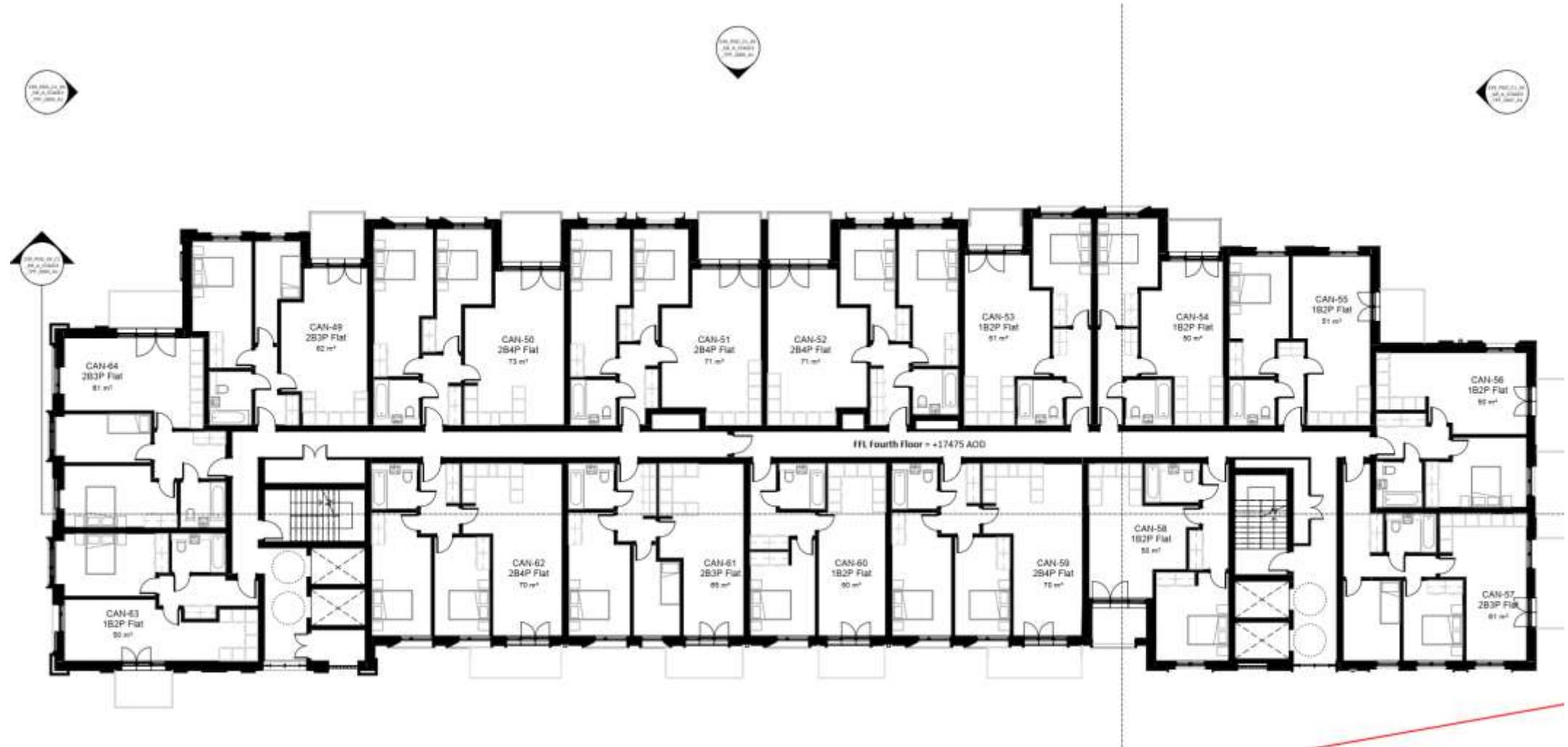


Proposed Central Area North Area Building Floor Plans - Ground

38



Proposed Central Area North Area Building Floor Plans – Typical (Fourth)



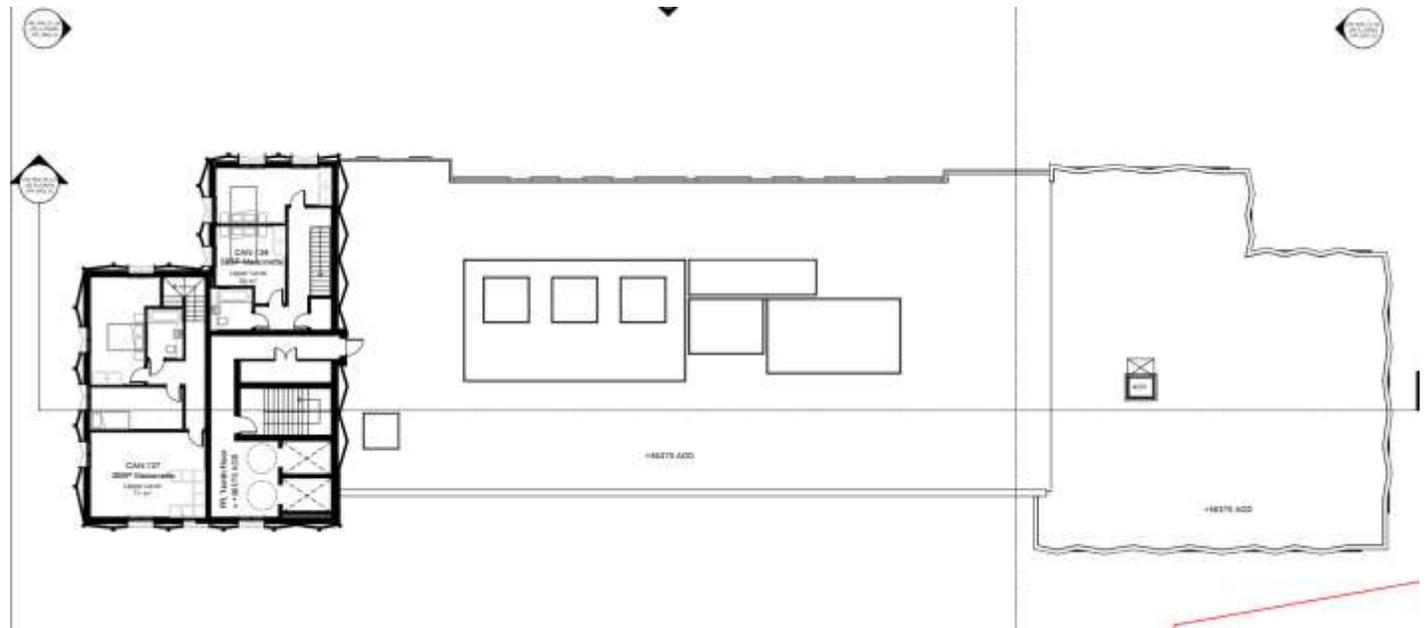
Proposed Central Area North Area Building Floor Plans – Ninth than tenth)

40

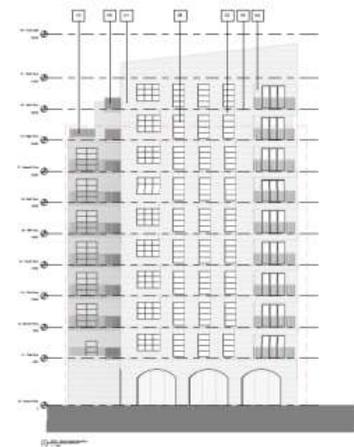
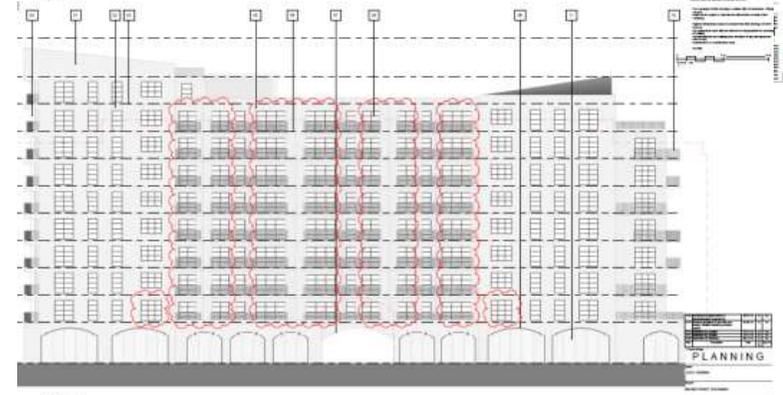
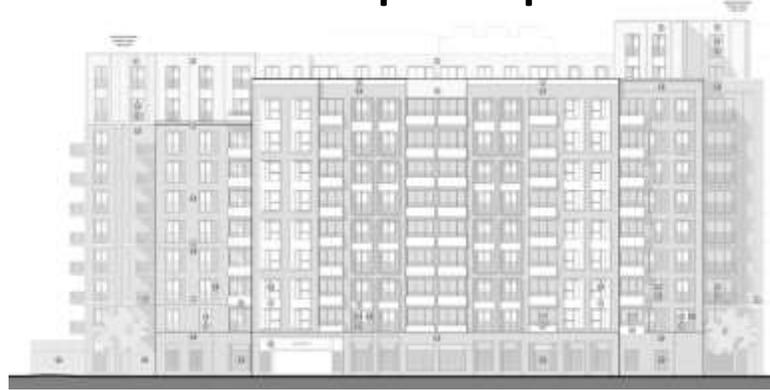
Ninth Floor



Tenth Floor

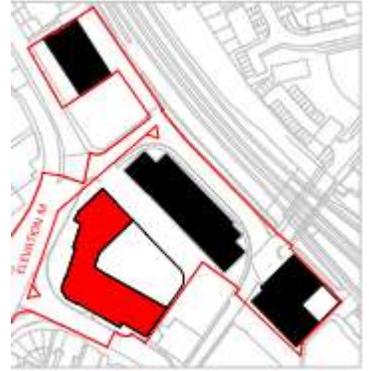


Comparison of proposed vs previously consented



Proposed Central Area South Building fronting Corporation Street and Bardell Terrace Elevations

42

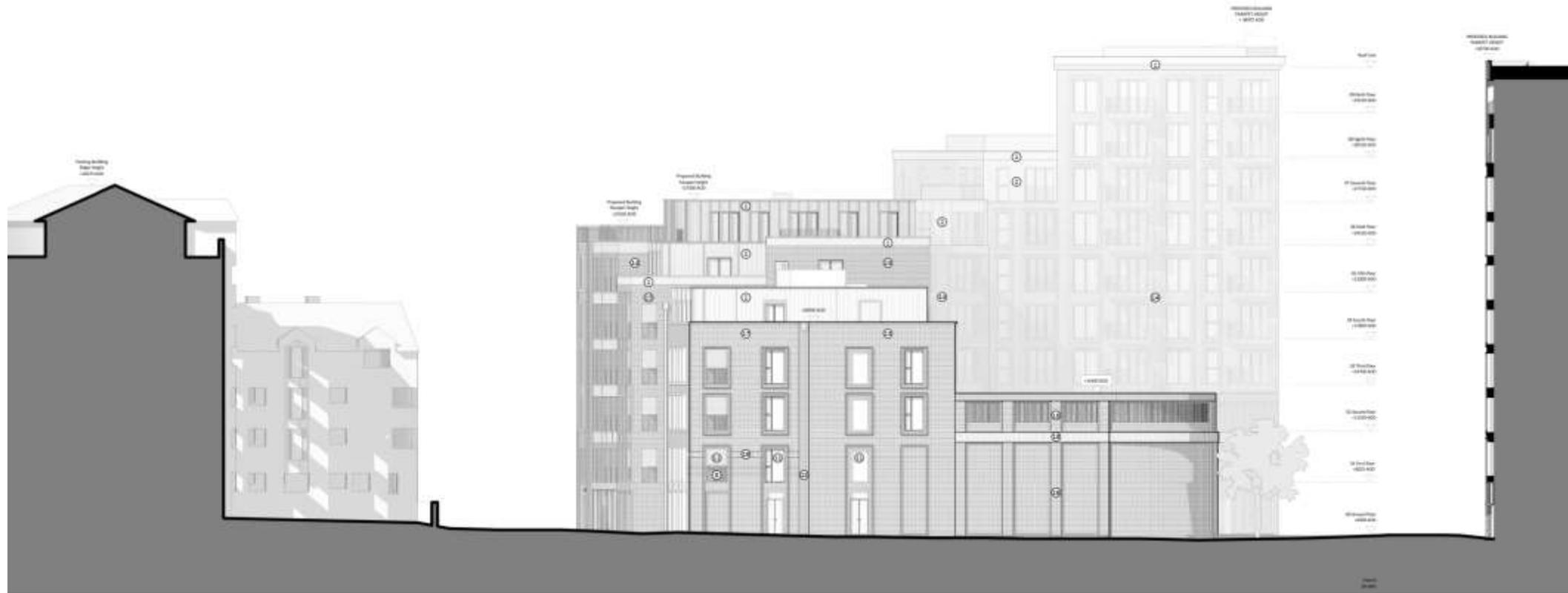
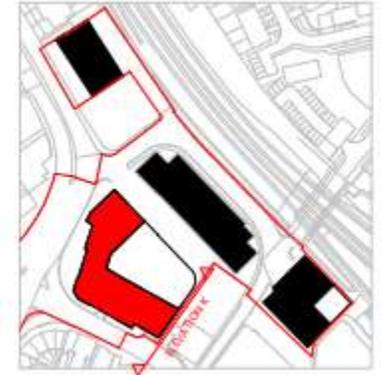


Proposed Central Area South Building fronting Corporation Street and Bardell Terrace Elevations

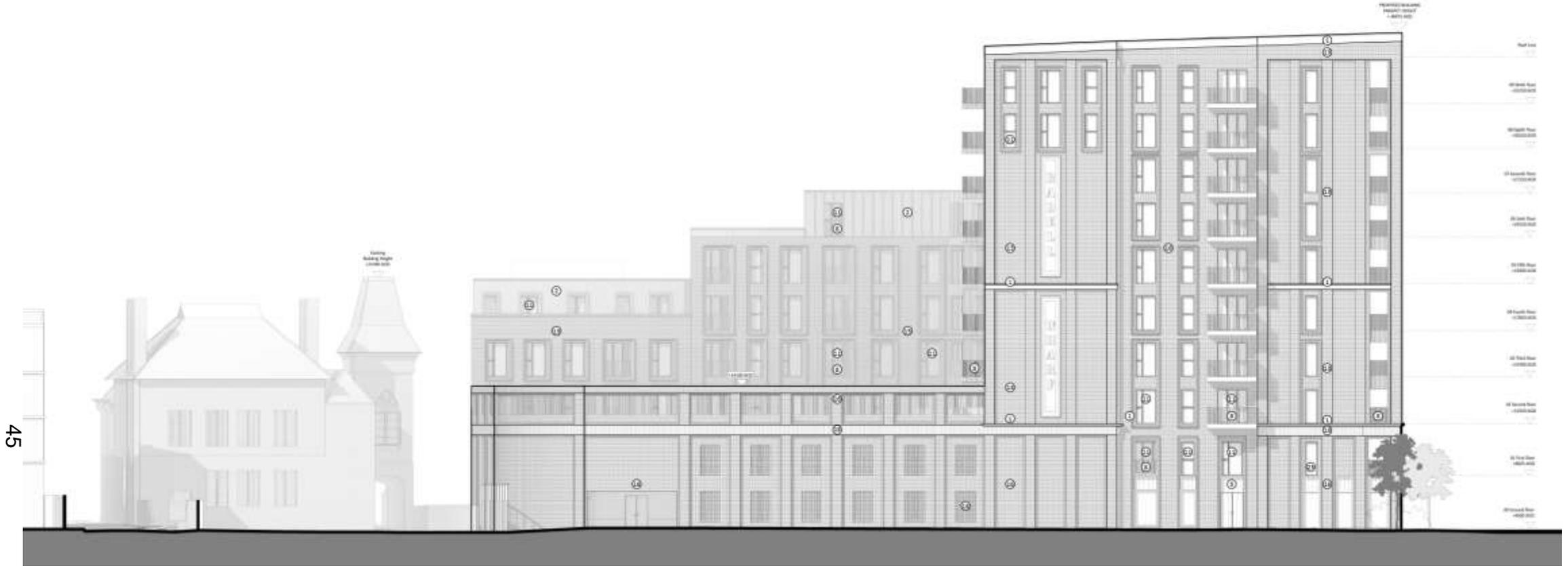
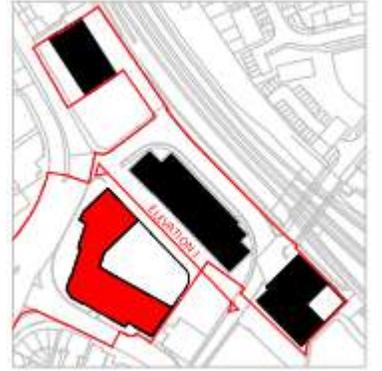


Proposed Central Area South Building fronting Corporation Street and Bardell Terrace Elevations

44



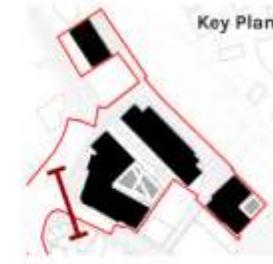
Proposed Central Area South Building fronting Corporation Street and Bardell Terrace Elevations



Proposed Central Area South Building materiality details from D&S

4.21

MATERIAL ELEVATION 03



CENTRAL AREA SOUTH BUILDING
Star Hill / High Street
Junction

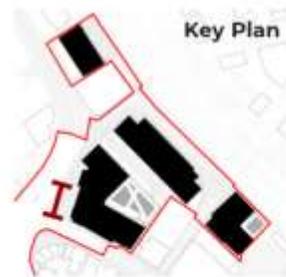


Proposed Central Area South Building materiality details from D&S

4.22

MATERIAL ELEVATION 04

CENTRAL AREA
SOUTH BUILDING
Star Hill

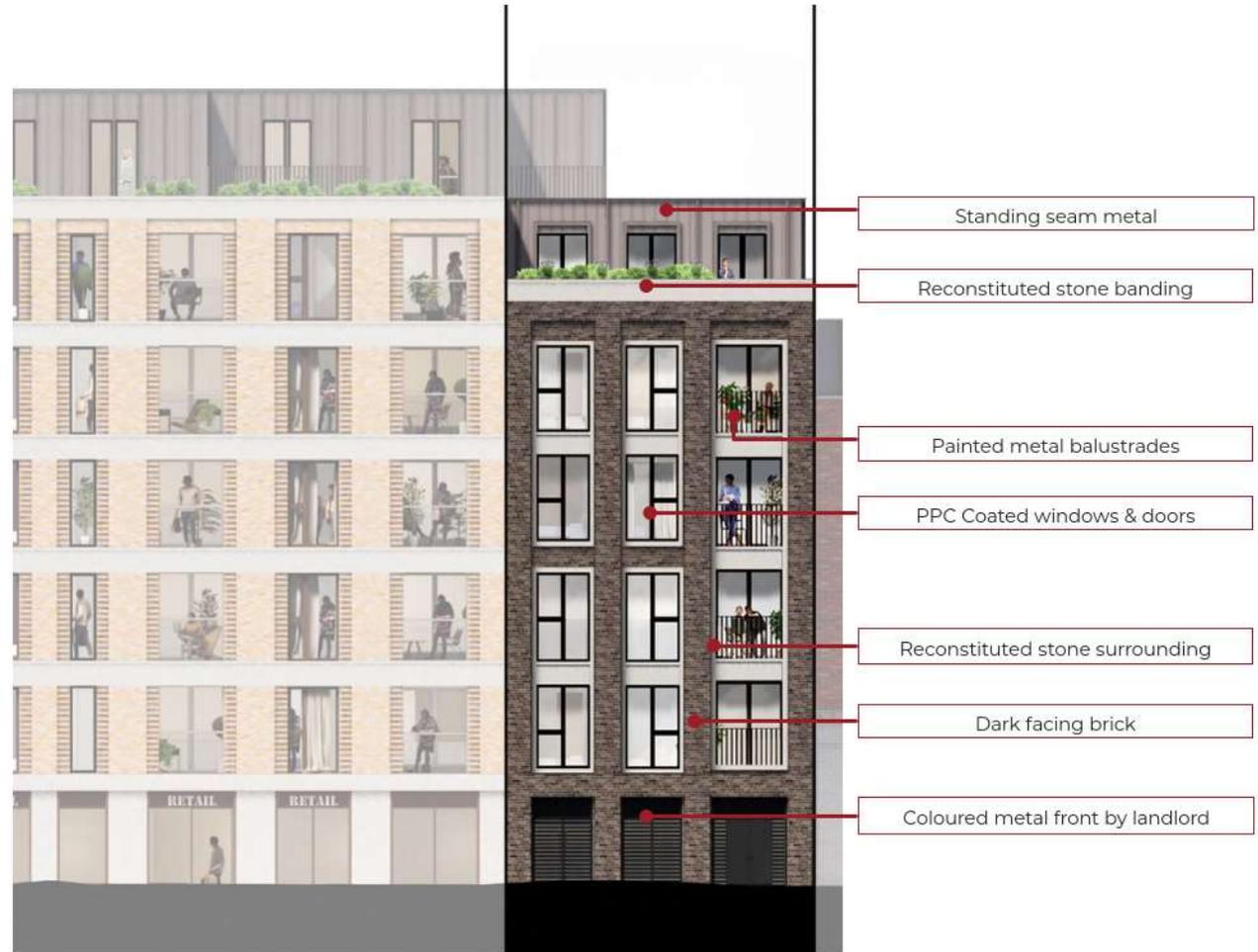


Proposed Central Area South Building materiality details from D&S

4.23

MATERIAL ELEVATION 05

CENTRAL AREA
SOUTH BUILDING
High Street



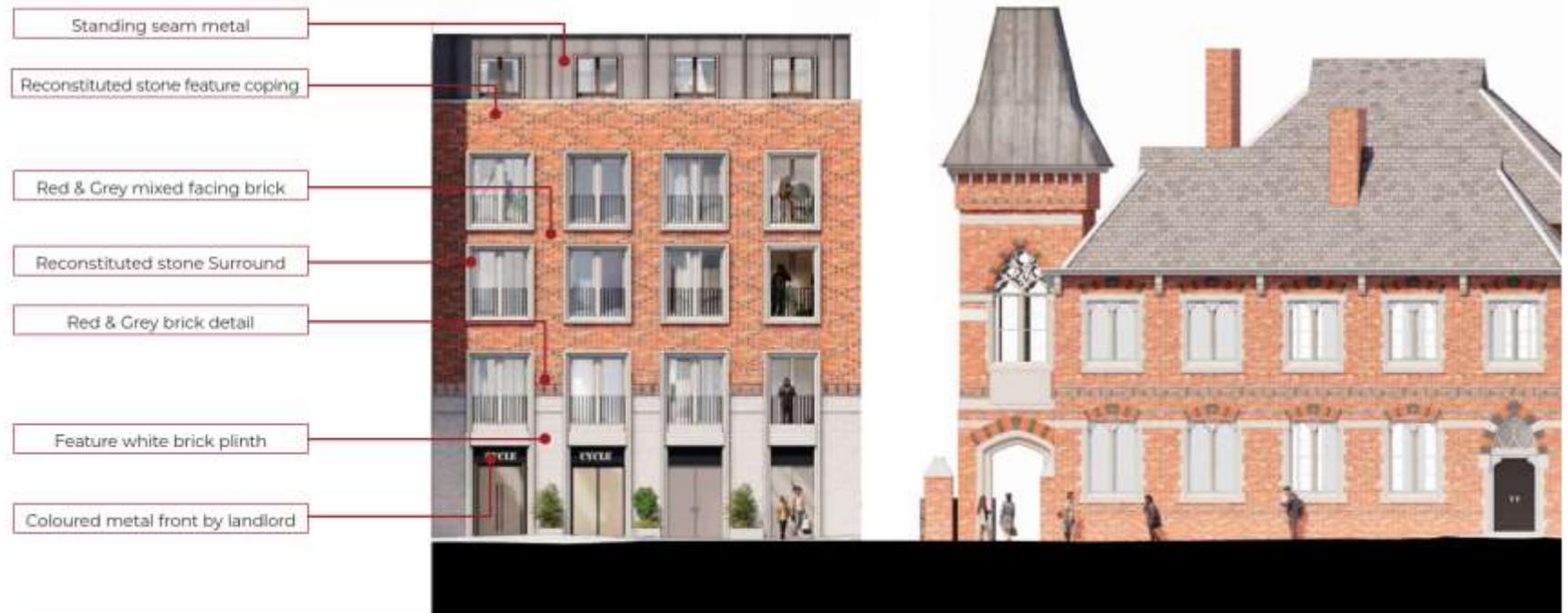
Proposed Central Area South Building materiality details from D&S

4.24

MATERIAL ELEVATION 06

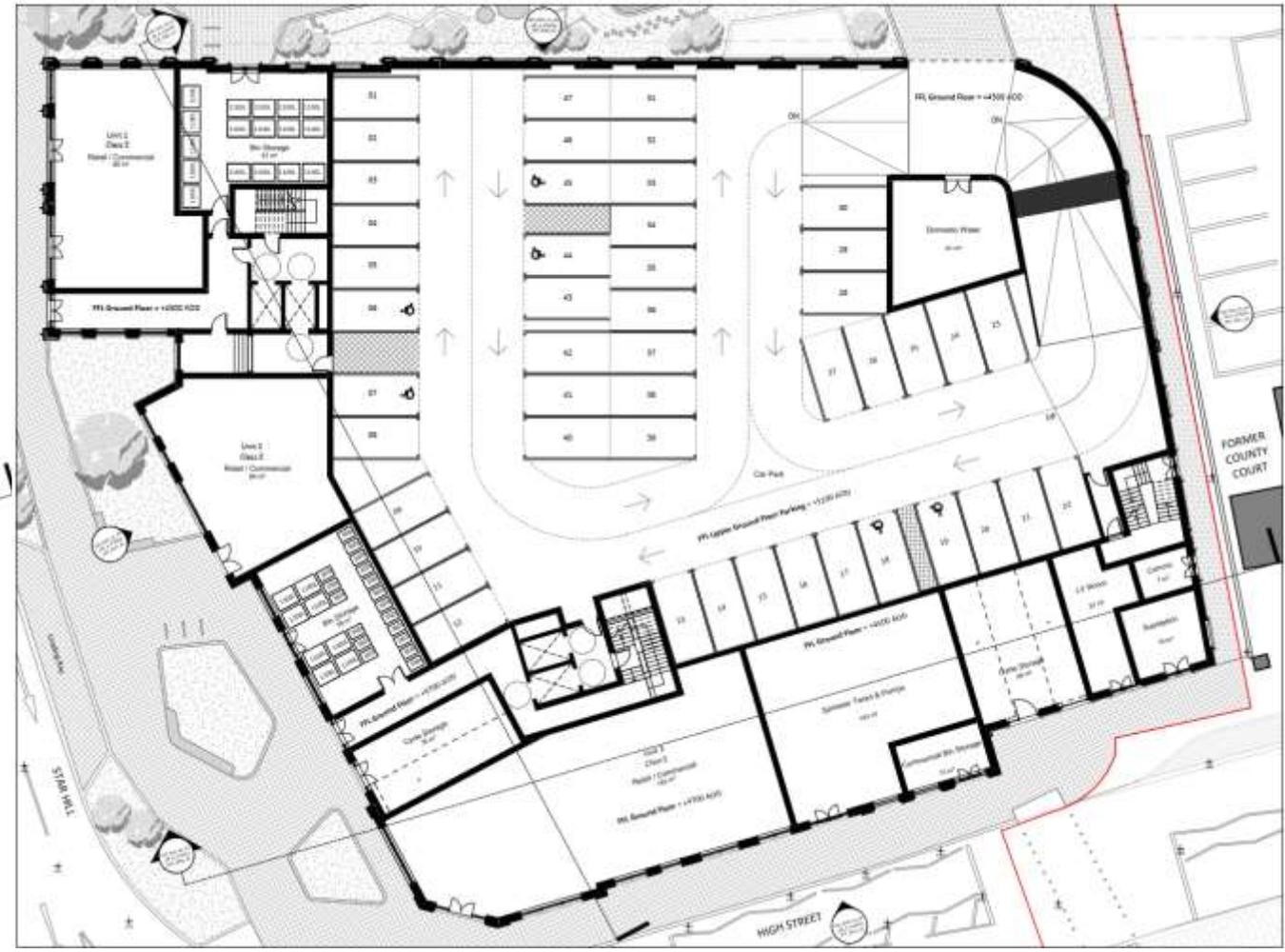
CENTRAL AREA SOUTH BUILDING

High Street / Adjacent to
Grade II Listed Former
County Court



Proposed Central Area South Building Floor Plans – Parking – Lower/Ground/First

50



Proposed Central Area South Building Floor Plans – Parking – Lower/Ground/First



Proposed Central Area South Building Floor Plans – Typical Floor plan including amenity Second Floor

52



- ① Raised planters with biodiverse planting
- ② Clay pavers line the walkways
- ③ Timber sunbeds built into the planting
- ④ Sociable seating area
- ⑤ Sandy play area with timber play elements
- ⑥ Seating area
- ⑦ Timber coffee/work bar
- ⑧ Communal dining table
- ⑨ Rain-fed water feature
- ⑩ Seating
- ⑪ Seating
- ⑫ Private terraces, with low brick wall and decorative metal screens dividing each terrace from the next.

David White

Comparison proposed vs consented scheme

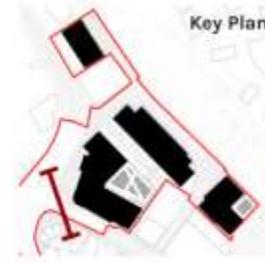


Comparison proposed vs consented scheme

54

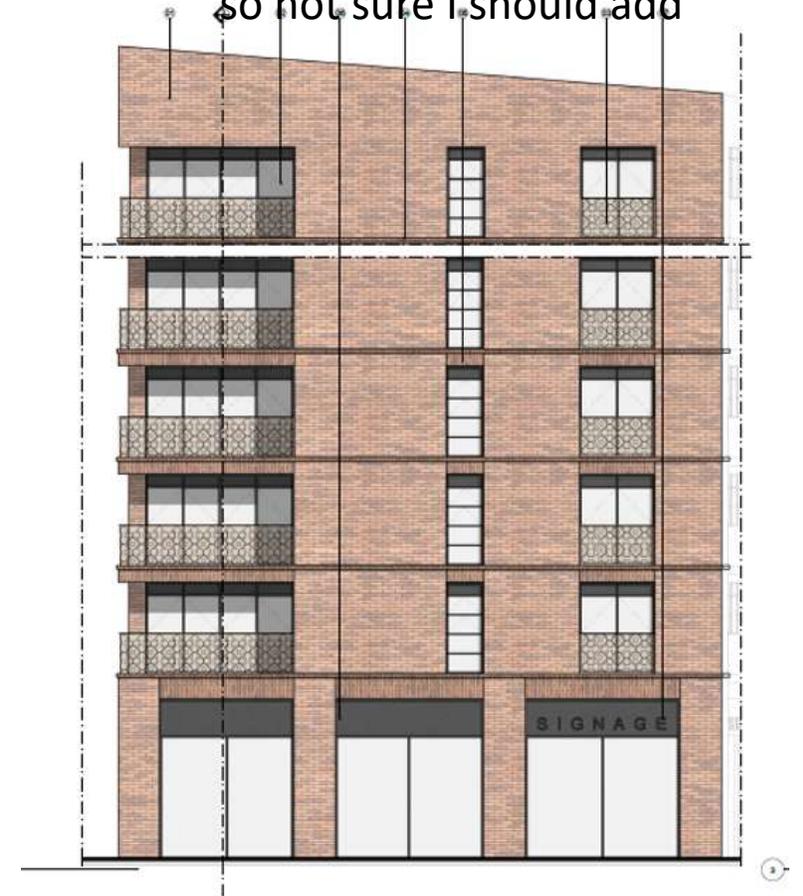
4.21

MATERIAL ELEVATION 03

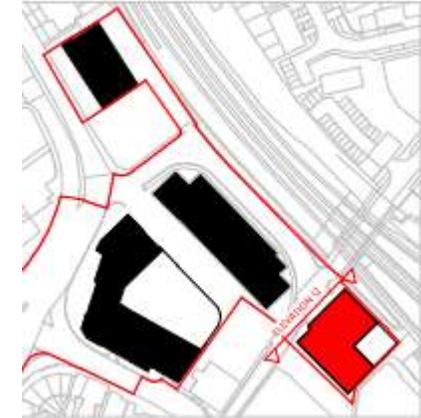


Note FOR DAVE:

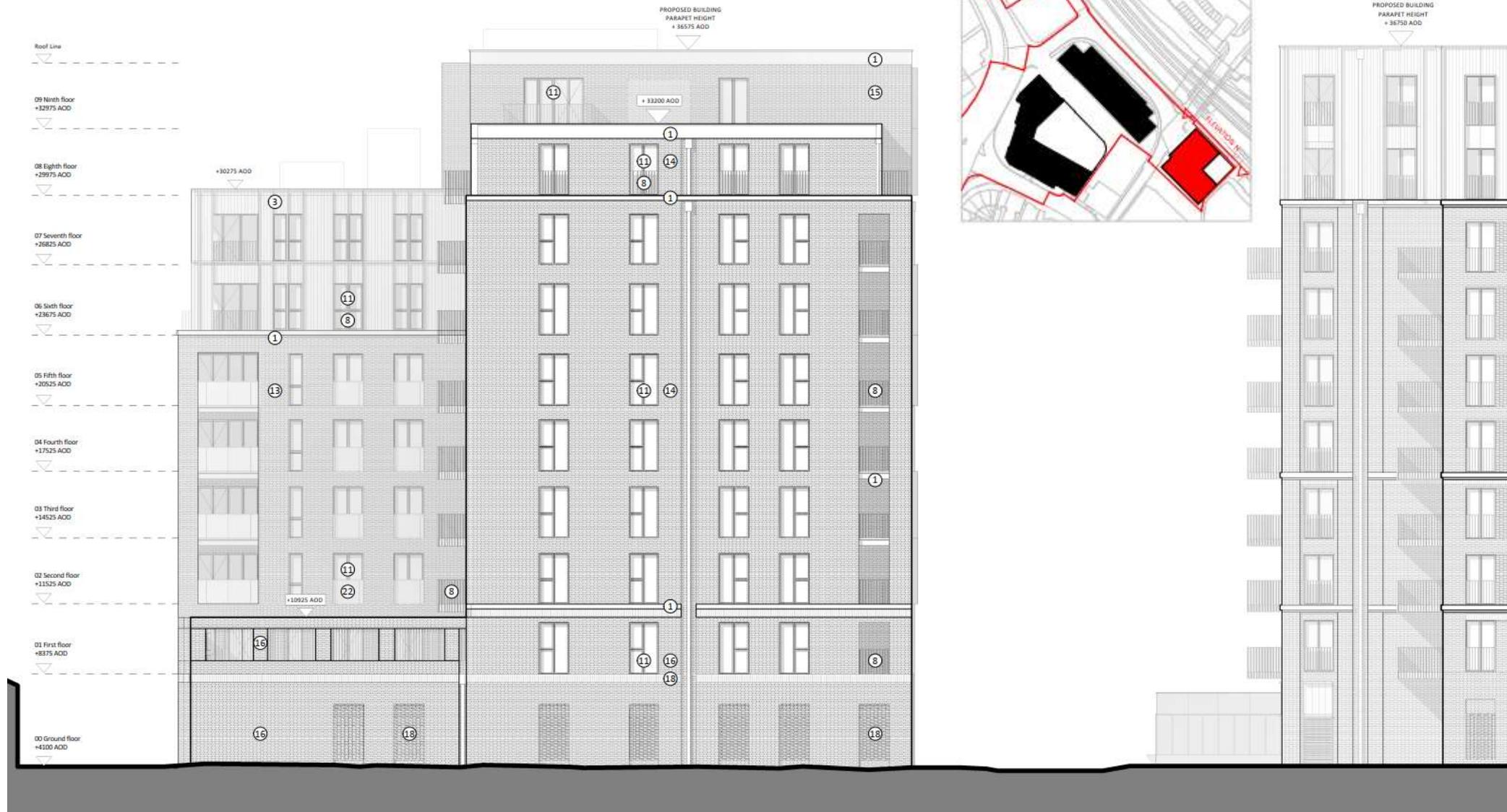
These detailed elevations for Quinn scheme don't show full height of building so not sure I should add



Proposed Southern Area Building fronting Furrel's Road Elevations



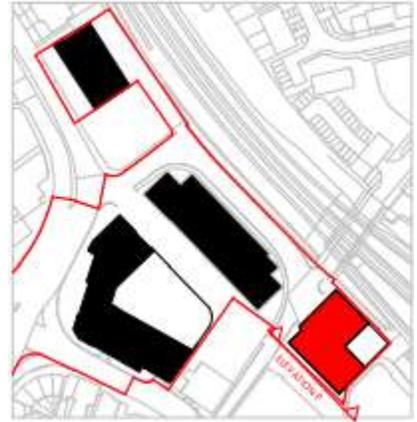
Proposed Southern Area Building fronting Furrel's Road Elevations



Proposed Southern Area Building fronting Furrel's Road Elevations



Proposed Southern Area Building fronting Furrel's Road Elevations



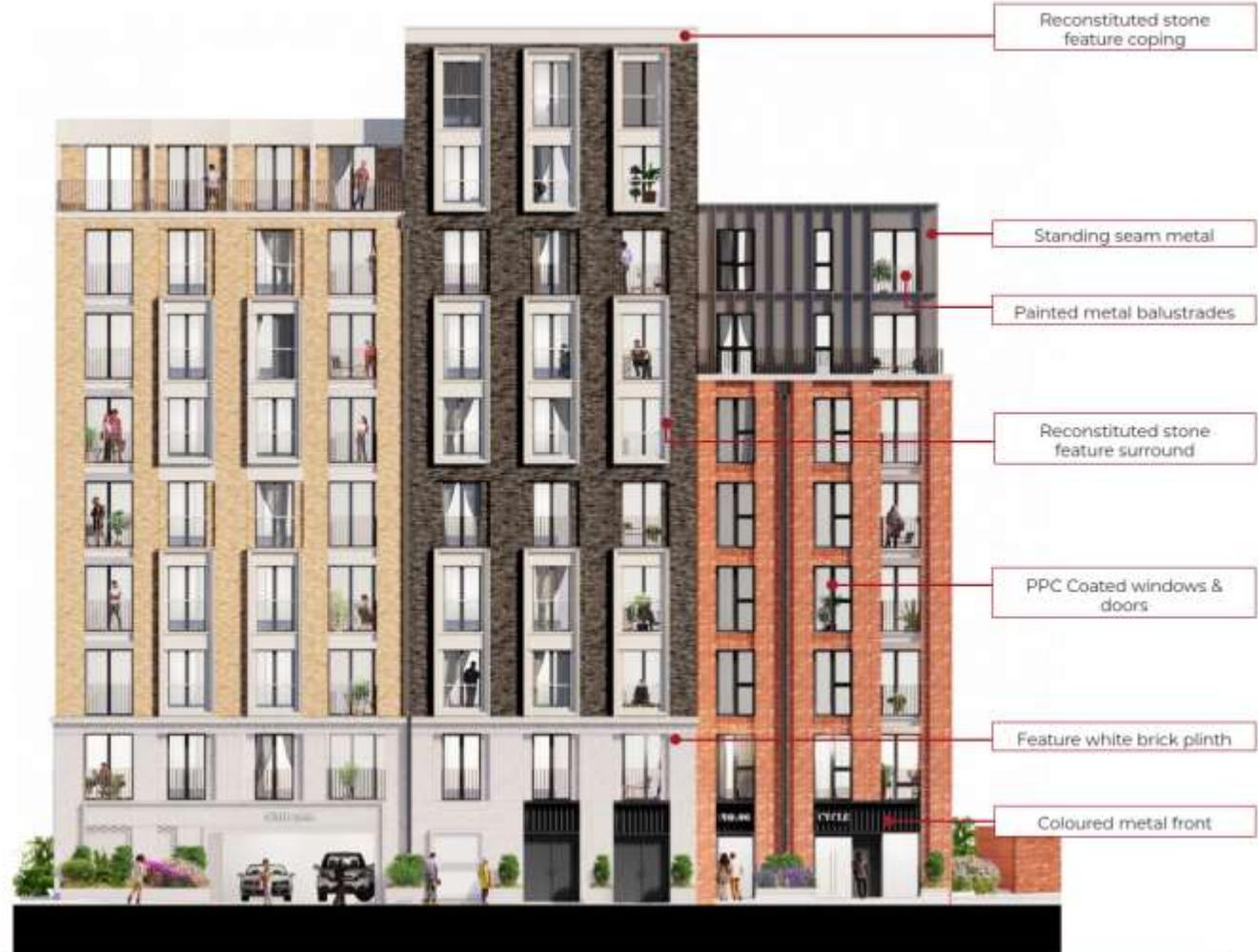
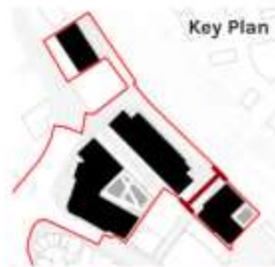
Proposed Southern Area South Building materiality details form D&S

4.26

MATERIAL ELEVATION 08

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SOUTHERN AREA
Furrell's Road /
Southern Area

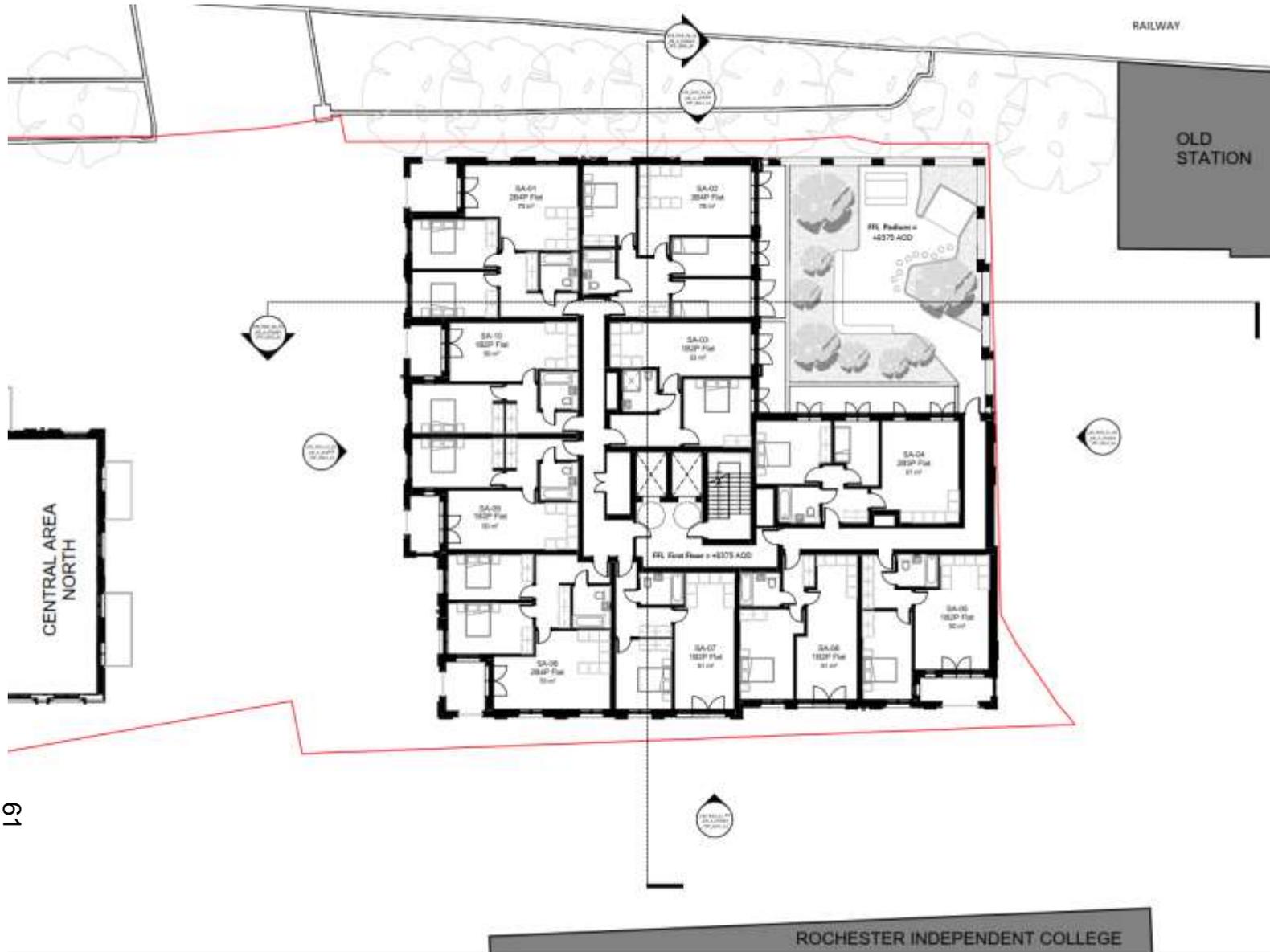


Proposed Southern Area Building Floor Plans - Ground

69

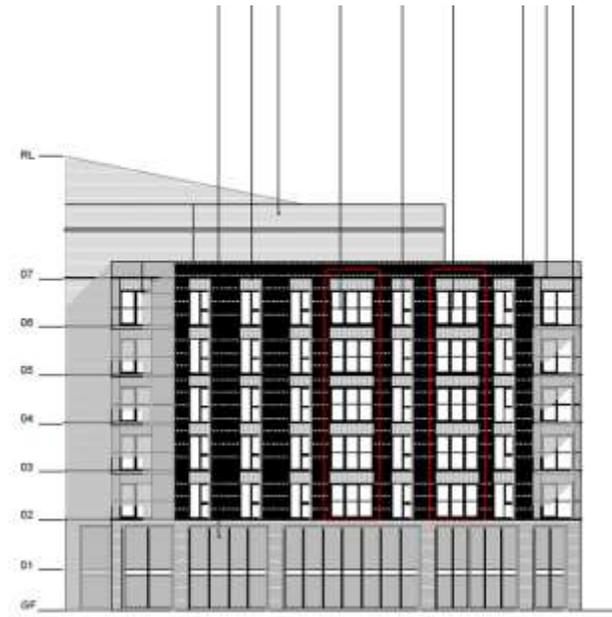
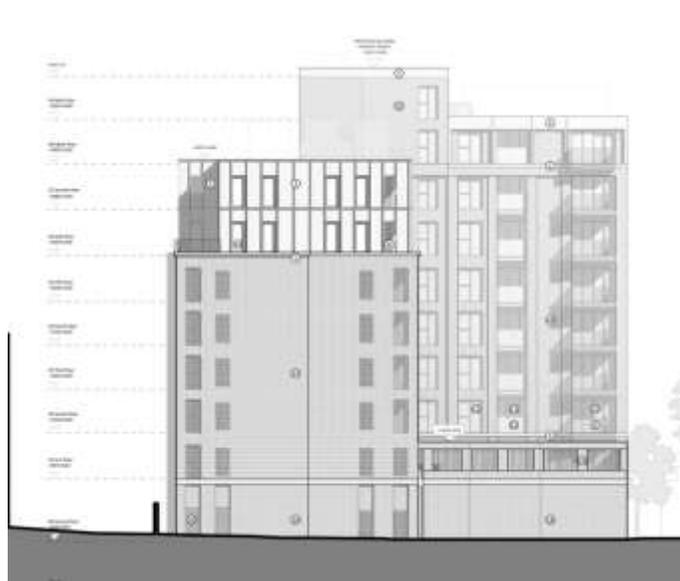


Proposed Southern Area Building Floor Plans - First



- ① Raised planters with biodiverse planting provide screening to the terraces
- ② Clay pavers line the walkways, tying into the building
- ③ Timber terraces
- ④ Sociable seating area
- ⑤ Communal dining table
- ⑥ Timber play elements
- ⑦ Low brick walls mounted with decorative perforated metal screens between terraces to provide privacy

Comparison proposed vs consented scheme



Landscape – Site wide including junction change

- ① New pedestrian crossing linking two sides of the High Street with Bardell Wharf
- ② A2/ Star Hill frontage with planting and rain gardens
- ③ Bardell Walk - a new public space
- ④ Roof terrace (for residents only)
- ⑤ Rain-fed water feature linking Bardell Walk with Rochester Riverside
- ⑥ Link to Furrell's road
- ⑦ New pedestrian crossing linking to Furrell's Road and Rochester Riverside
- ⑧ Roof terrace (for residents only)
- ⑨ Bardell Terrace with planted 'corners' and on-street parking
- ⑩ New pedestrian crossing
- ⑪ Corporation Street frontage with planting and rain gardens
- ⑫ Residents' parking



Landscape – Bardell Walk

64

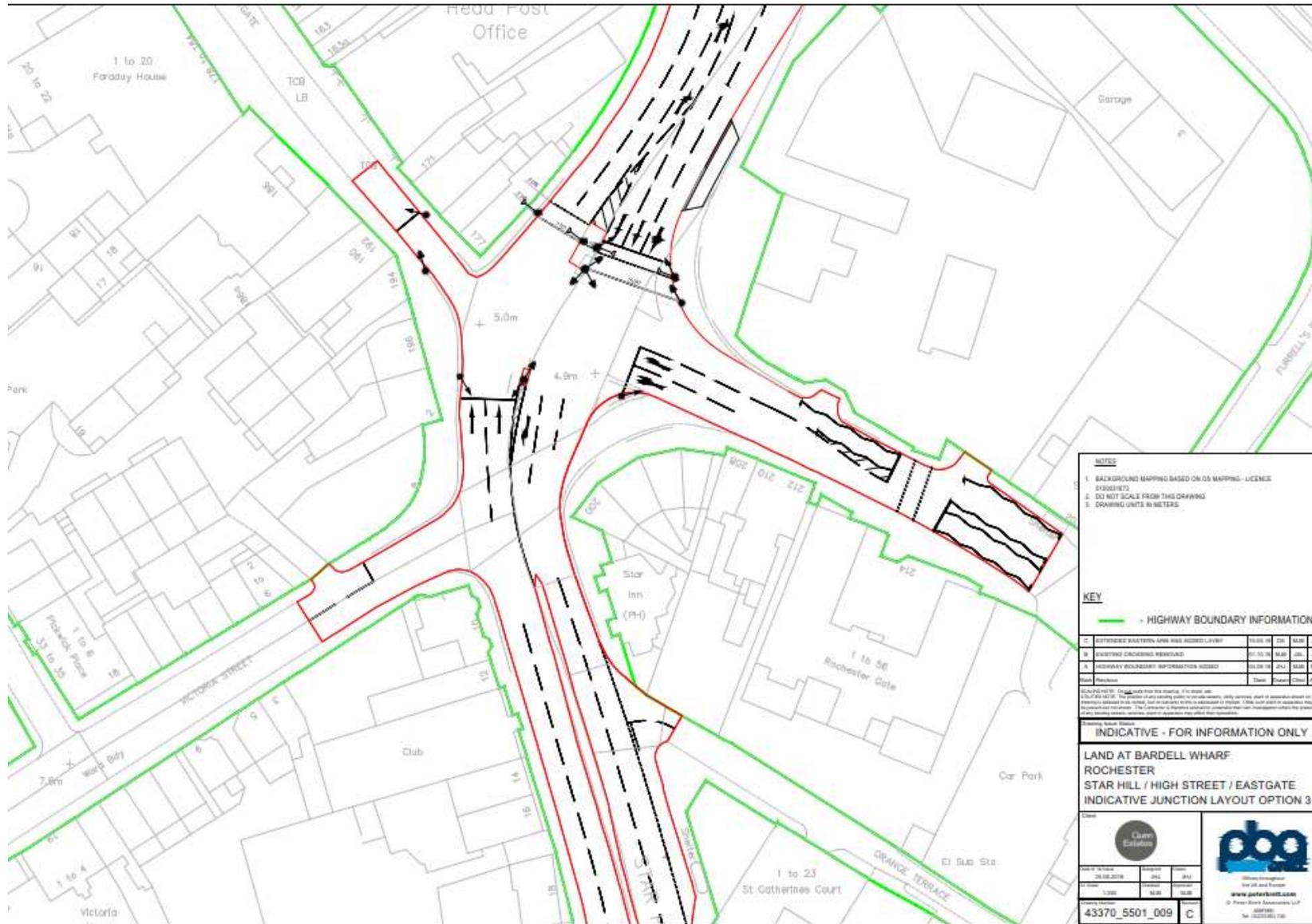


- ① Bardell Walk - a pedestrian-focused route from the High Street to Rochester Riverside paved with brick pavers
- ② Planting on either side of the route creates a green oasis. Where planting lies outside the easement it will dip down to form rain gardens, taking grey water runoff from the paving and/or building.
- ③ Natural play elements and boulders are woven into the planting areas, bringing children into close contact with nature and providing an active route.
- ④ Sociable seating nook offering a place to sit and meet neighbours
- ⑤ A rain-fed water feature with cascade element, linking to the roof terrace
- ⑥ Access to the cycle stores
- ⑦ Route for cars accessing the car parking
- ⑧ Connection to Furrell's Road and Rochester Riverside
- ⑨ Seating



Previous scheme was a car park

New Crossing Location (condition 21)



Crossing and Landscaping



Bardell Terrace Works (condition 20)



CGIS – With comparison to previously consented scheme

4.28

VIEW FROM STAR HILL AND EAST GATE JUNCTION

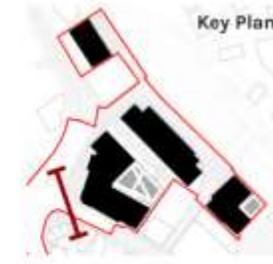
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Proposed Central Area South Building materiality details from D&S

4.21

MATERIAL ELEVATION 03



CENTRAL AREA SOUTH BUILDING
Star Hill / High Street
Junction



CGIS – With comparison of previously consented scheme

4.27

VIEW FROM CORPORATION STREET



4.29

VIEW TOWARDS FORMER COUNTY COURT ON HIGH STREET

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Proposed Central Area South Building materiality details from D&S

4.24

MATERIAL ELEVATION 06

CENTRAL AREA SOUTH BUILDING

High Street / Adjacent to
Grade II Listed Former
County Court



CGIS – With comparison to previously consented scheme

4.30

CORPORATION STREET APPROACH

74



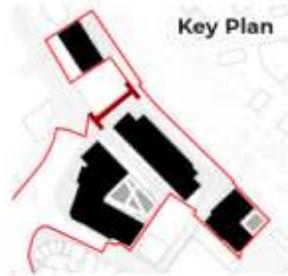
Proposed Central Area North Building materiality details form D&S

4.20

MATERIAL ELEVATION 02

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CENTRAL AREA NORTH BUILDING Corporation Street Corner



4.31 BARDELL TERRACE



CGIS – And comparison to previous consented.

4.32 NORTHERN AREA



77



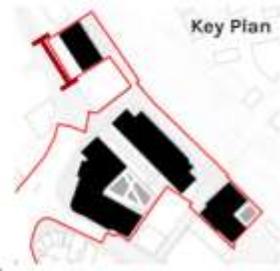
Proposed Northern Area Building Material details from D&S

78

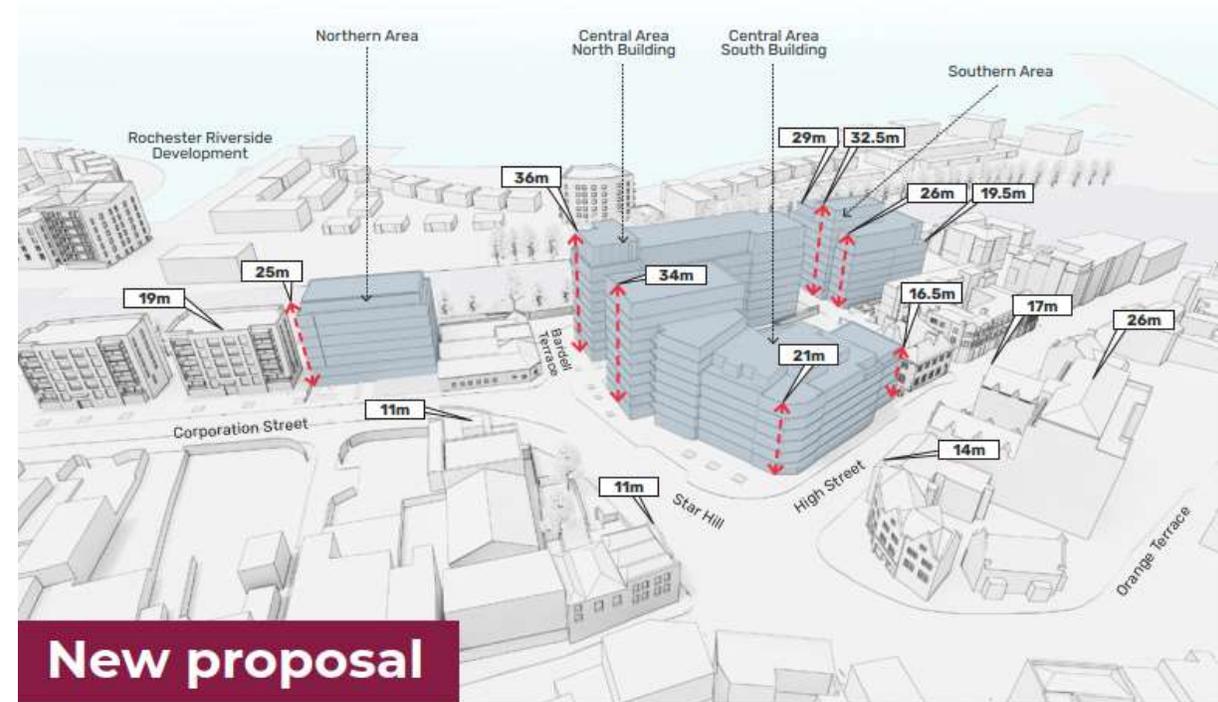
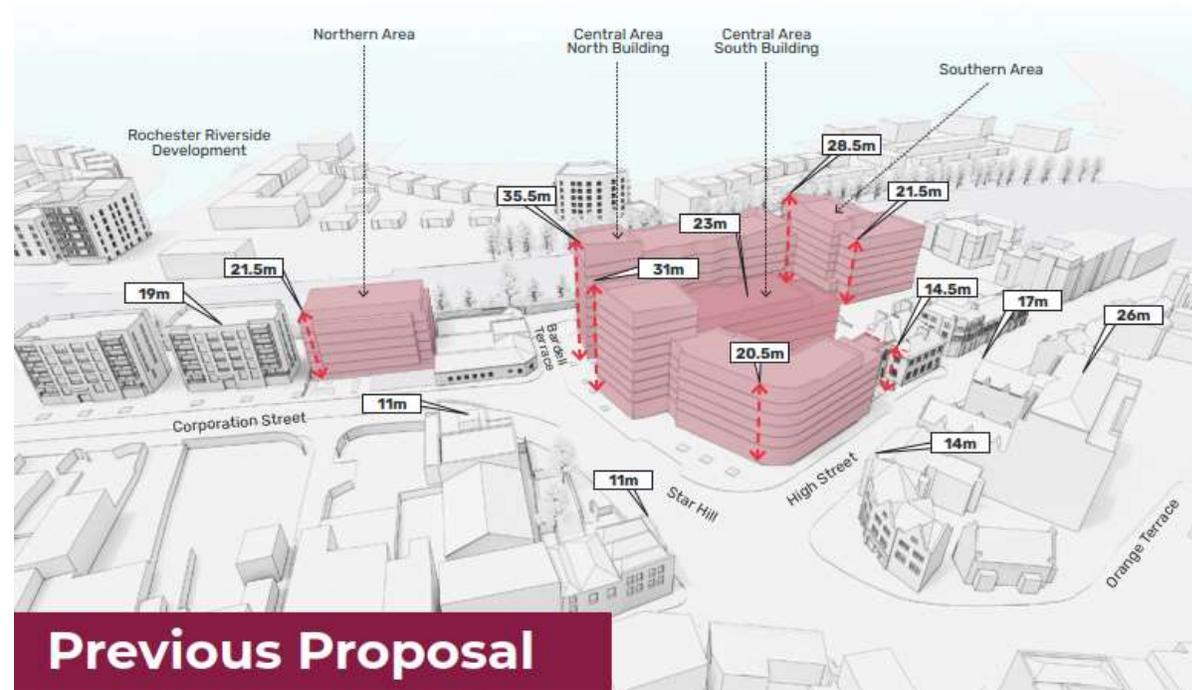
4.25 MATERIAL ELEVATION 07

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NORTHERN AREA Corporation Street / Northern Area

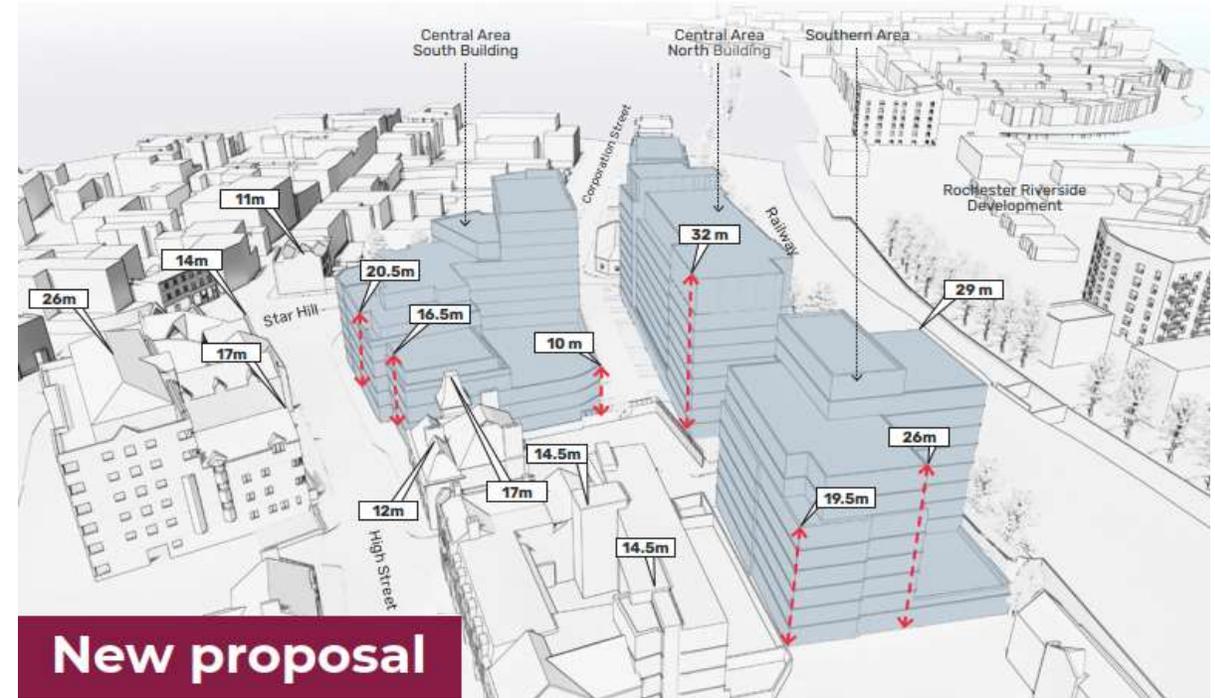


Comparison – Previous Scheme



Comparison – Previous Scheme

80



TVIA comparisons: Proposed vs Consented – High Street



TVIA comparisons: Proposed vs Consented – Jacksons Field

82



TVIA comparisons: Proposed vs Consented – Rochester Long View

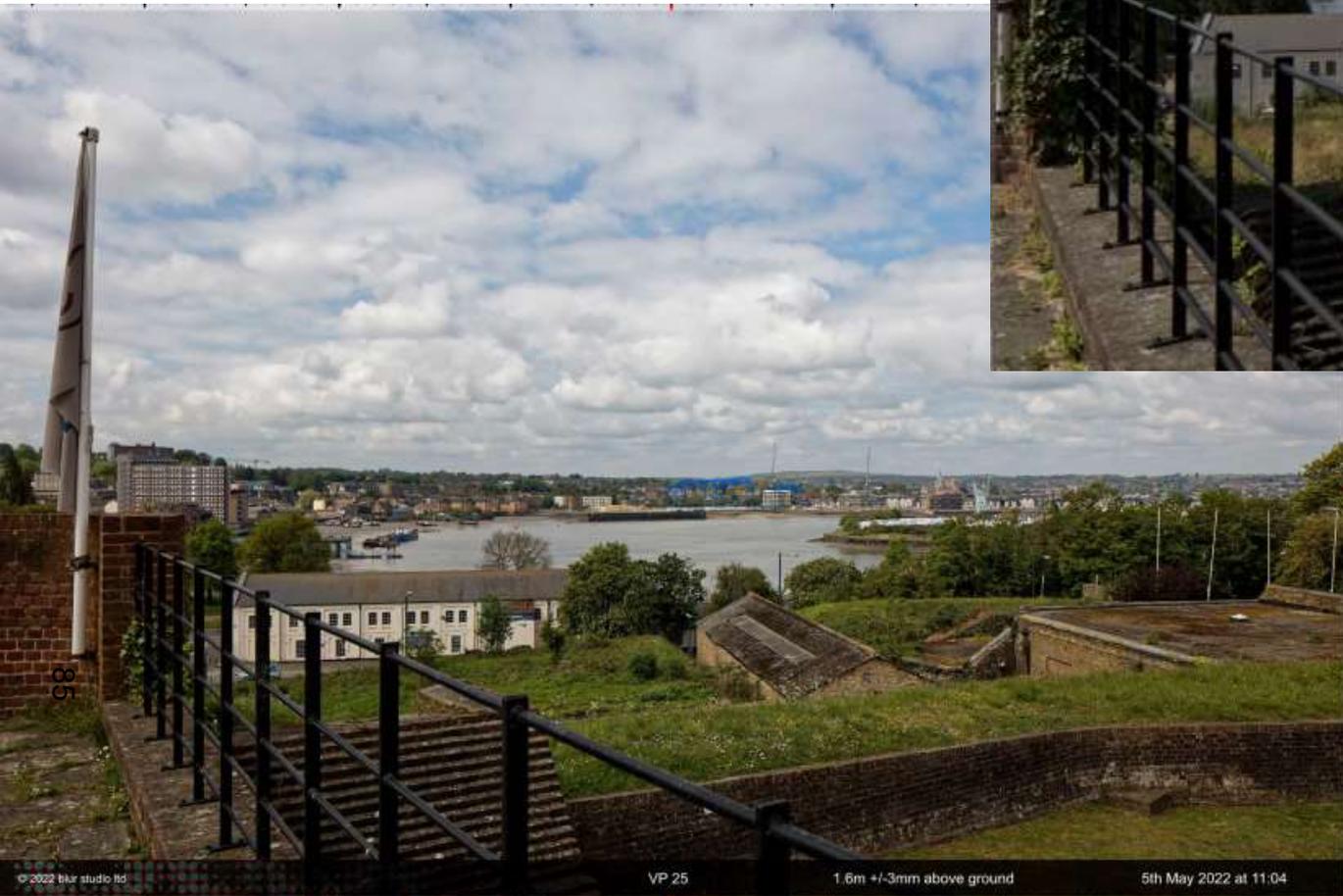


TVIA comparisons: Proposed vs Consented – Castle Hill Road

84



TVIA comparisons: Proposed vs Consented – Long View Fort Amerhurst



Other TVIA Views of interest – High Street

86



Other TVIA Views of interest – Down Victoria Street



Other TVIA Views of interest – Down Star Hill

88



Other TVIA Views of interest – Within High Street



© 2022 blur studio ltd

VP 12

1.6m +/-3mm above ground

13th May 2022 at 17:04

Other TVIA Views of interest – Sun Pier

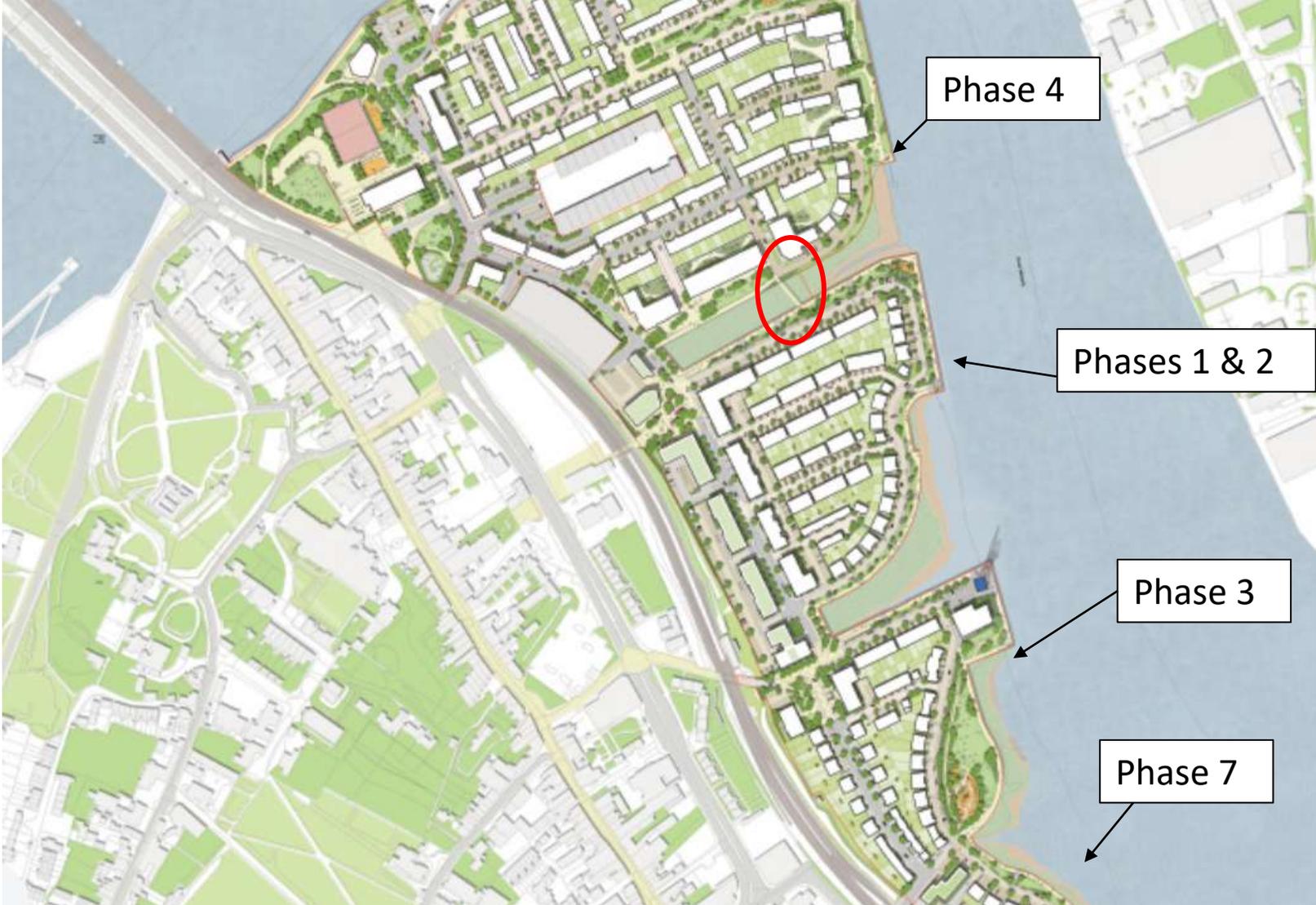
06



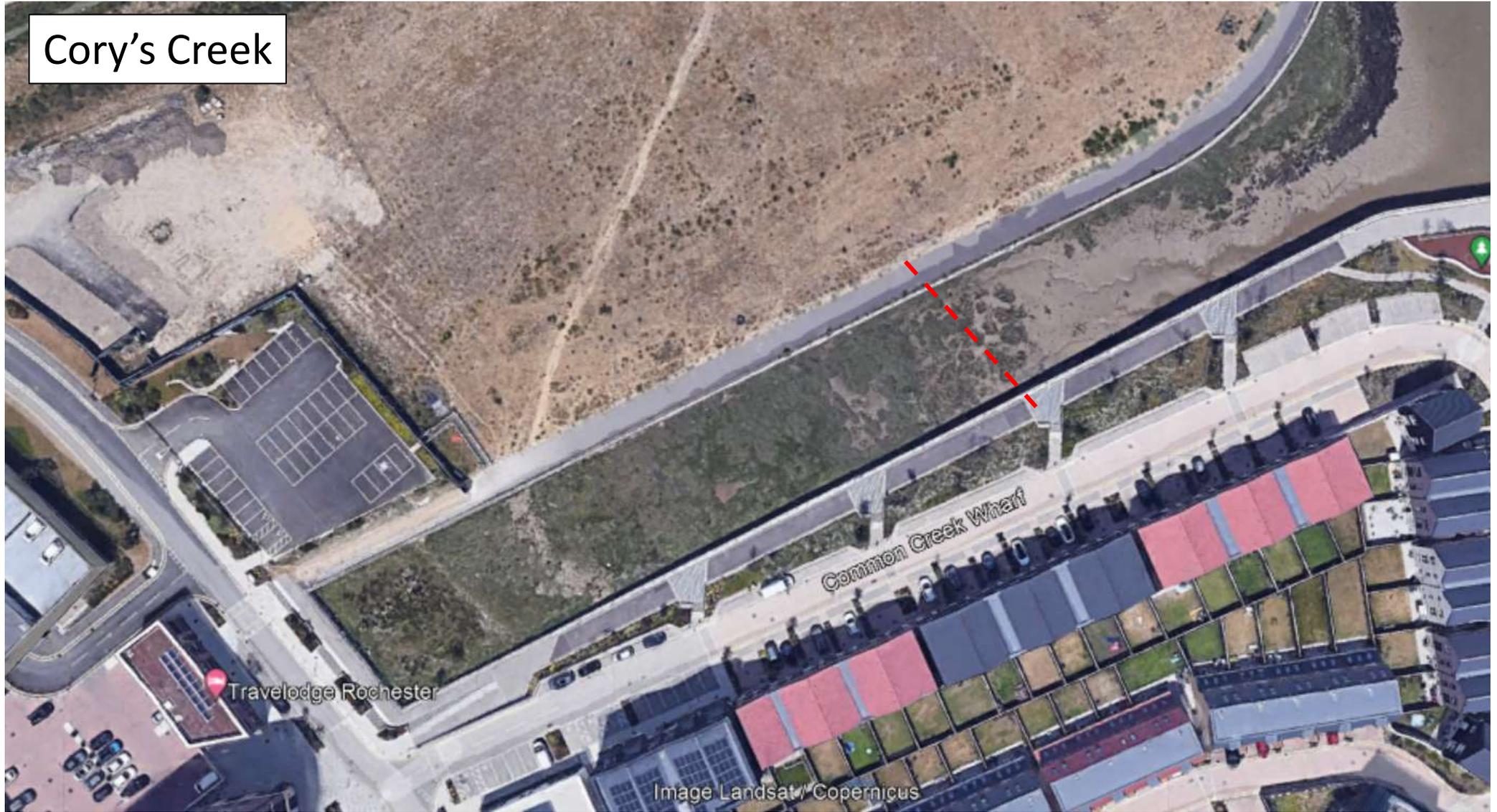
MC/22/2241

Rochester Riverside, Rochester, ME1 1NH

Location of original proposed footbridge



Cory's Creek



Approximate
location of
footbridge



Approximate location of footbridge



Demonstrating issues with litter currently - legitimate concern with footbridge





Photos demonstrating the existing pedestrian walkway around Cory's Creek



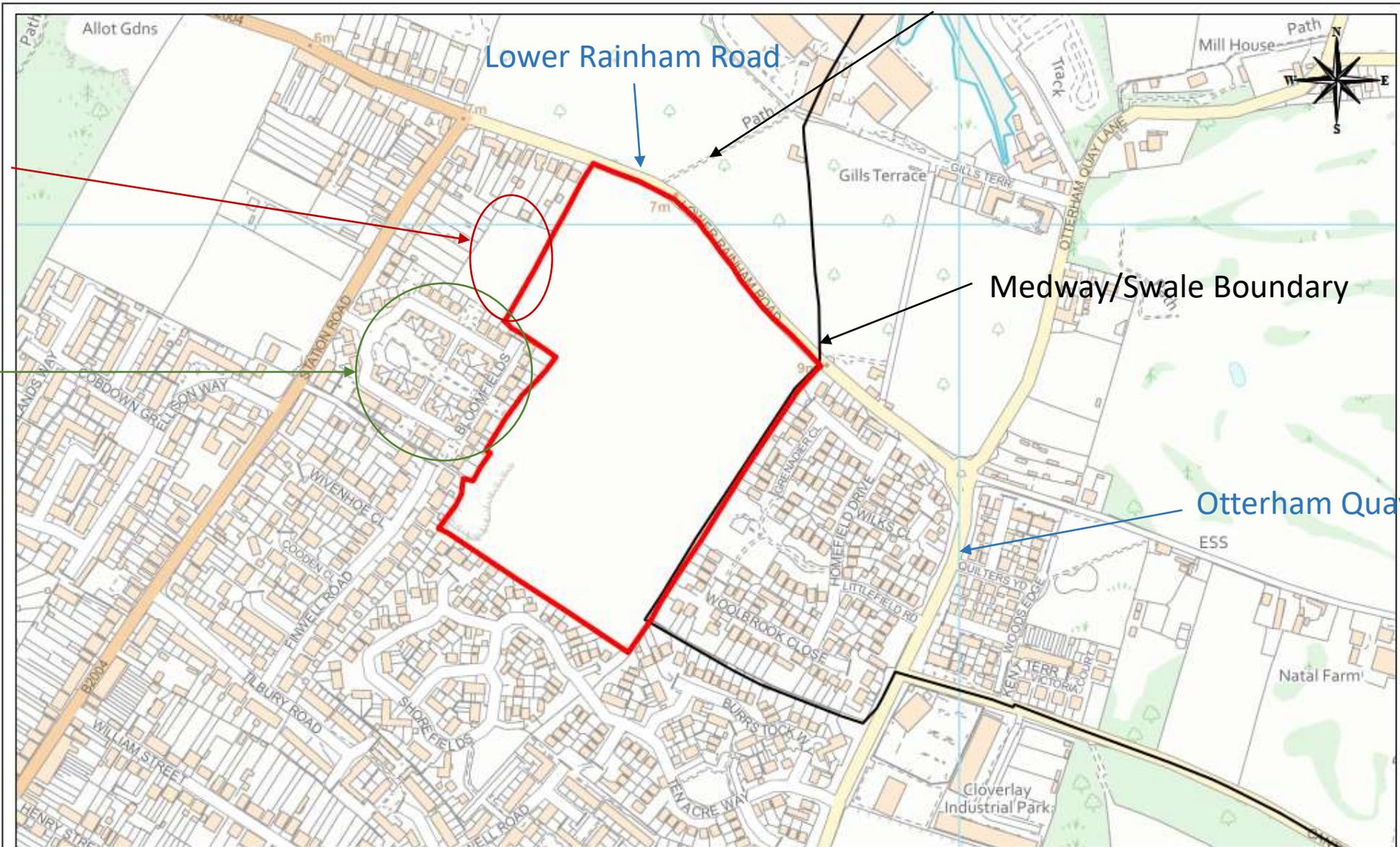
MC/22/1474

Land South Of Lower Rainham Road, Rainham

Bakersfield Phase 2A/2B

Bakersfield Phase 1

PROW



MC/22/1474 - Land South Of Lower Rainham Road, Rainham, Gillingham, ME8 7UD



Aerial Photograph

Outline planning permission secured :

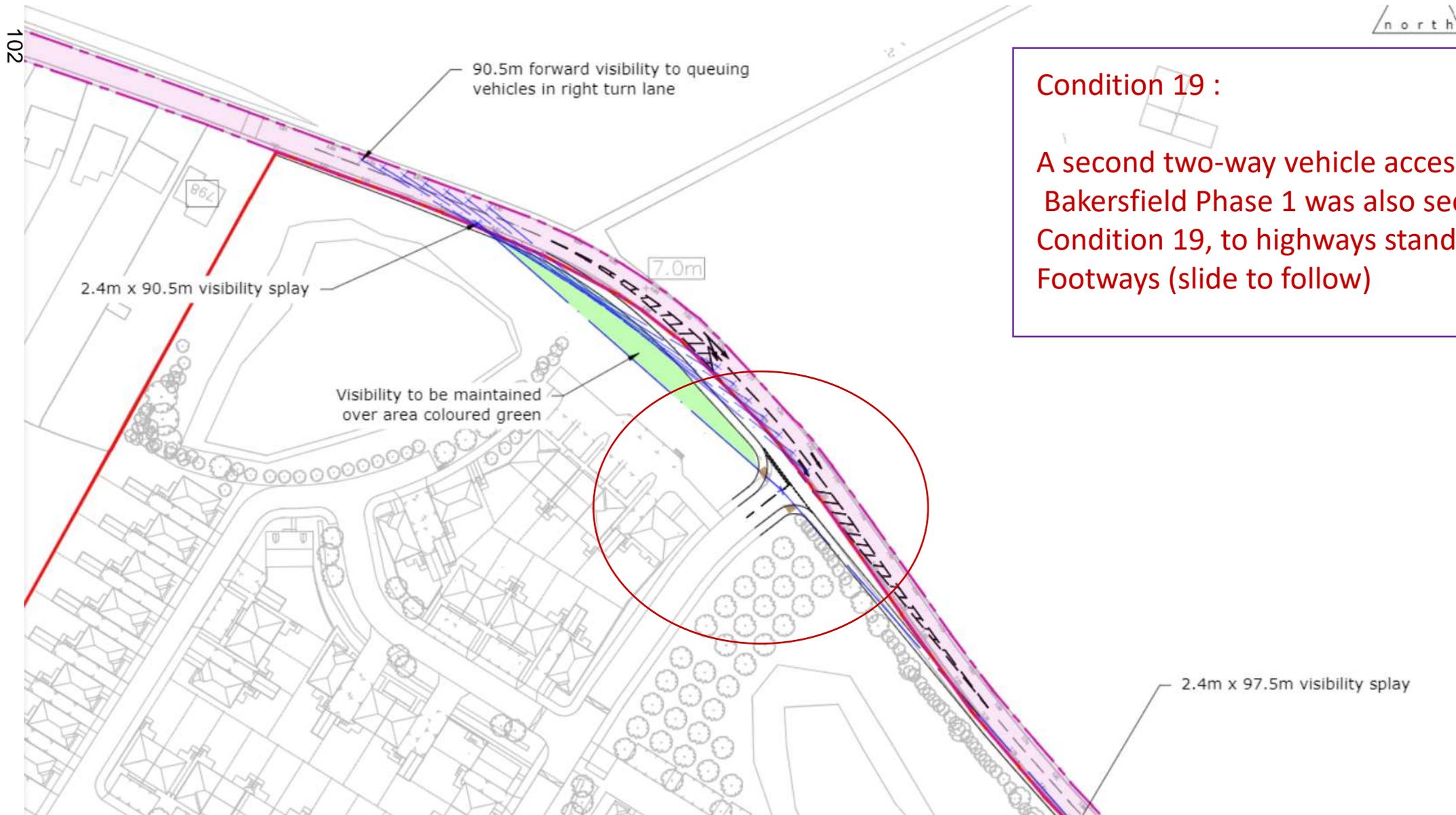
- Up to 202 dwellings
- 25% affordable housing
- 2 access points (Lower Rainham Road and via Bakersfield Phase 1)
- Other obligations
- Crossing point to the PROW north of Lower Rainham Road

Now proposed RM :

- Layout
- Scale
- Appearance
- Landscaping
- 200 dwellings
- Conditions related to refuse/MUGA/contamination



Approved Accesses under Outline planning permission MC/18/1796



Condition 19 :

A second two-way vehicle access to/from Bakersfield Phase 1 was also secured under Condition 19, to highways standards and with Footways (slide to follow)

Lower Rainham Road looking west



North-eastern site boundary

Temporary access only – not in location of approved O/L access

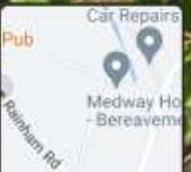
Lower Rainham Road looking east

North-eastern site boundary

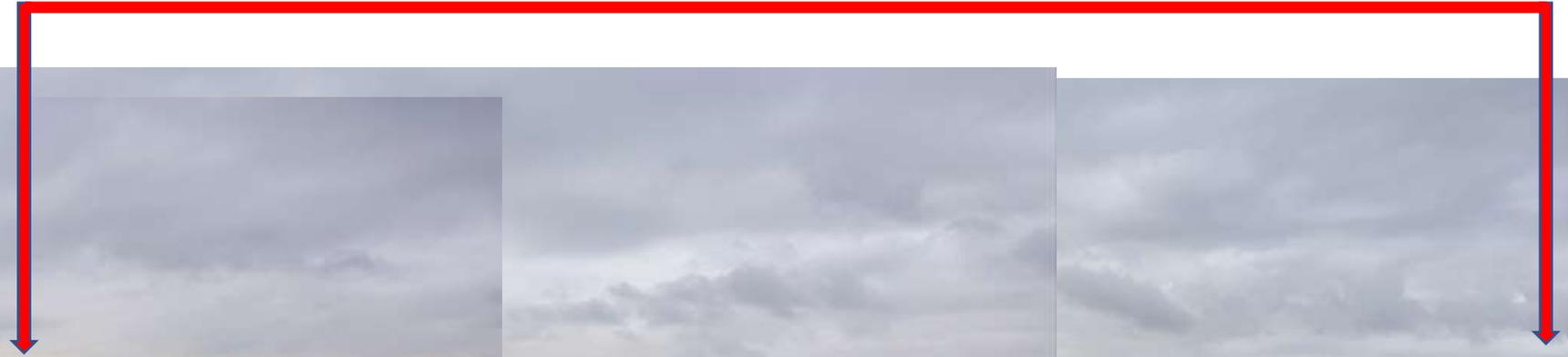


104

Google

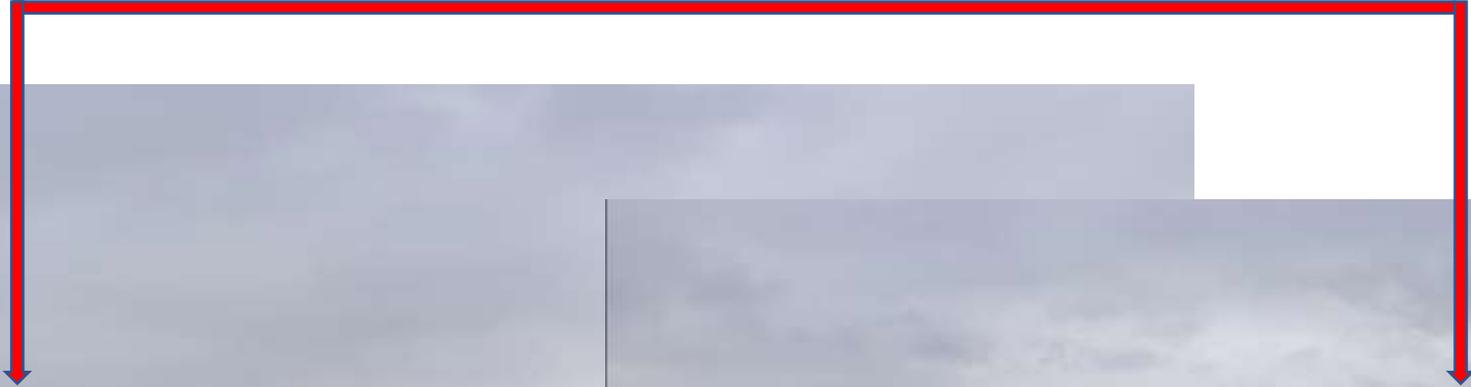


Northwestern boundary (Bakersfield)



Southwestern boundary

106



Southeastern boundary (Swale area)

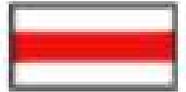




Site Constraints

Key

Site boundary



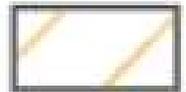
HSE Middle Zone relating to
offsite gas pipeline.

Dwellings limited to 30 units
in this zone.

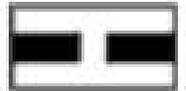


Information provided by HSE
Ref: HSL-190531104125-308
on 31.05.19

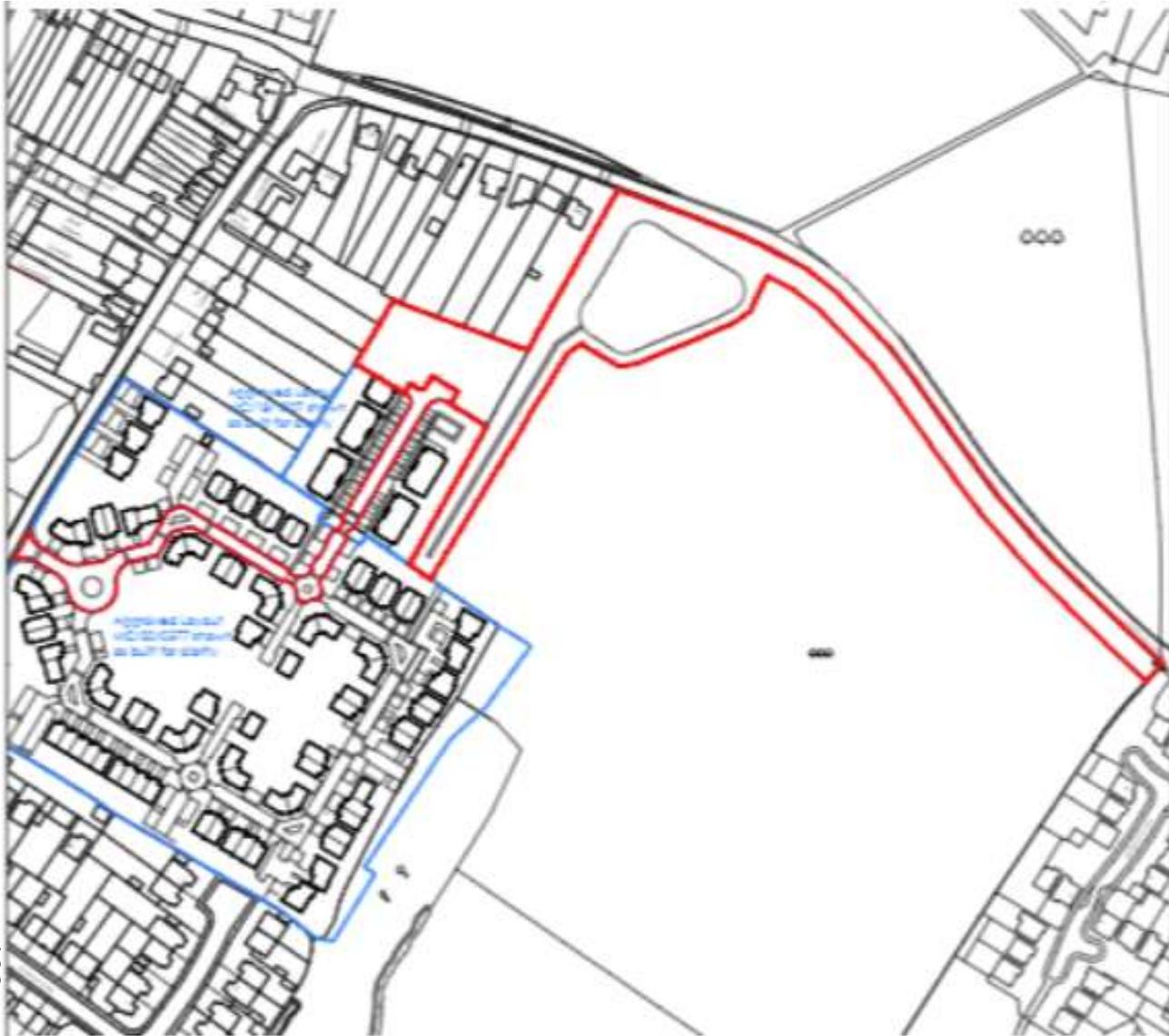
Wayleave (gas and foul
sewer easements)



Extent of development



Site Location Plan with Bakersfield Phase 2B site plan



Proposed Layout



Access to Lower Rainham Road



Access to/from Bakersfield Phase 1



Access to/from Bakersfield



Agreement between McCullochs and Redrow for McCullochs to deliver link through on their side. Additional condition to ensure delivery by latest of occupation of 175th dwelling.

Illustrative layout at O/L and proposed under RM

112



Scale Storey Height Plan

Storey heights key:

 2.5 Storey dwelling

 2 Storey dwelling

 1 Storey non dwelling (garage & substation)



FRONT ELEVATION Door colours shown are indicative and specified on materials plan



REAR ELEVATION



House Mix – design and materials

114

Private					
Name	Floor Area Sq Ft	Beds	No.	Total	
Letchworth (2B & Study)	984	2	18	17712	
Stamford	1065	3	15	15975	
Amberley	1137	3	2	2274	
Oxford Lifestyle	1318	3	6	7908	
Cambridge (3B & Study)	1394	3	11	15334	
Leamington Lifestyle	1417	3	14	19838	
Shaftsbury (3B & Study)	1427	3	7	9989	
Stratford	1218	4	7	8526	
Oxford	1318	4	7	9276	
Hamogate	1555	4	14	21770	
Honley	1709	4	14	24766	
Richmond	2000	4	15	30450	
Hamstead	1850	5	20	37000	
Total			150	220768	
Affordable					
Name	Floor Area Sq Ft	Beds	No.	Total	
APTS 1B/2P M4(3)	652	1	2	1304	
APTS 1B/2P	714	1	2	1428	
Tavy 2B/3P	823	2	15	12345	
Tavy 2B/3P M4(2)	823	2	7	5761	
Dart 3B/5P M4(2)	981	3	18	17658	
Tweed 4B/6P	1077	4	6	6462	
Total			50	44958	
Total			200	265726	



Affordable Housing

Tenure key:

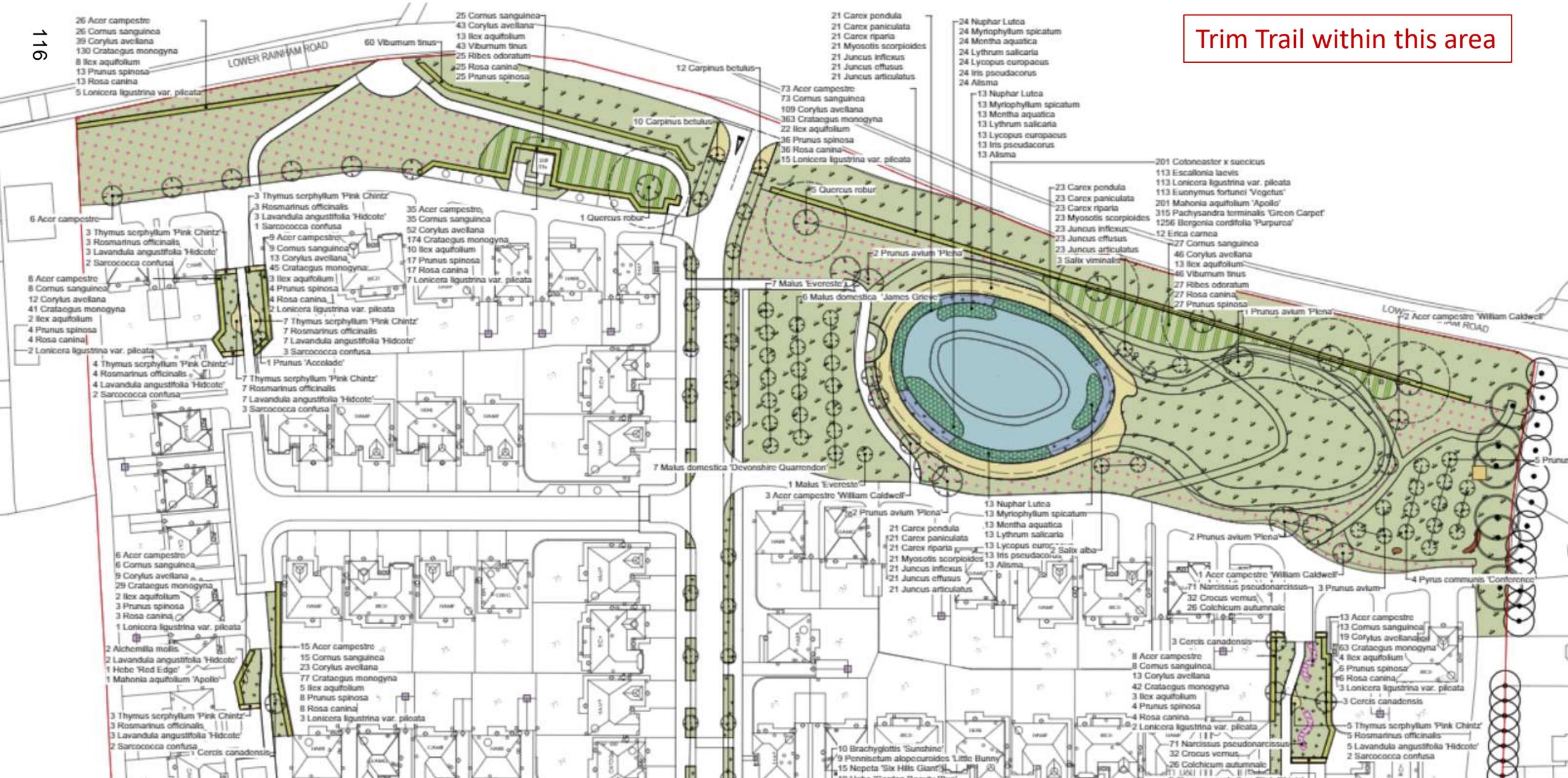
-  Affordable - Shared Ownership
-  Affordable - Rent



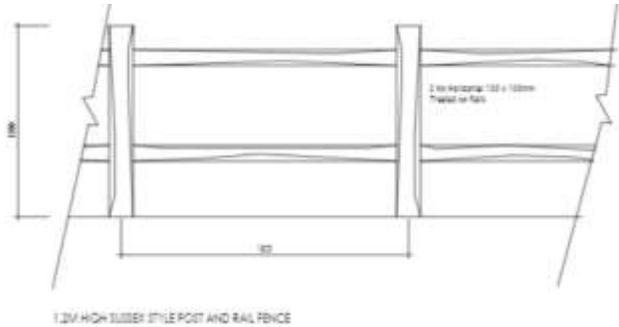
Landscaping - Frontage Open Space area

116

Trim Trail within this area



Landscaping - Central Open Space area



Tree lined streets -

Hierarchy of streets reflected in the approach to street tree planting

Ecology

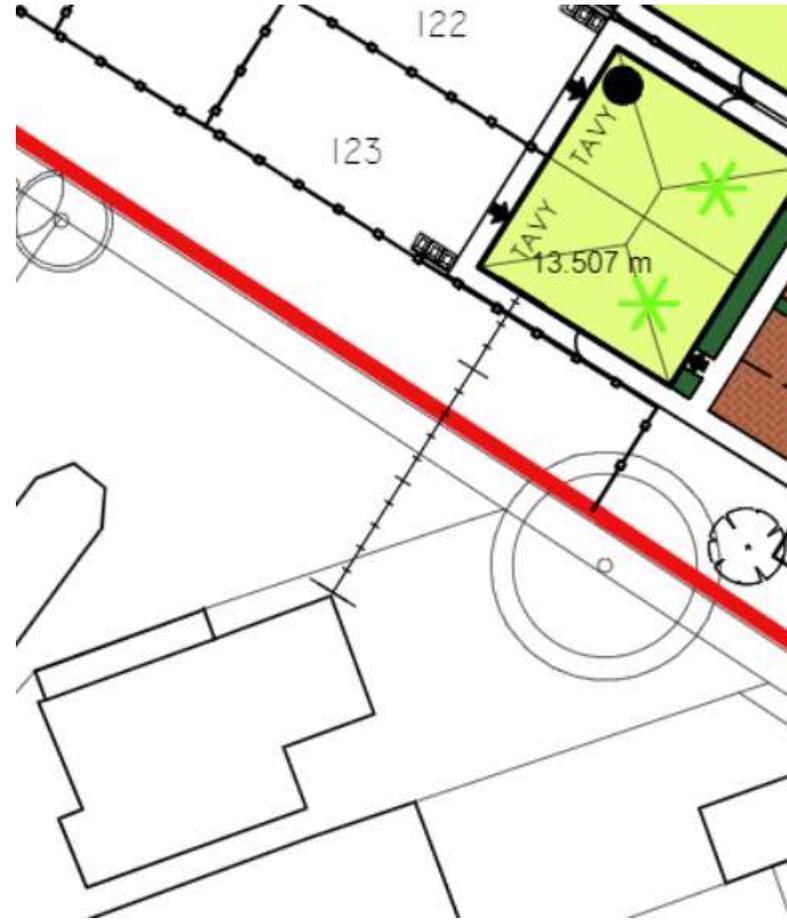


Matters of amenity - Distances from neighbours

74 Ten Acre Way – over 20m



64 Ten Acre Way – approx. 13.5m to flank wall



Distances from neighbours

8 Clover Lay – over 15.5m to flank wall

52 Finwell Road – approx. 24m

20 Grenadier Close – over 21.5m to flank wall



Existing land level

52 Finwell Road

67 Bloomfields



Existing land level changes

67 Bloomfields



55



Distances from neighbours

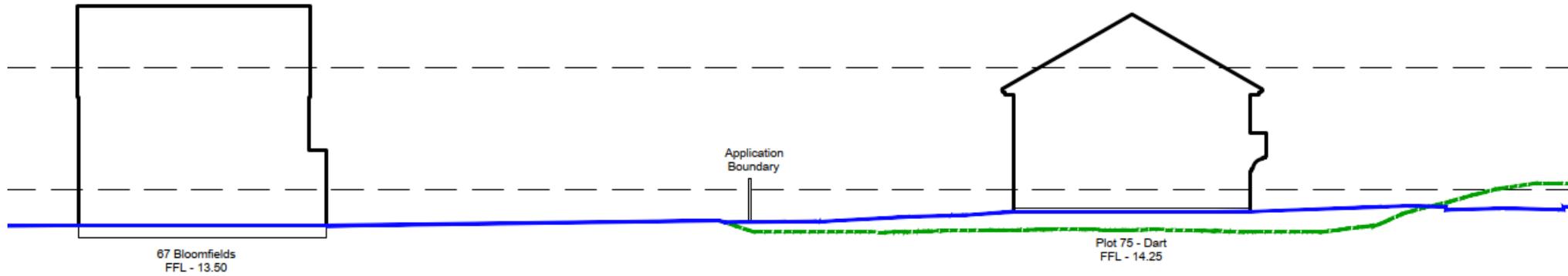
67 Bloomfields (FFL 13.5 AOD) –
approx. 26.5m (Plot 74 14.25 AOD)

65 Bloomfields (FFL 13.3 AOD) –
approx. 24.25m (Plot 73 14.25 AOD)

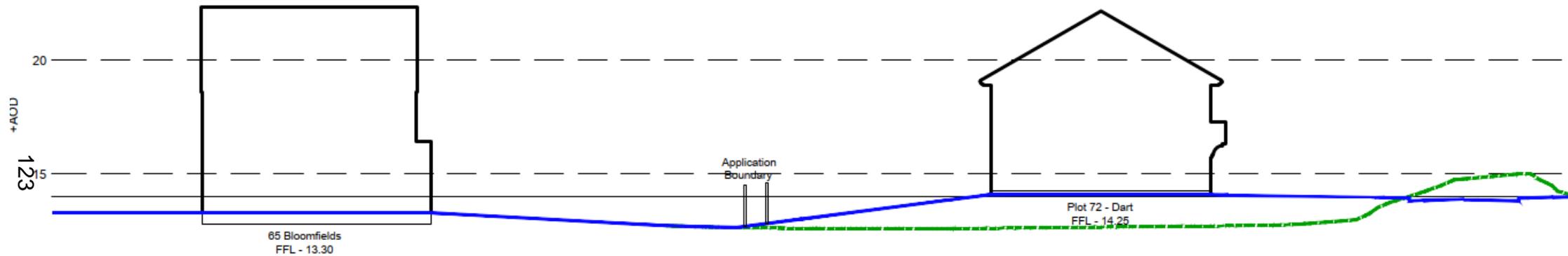


Illustrative level changes

67 Bloomfields (FFL 13.5 AOD) –approx. 26.5m (Plot 74 14.25 AOD)



65 Bloomfields (FFL 13.3 AOD) approx. 24.25m (Plot 73 14.25 AOD)



Distances from neighbours

124

59 Bloomfields (FFL 12.6 AOD) –
approx. 23.5m (Plot 69 13.75 AOD)



Distances from neighbours

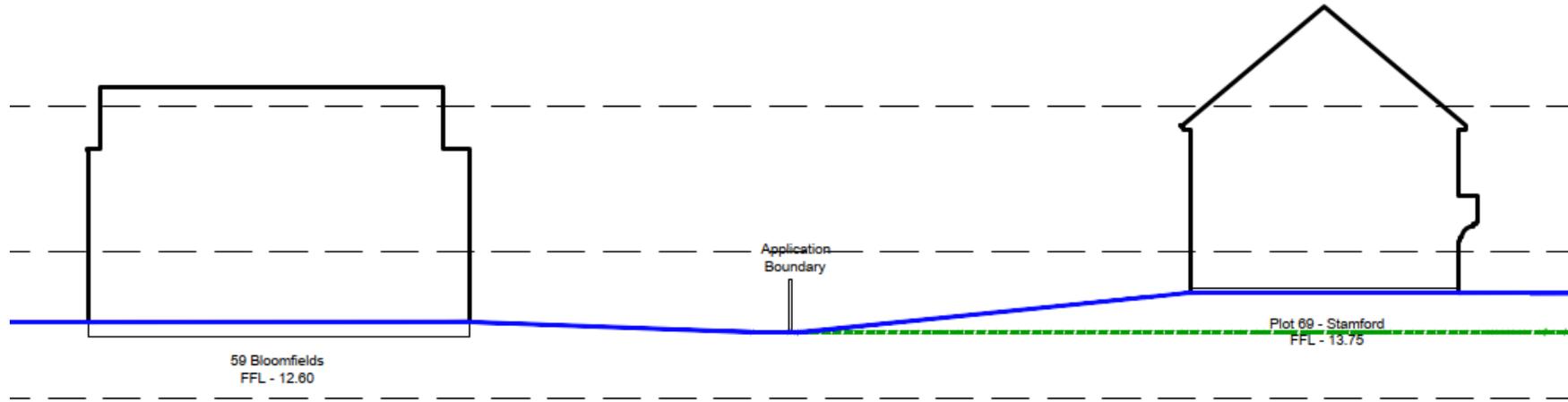
47 Bloomfields (FFL 10.8 AOD)– approx. 21m (Plot 61 FFL 12.225 AOD)



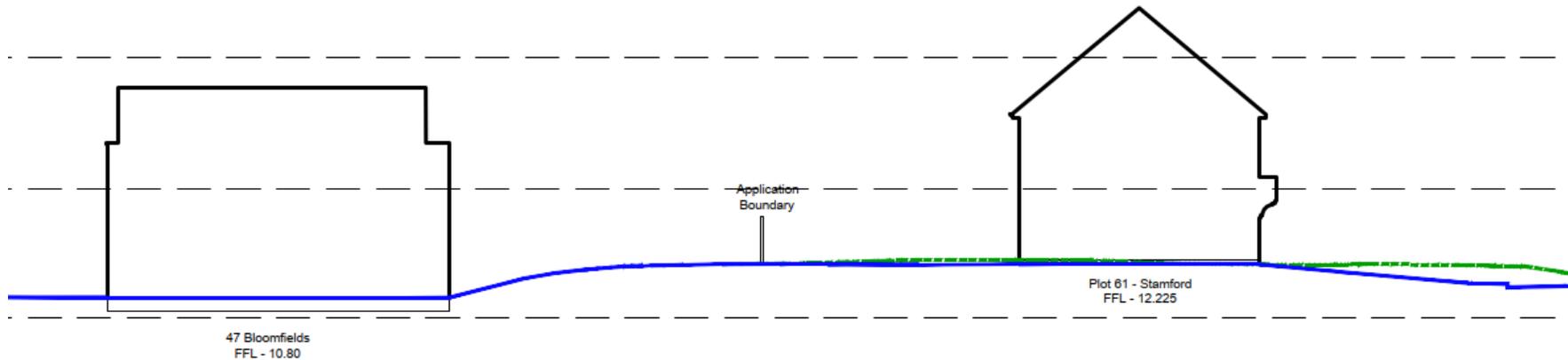
Illustrative land levels

126

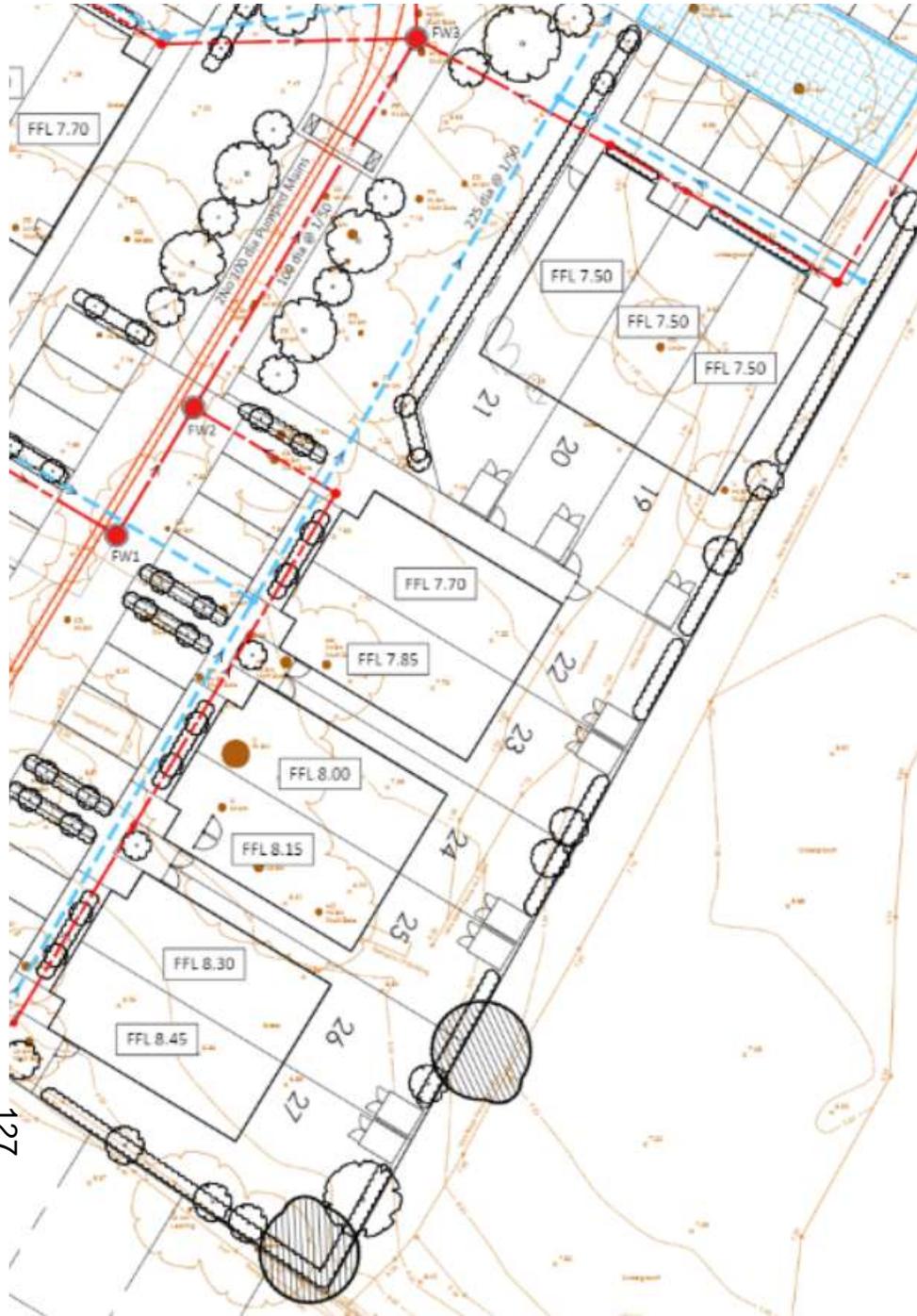
59 Bloomfields (FFL 12.6 AOD) –
approx. 23.5m (Plot 69 13.75 AOD)



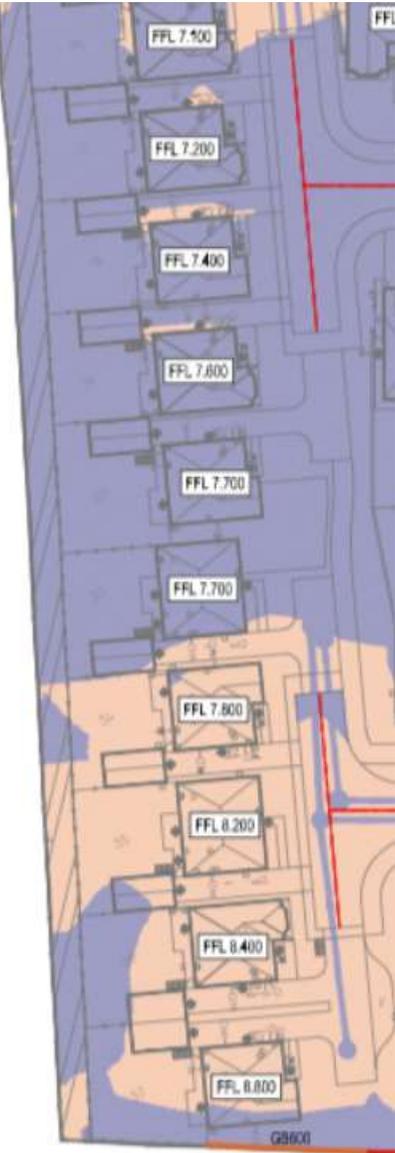
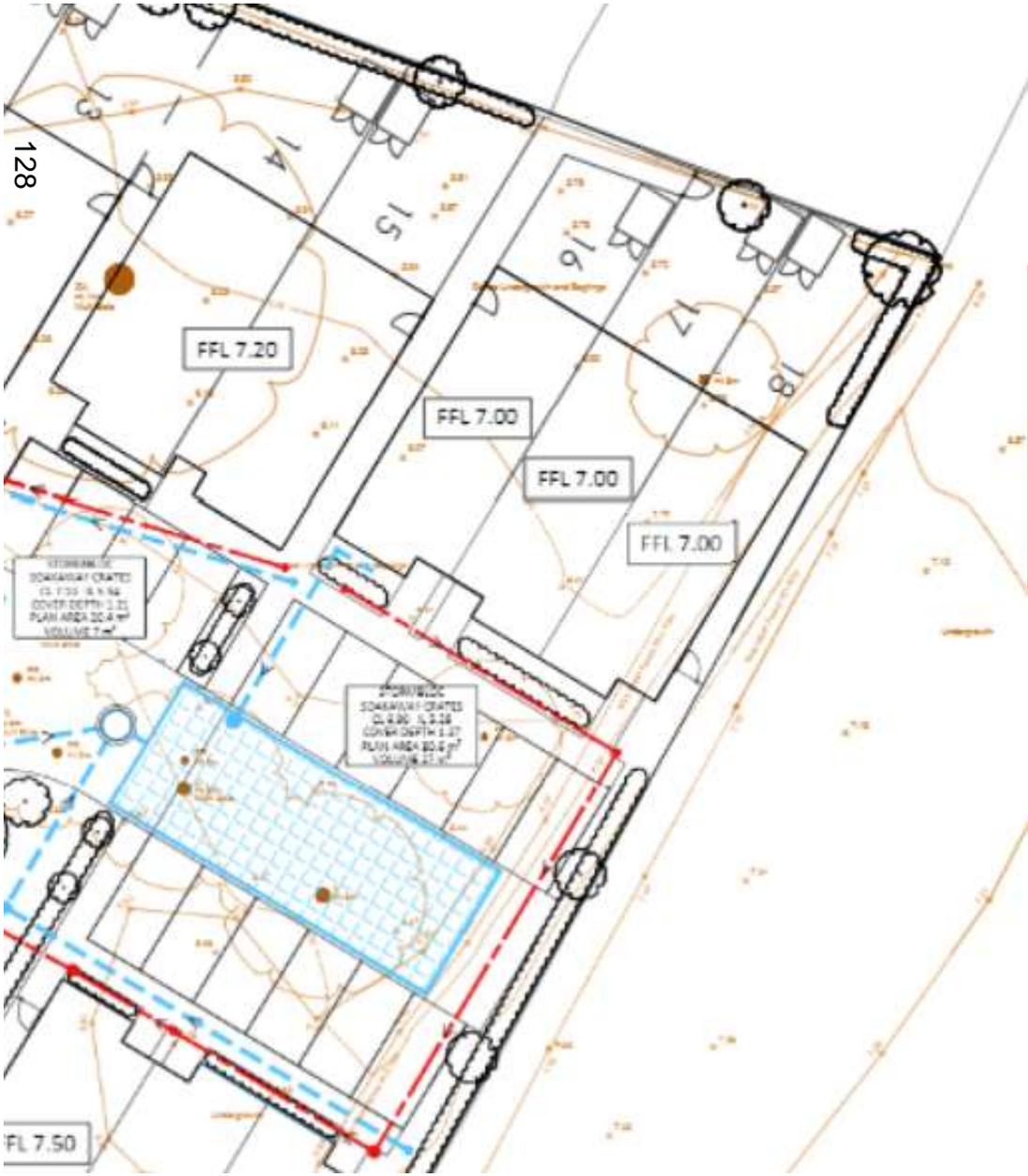
47 Bloomfields (FFL 10.8 AOD)– approx. 21m (Plot 61 FFL 12.225 AOD)



Bakersfield Phase 2a -relative land levels



Bakersfield Phase 2b – relative land levels



Street scene facing frontage open space



STREET SCENE B-B @ 1:200



STREET SCENE A-A @ 1:200

Central Open Space Area

Affordable Housing



Plot 83 - Dart Plot 82 - Dart Plot 81 - Dart Plot 80 - Dart Plot 79 - Tweed Plot 78 - Tweed Plot 77 - Dart Plot 76 - Dart Plot 75 - Dart Plot 74 - Dart Plot 73 - Dart Plot 72 - Dart Plot 71 - Dart Plot 70 - Dart

STREET SCENE E-E @ 1:200



Plot 108 - Stratford (Berkys) Plot 110 - Cambridge Plot 107 - Stratford (Berkys) Plot 106 - Lavenham (Berkys) Plot 105 - Cambridge Plot 104 - Stratford (Berkys) Plot 103 - Hampton Plot 102 - Cambridge

STREET SCENE D-D @ 1:200

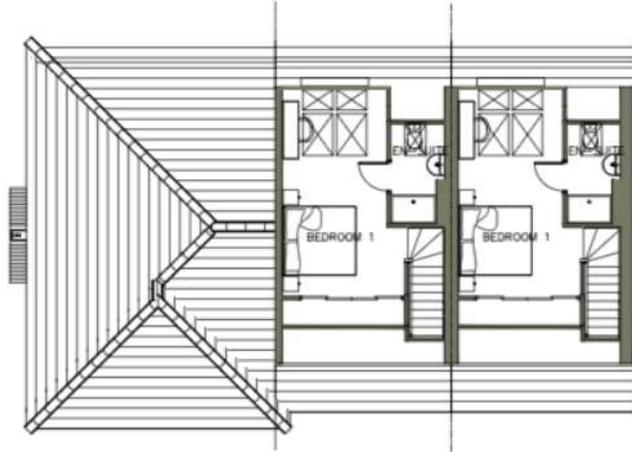
House types – terraces with apartment book-ends (Amberley)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

2 and half storey terraces with 2 storey apartments



FRONT ELEVATION



SIDE ELEVATION



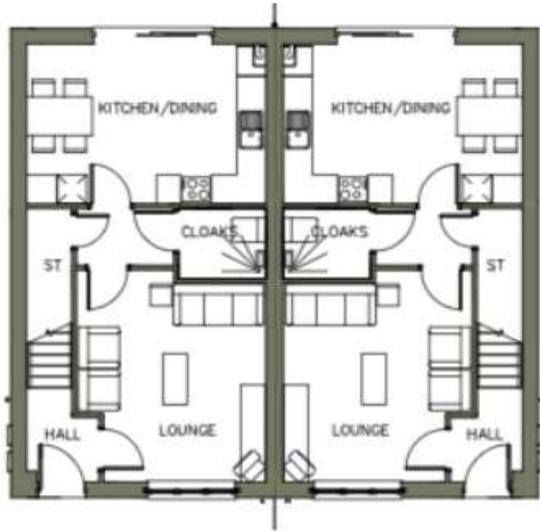
REAR ELEVATION



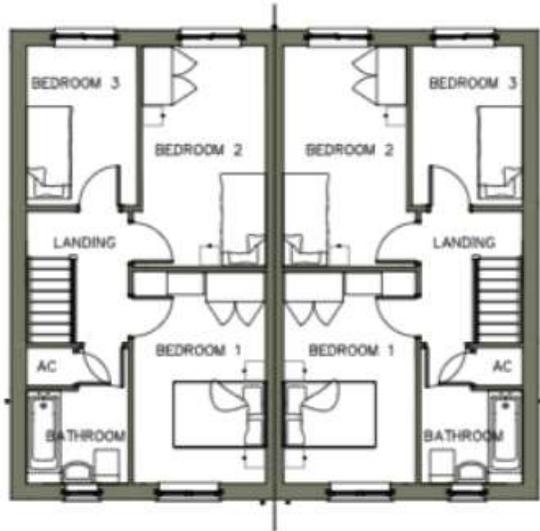
SIDE ELEVATION

Dart

132



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION



FRONT ELEVATION



REAR ELEVATION



REAR ELEVATION

Hampstead



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

133



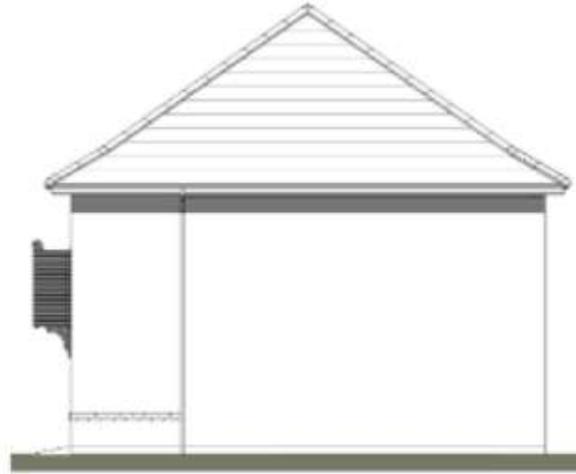
Harrogate



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

Henley



FRONT ELEVATION



REAR ELEVATION



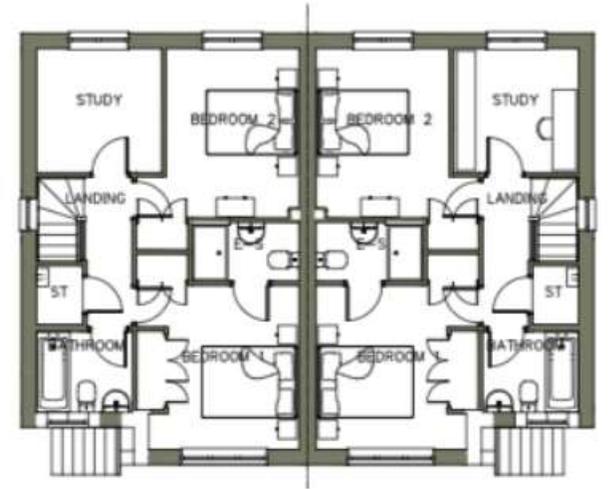
SIDE ELEVATION



SIDE ELEVATION

Letchworth

136



FRONT ELEVATION



REAR ELEVATION



Oxford



FRONT ELEVATION



REAR ELEVATION



137



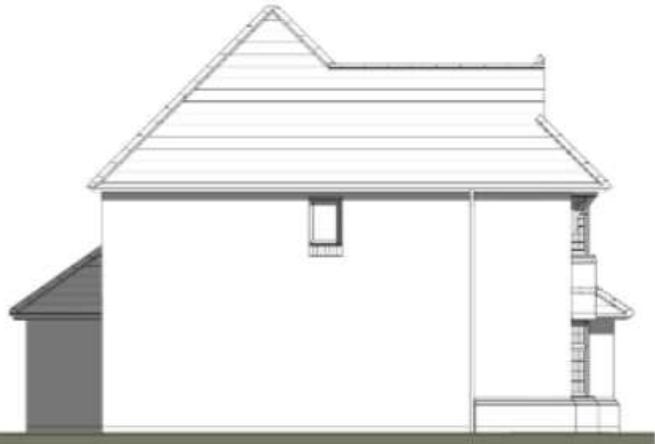
Richmond



FRONT ELEVATION



REAR ELEVATION



Leamington



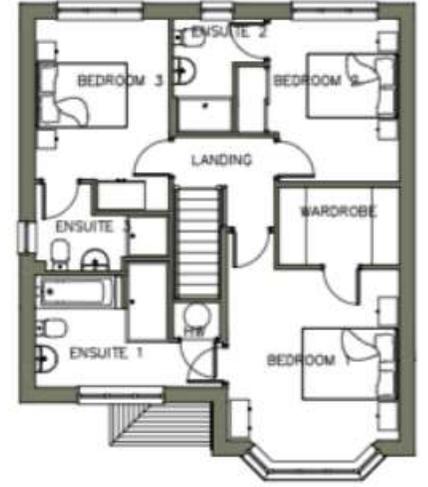
FRONT ELEVATION



REAR ELEVATION



139



Shaftesbury

140



FRONT ELEVATION



REAR ELEVATION



Stamford Pair



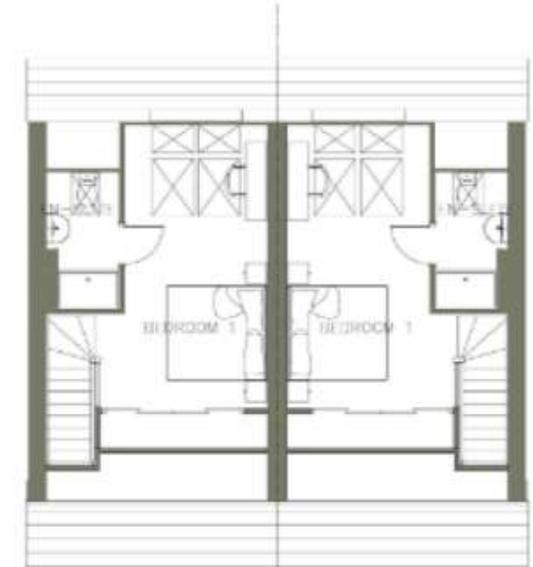
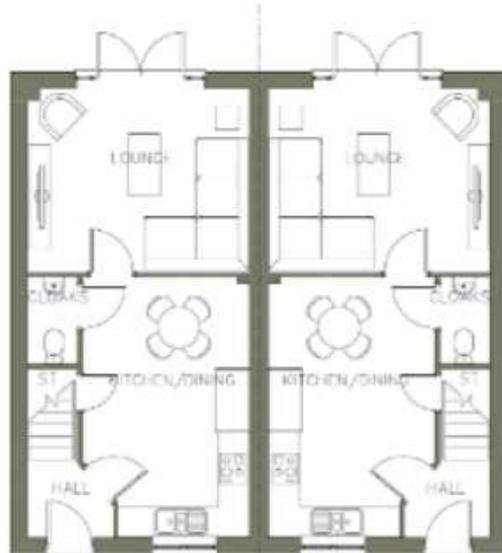
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



Stratford

142



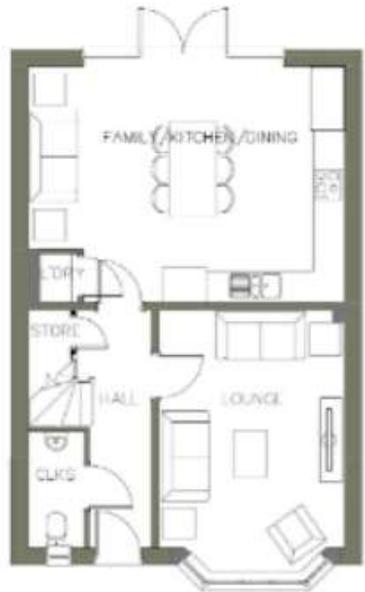
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



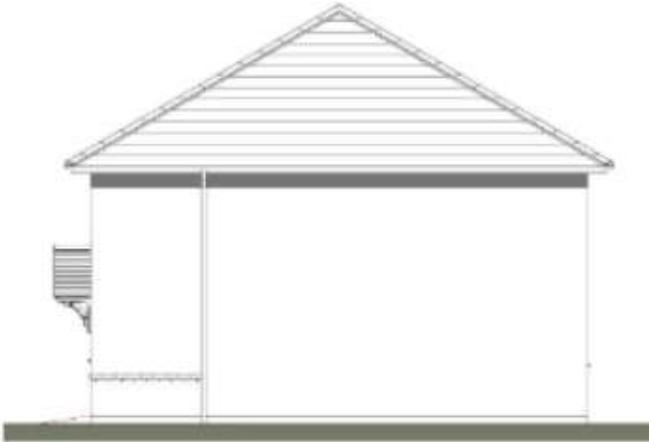
Tavy Semi-detached



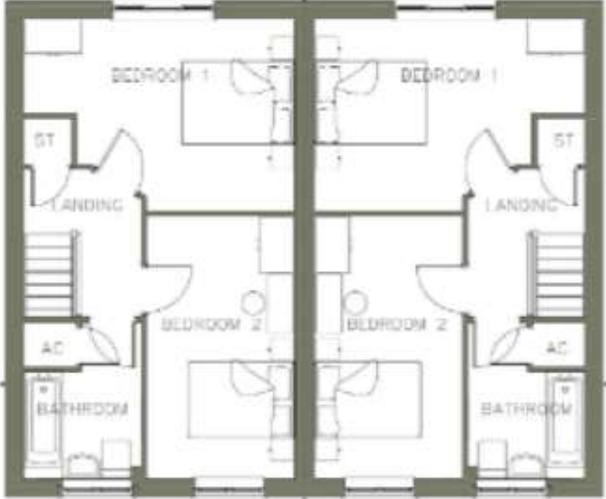
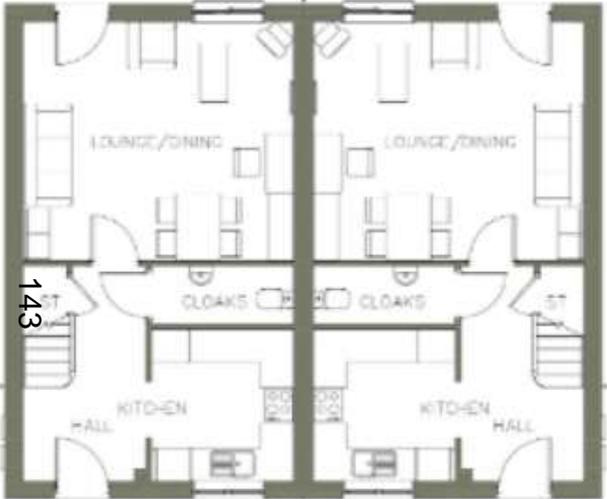
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



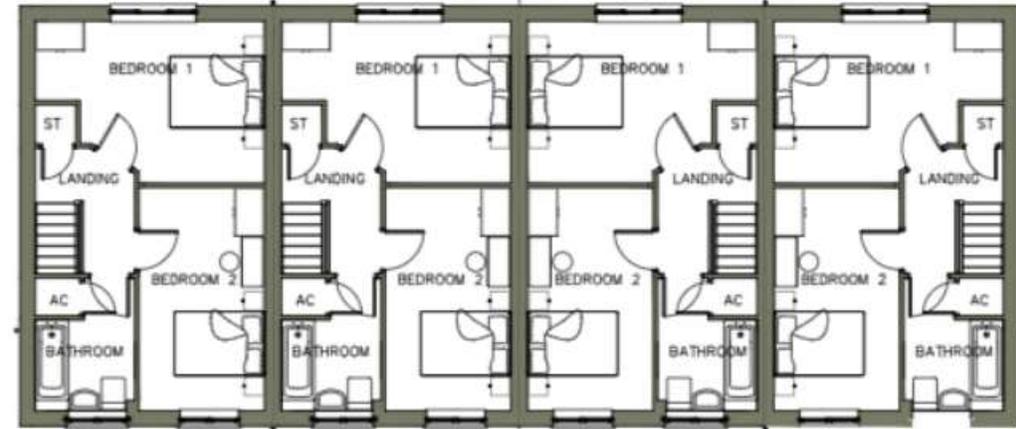
SIDE ELEVATION

Tavy 4 block

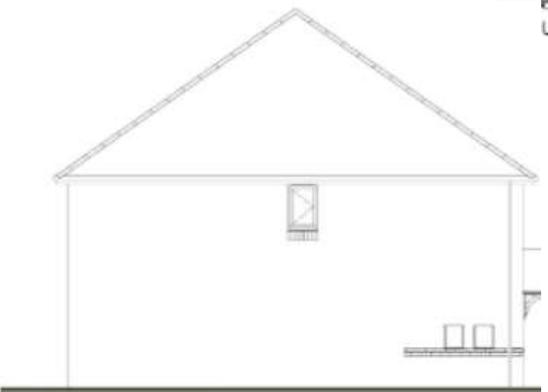
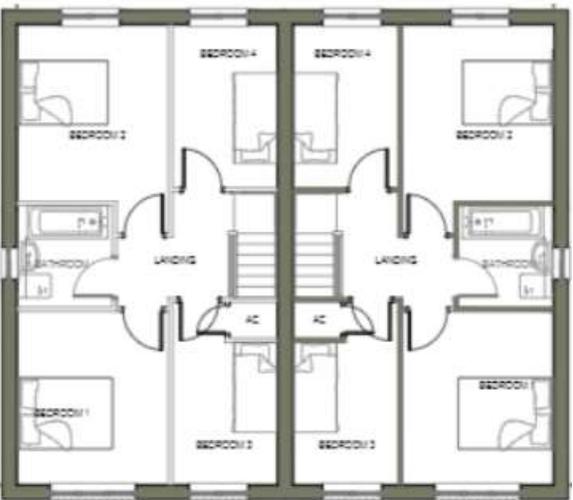
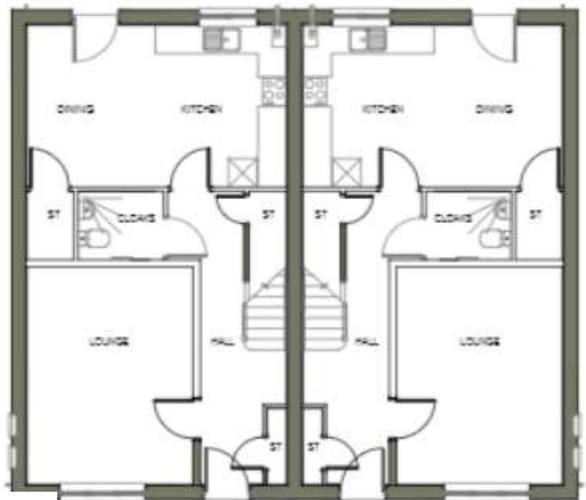
144



GROUND FLOOR PLAN



Tweed Pairs



Cambridge



FRONT ELEVATION



REAR ELEVATION



Proposed Layout



Access to Lower Rainham Road



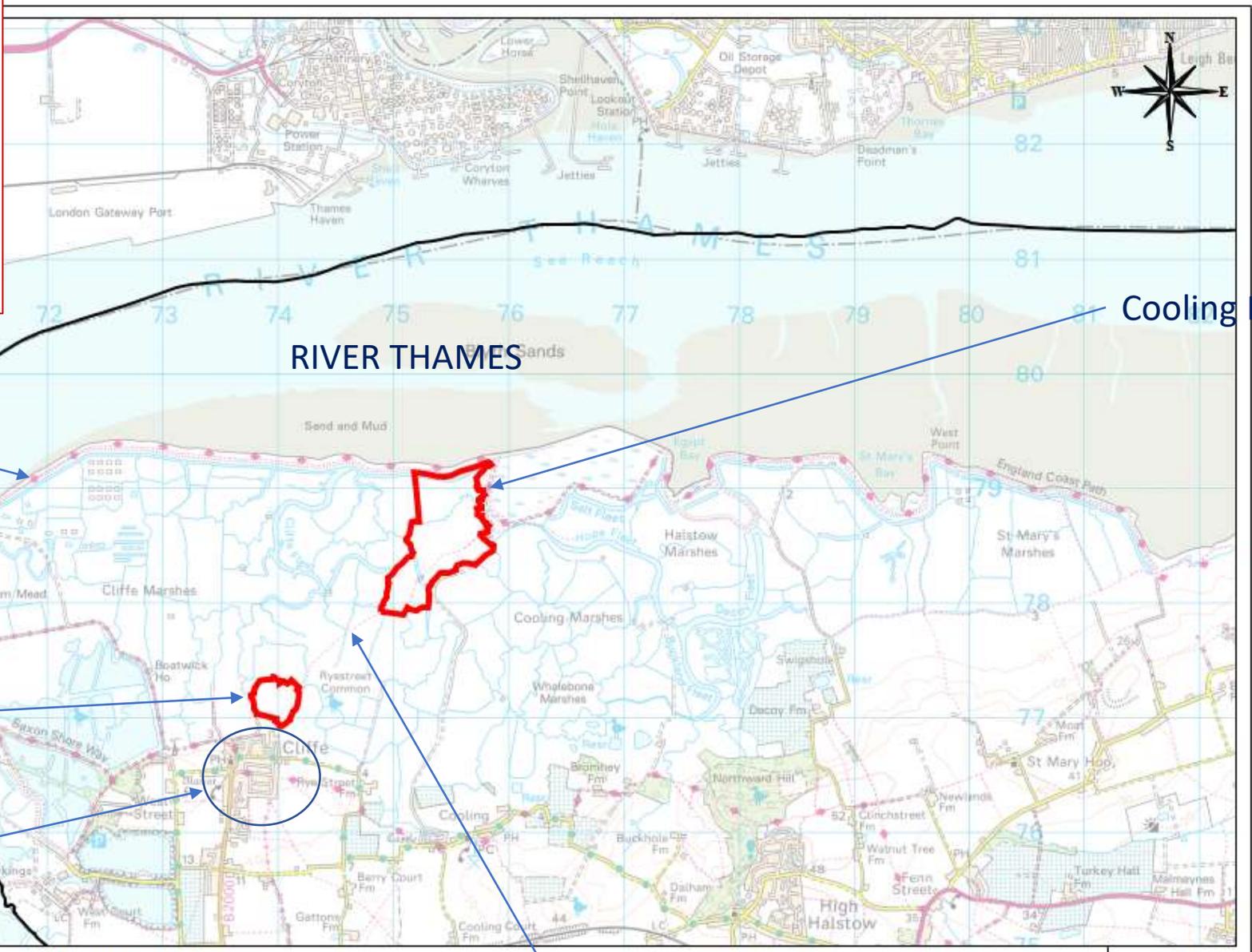
Access to/from Bakersfield Phase 1



MC/22/1079

Cooling And Cow Marshes Are Located To The North Of Cliffe Village On The Hoo Peninsula. Cooling Marsh Is Directly South Of The The Thames Estuary Sea Wall, To The West Of The New Managed Realignment Salt Fleet Flats

- Proposed works**
- reprofiling existing pond edges
 - excavation of numerous new scrapes
 - Excavation new footdrains/rills
 - Piped section under PROW
 - Building up on some sections of PROW
 - Resurfacing some sections PROW geotextile and stone
 - Creation low bunds
 - installation of dams
 - Installation various new gates and wing -sets



English Coast Path

Cooling Marshes

RIVER THAMES

Cow Marshes

Cliffe

PROW

149

MC/22/1079 - Cooling And Cow Marshes



Scale: 1:50000 01/12/22

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© Medway Council 2022

Site Location Plan

1500

Both sites :

- North Kent Marshes Special Landscape Area
- Cliffe to Cliffe Marshes character area
- Area archaeological potential
- Moderate WW2 UXO risk (dropped bombs)

Cooling Marshes

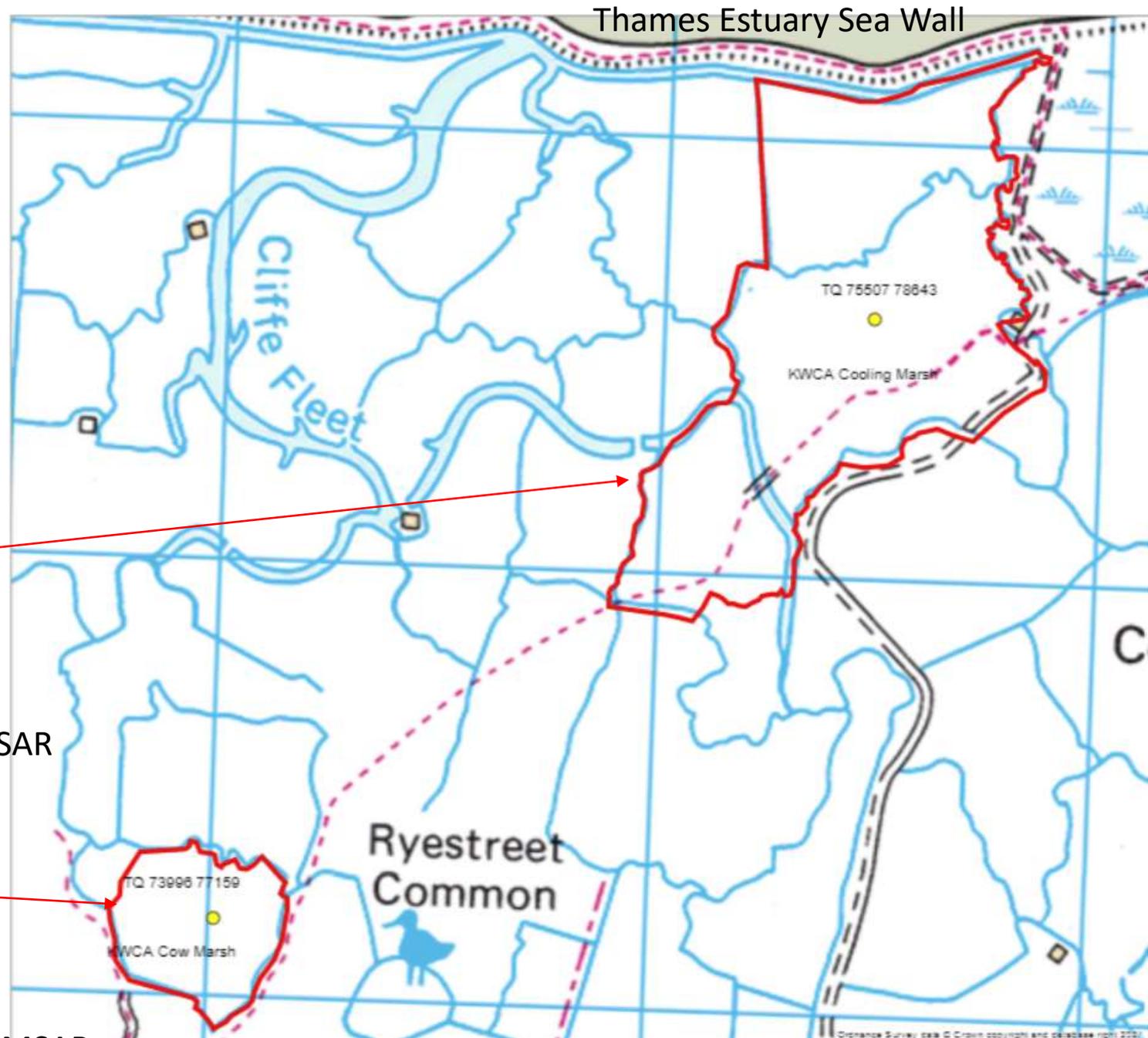
(51 hectares)

- within South Thames Estuary and Marshes SSSI
- within Thames Estuary and Marshes SPA / RAMSAR

Cow Marshes

(14 hectares)

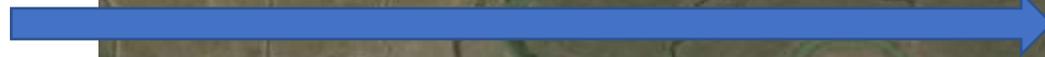
- bounded on 3 sides by South Thames Estuary and Marshes SSSI
- adjacent to Thames Estuary and Marshes SPA / RAMSAR



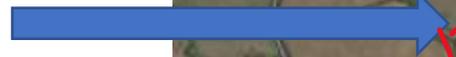
Aerial Photo

(Note land drainage patterns)

Cooling Marshes

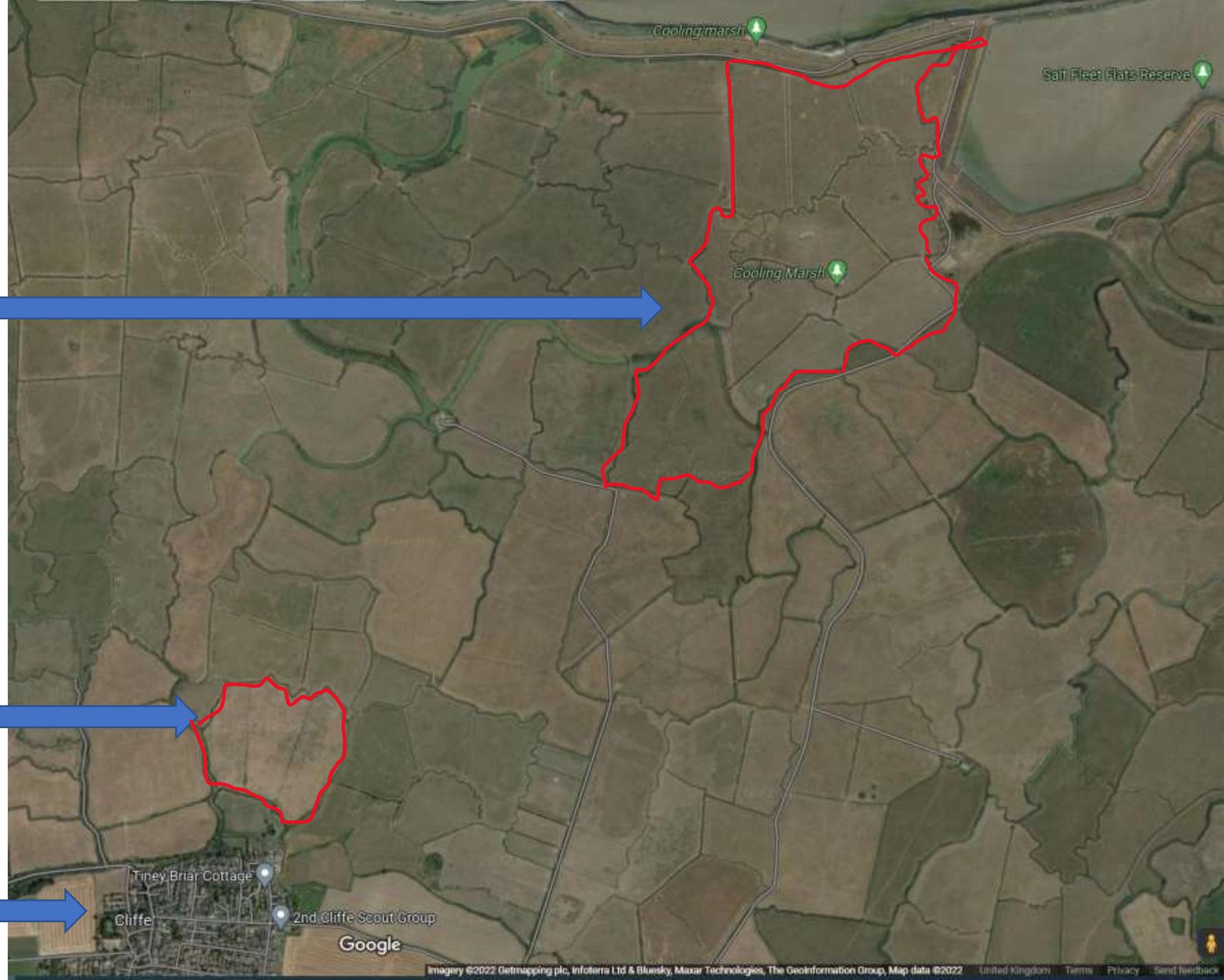


Cow Marshes



151

Cliffe



Cooling Marshes

152

Looking east / grazing sheep

- Predominantly grassland
- Variable quality grazing marsh
- Ditches intersecting fields
- Little suitable habitat/conditions for breeding and overwintering waders

Sea wall

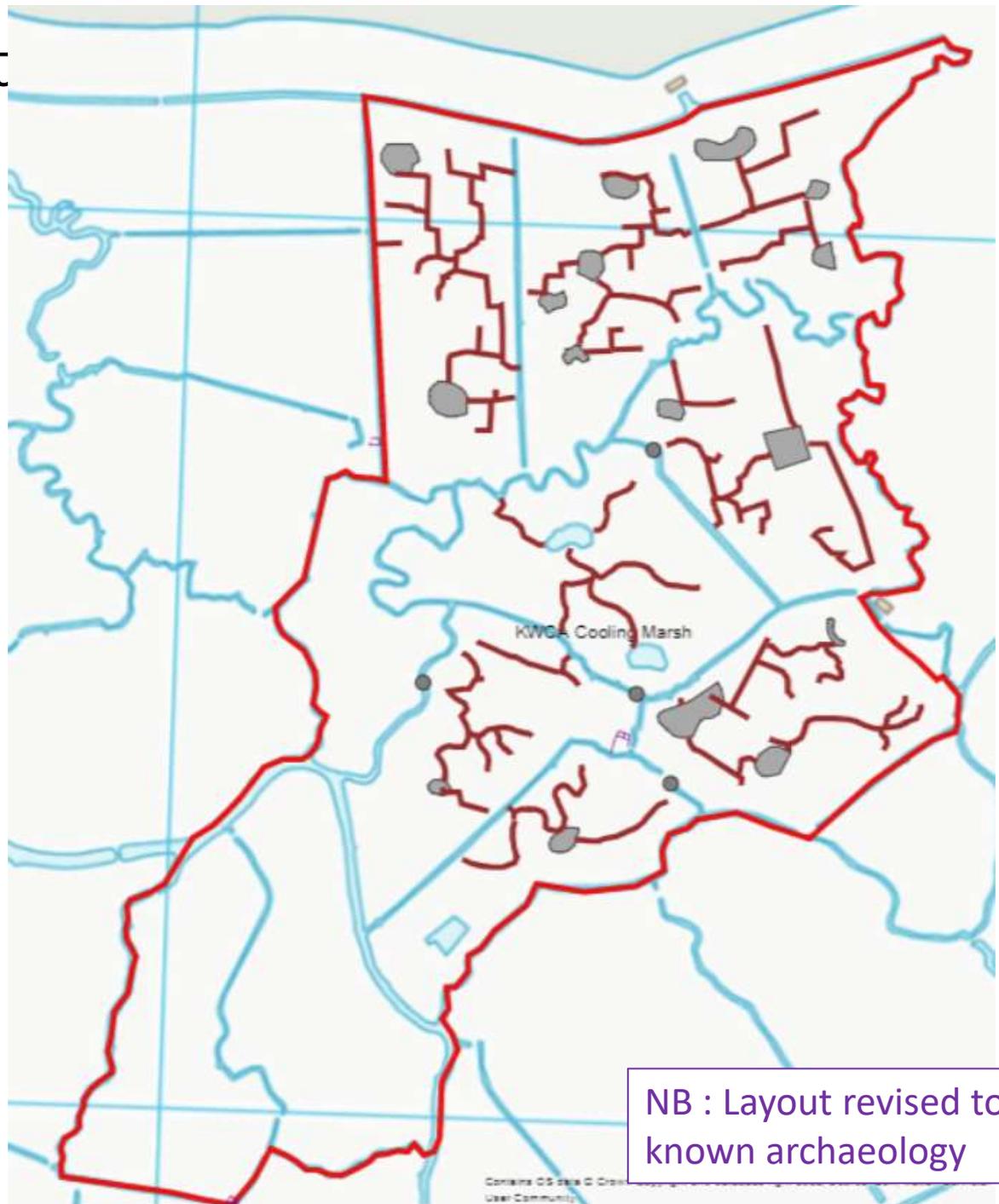
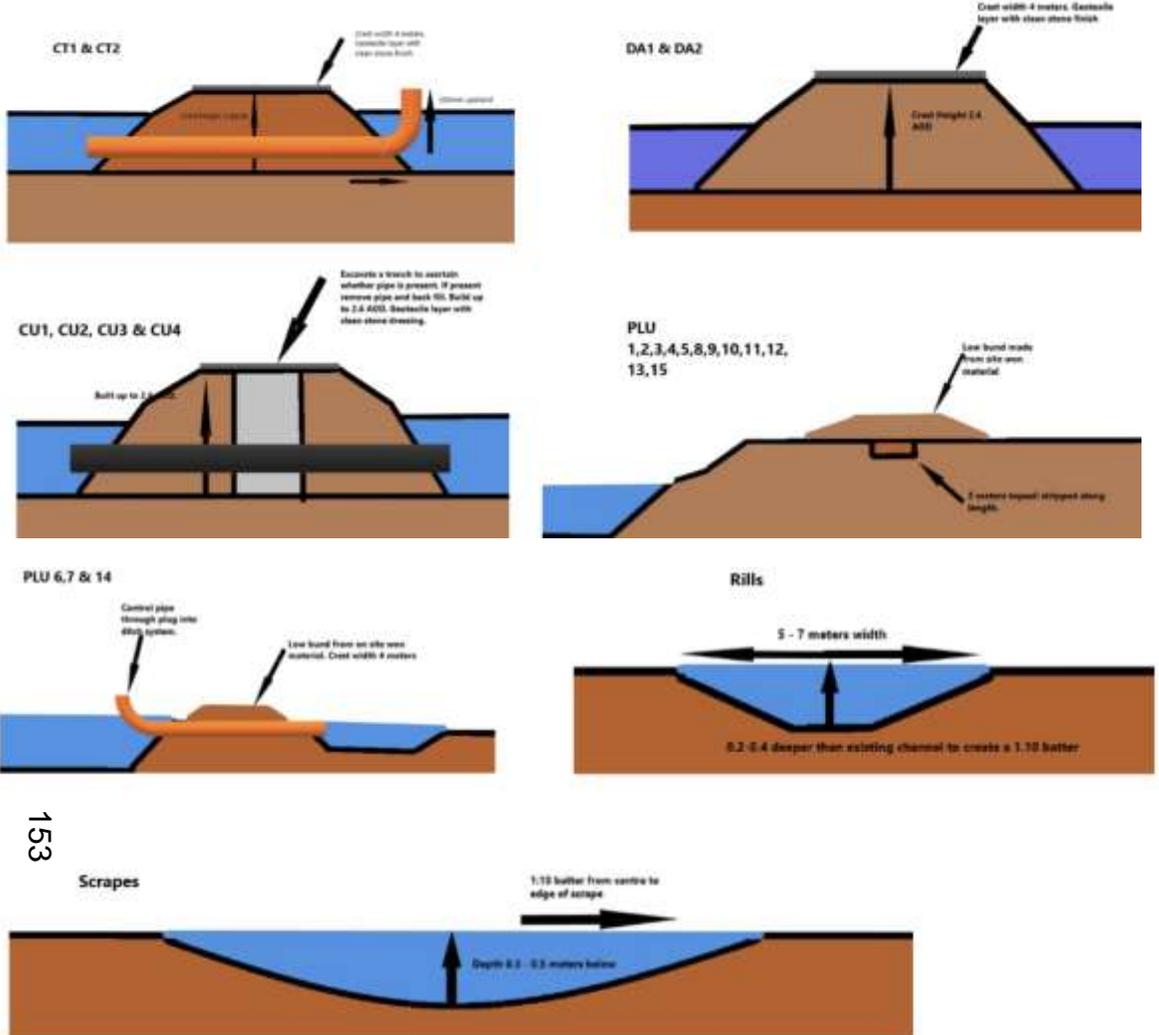
Predominantly grassland



Cooling Marshes – proposed layout

Light Blue – existing field drainage

Proposed works



NB : Layout revised to avoid known archaeology

Cow Marshes – single grazing field surrounded by ditches

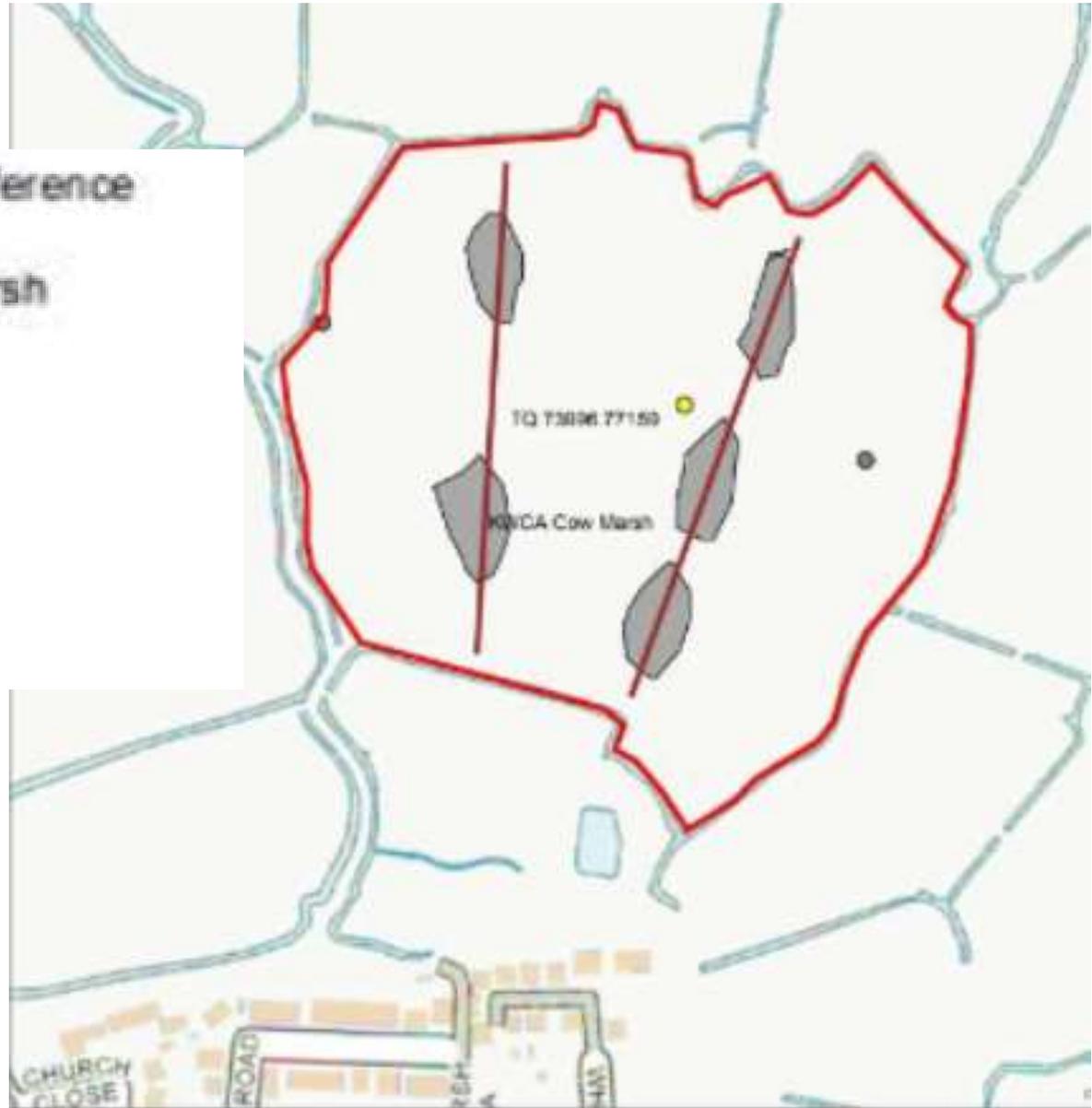
154



Cow Marsh



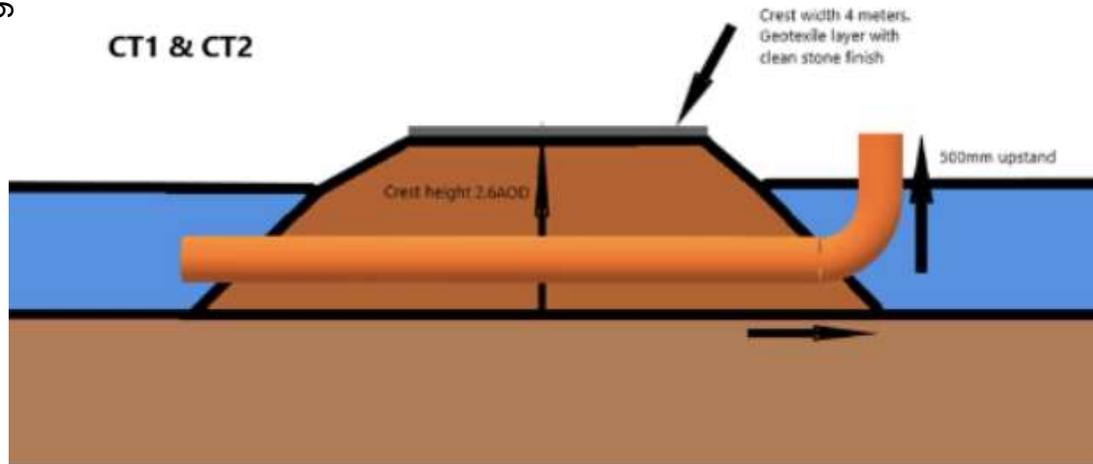
-  Central Grid Reference
-  KWCA Cow Marsh
-  Footdrains
-  Archeology
-  Scrape



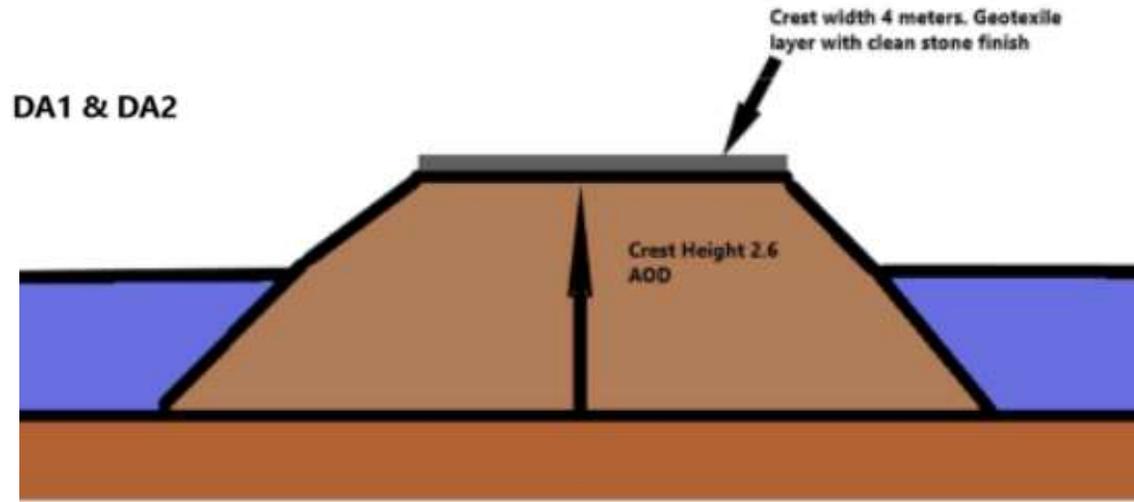
Proposed works

156

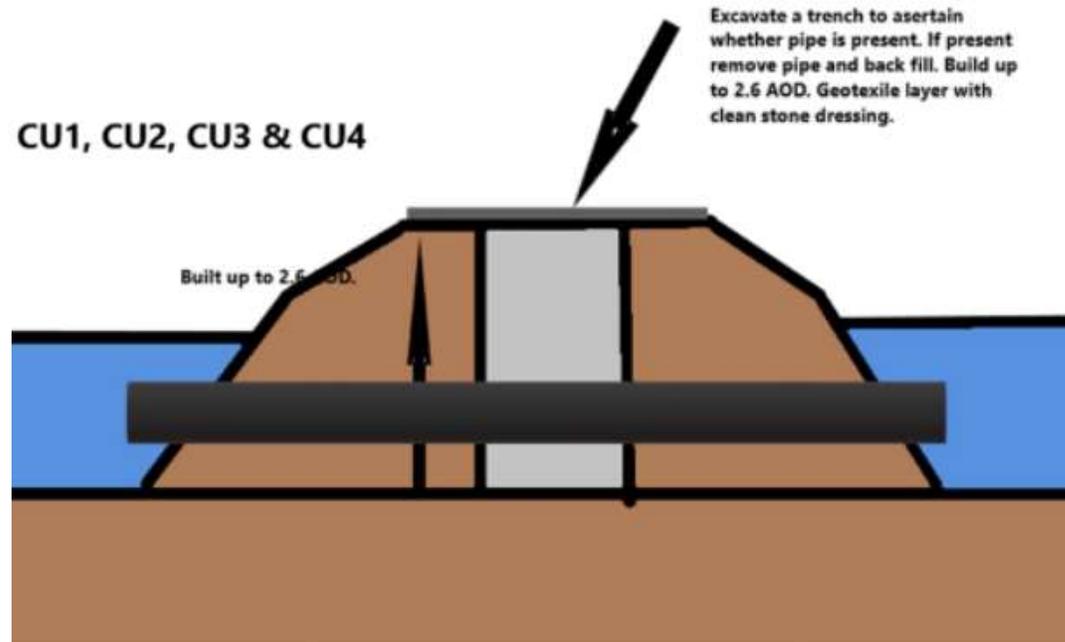
CT1 & CT2



DA1 & DA2

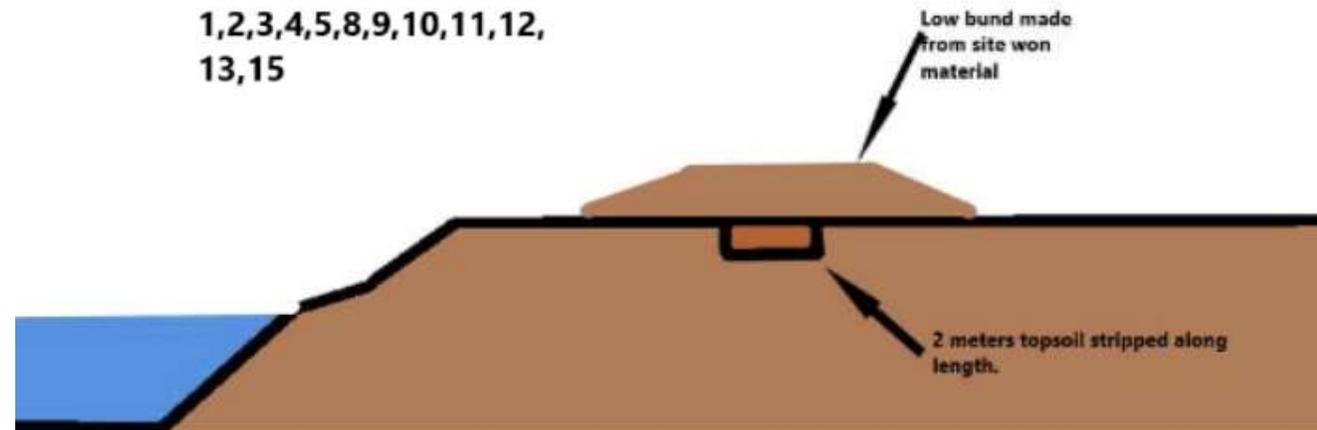


CU1, CU2, CU3 & CU4



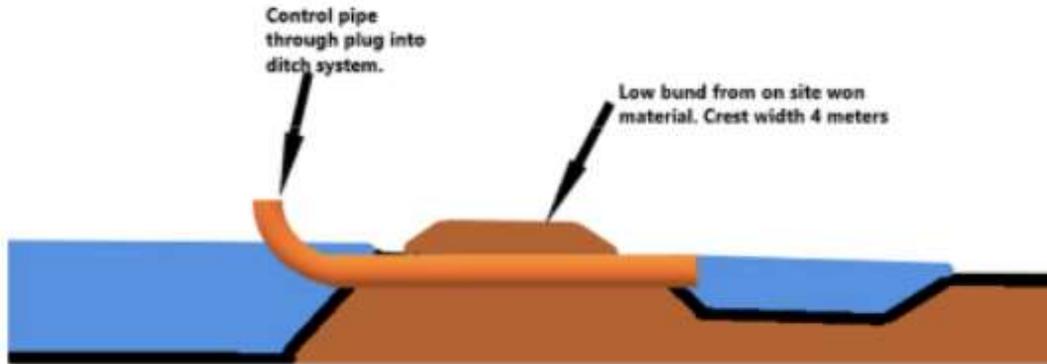
PLU

1,2,3,4,5,8,9,10,11,12,
13,15

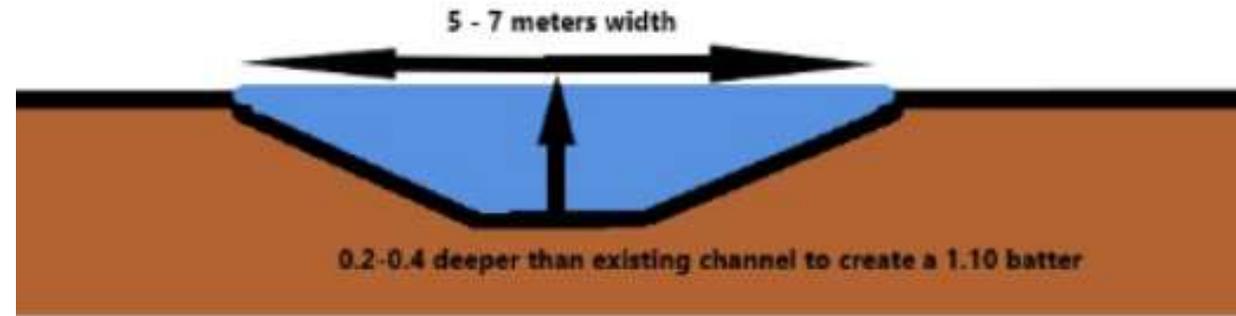


Proposed works

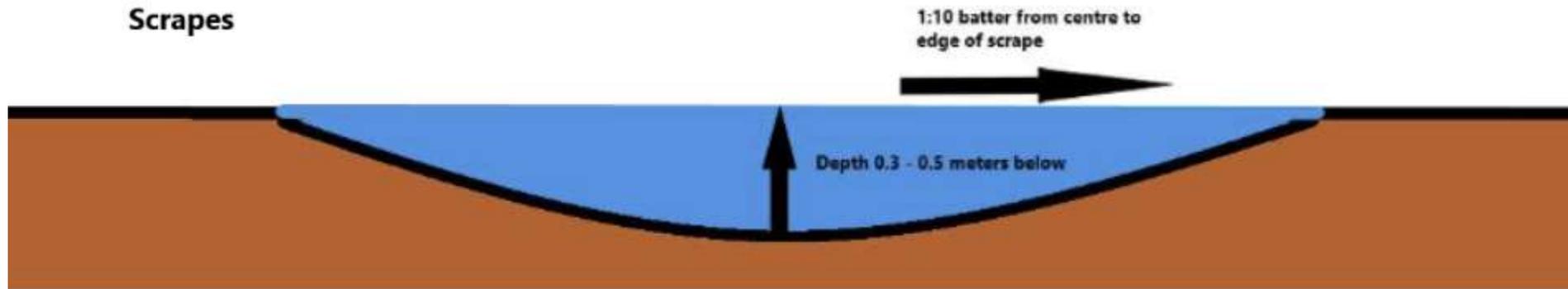
PLU 6,7 & 14



Rills



Scrapes



Site Location Plan

1598

Both sites :

- North Kent Marshes Special Landscape Area
- Cliffe to Cliffe Marshes character area
- Area archaeological potential
- Moderate WW2 UXO risk (dropped bombs)

Cooling Marshes

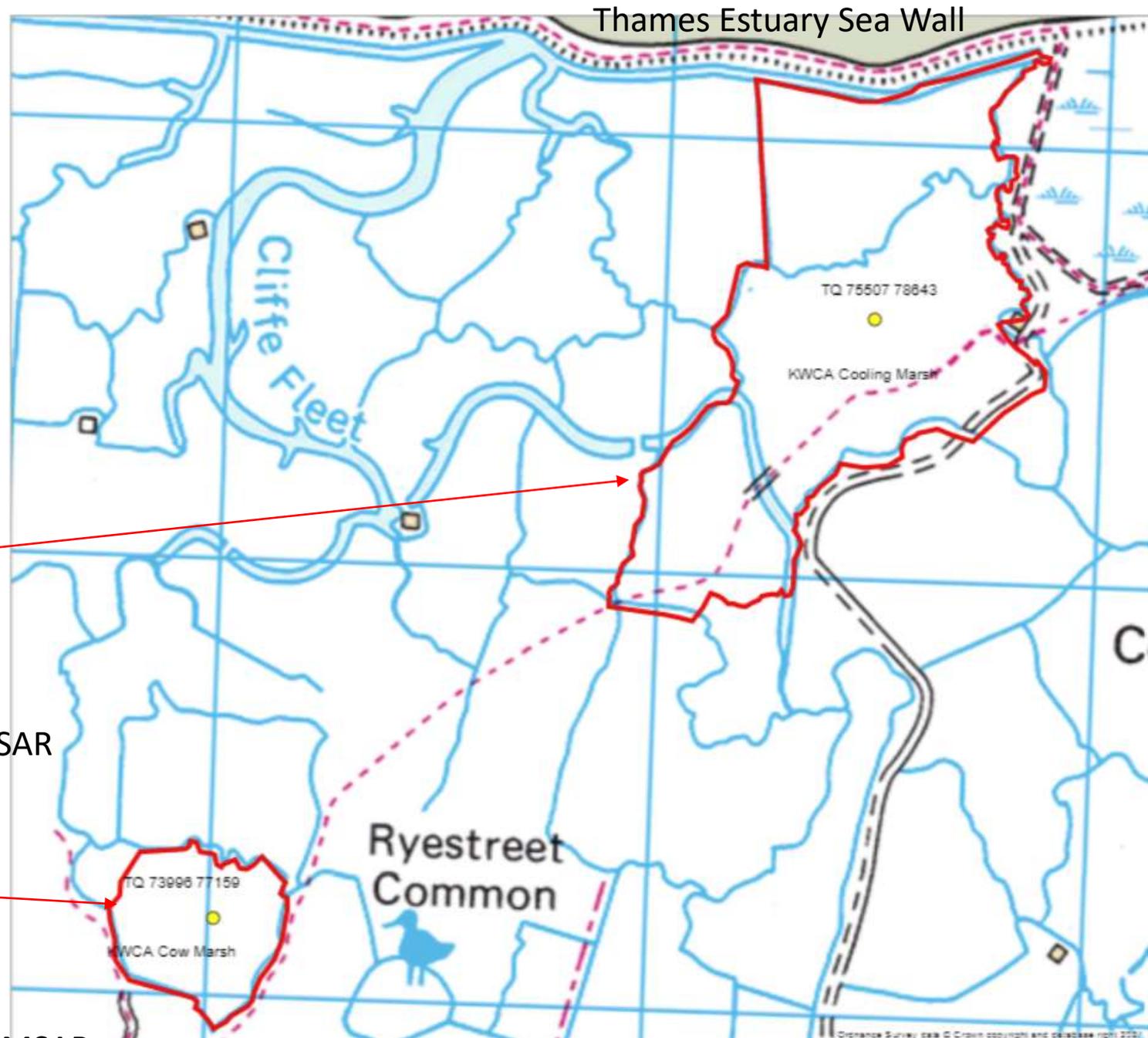
(51 hectares)

- within South Thames Estuary and Marshes SSSI
- within Thames Estuary and Marshes SPA / RAMSAR

Cow Marshes

(14 hectares)

- bounded on 3 sides by South Thames Estuary and Marshes SSSI
- adjacent to Thames Estuary and Marshes SPA / RAMSAR



MC/22/1713

Land South of View Road, Cliffe, ME3 8UE



MC/22/1713 - Land South Of View Road, Cliffe, ME3 8UE

View looking east across site from western boundary



View west across site showing existing boundary vegetation

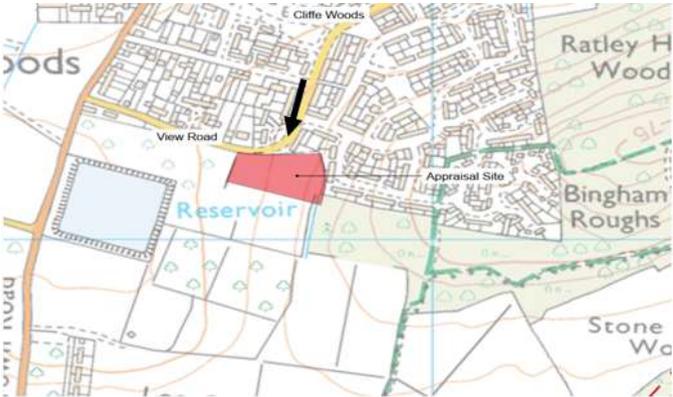


View east along View Road from junction with Town Road



View west from View Road

Approximate location of new site entrance



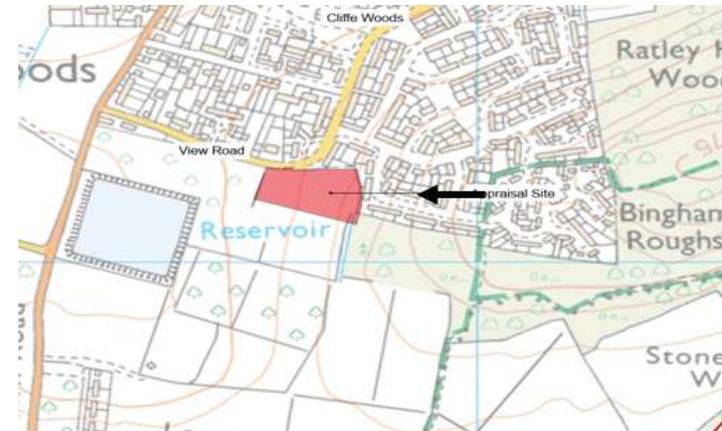
View south east from View Road

Approximate location of new site entrance



View west from Englefield Crescent

Approximate horizontal extent of site



Longer distance View from Ham River Hill

Approximate horizontal extent of site

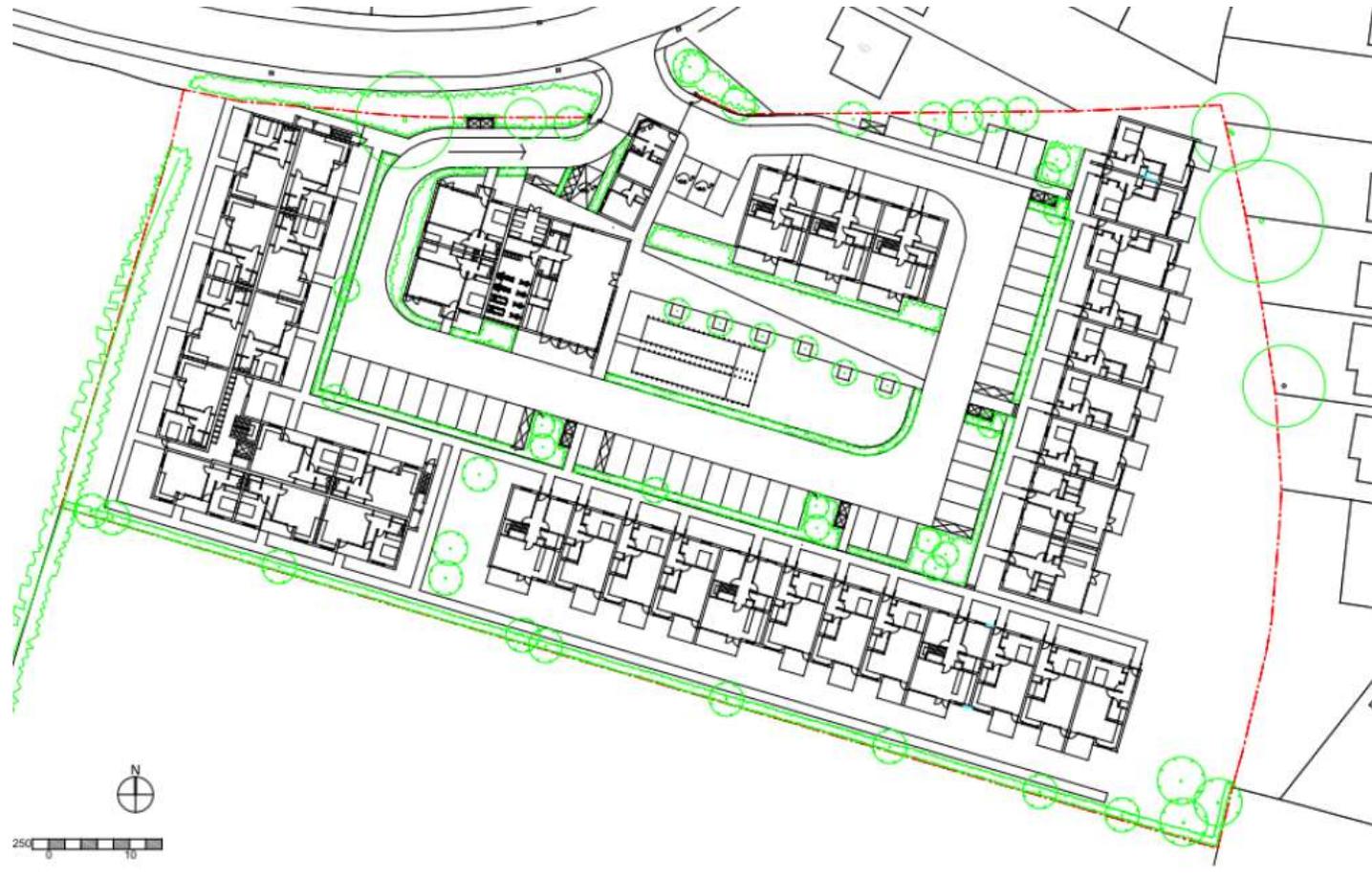


Aerial Image of Application Site



Previous Reserved Matters Application - MC/19/2836

Layout Plan



Previous Reserved Matters Application - MC/19/2836

Elevations – Bungalows, Flats and Clubhouses

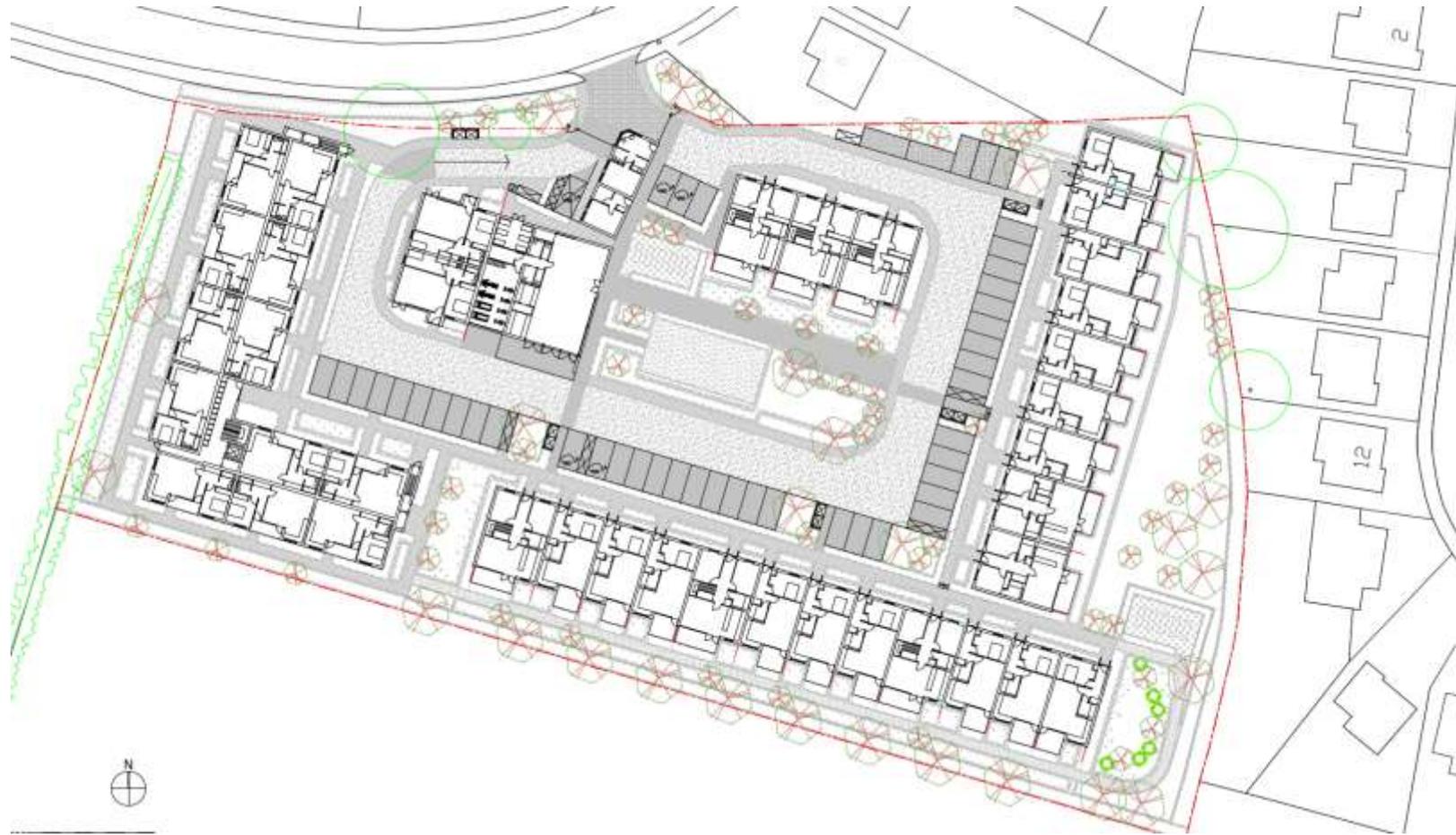


CGI Images - MC/19/2836



Previous Reserved Matters Application - MC/21/0323

Layout Plan



Previous Reserved Matters Application - MC/21/0323

Elevations – Bungalows, Flats and Clubhouses



Proposed Site Layout current scheme



Proposed Site Plan Overlay with Esquire Site



Blocks A and C - Floor Plans



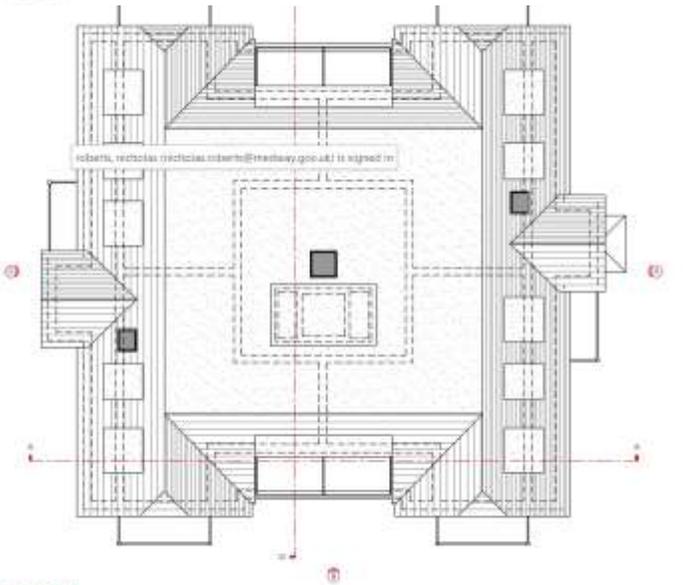
Ground Floor Plan



First Floor Plan



Second Floor Plan

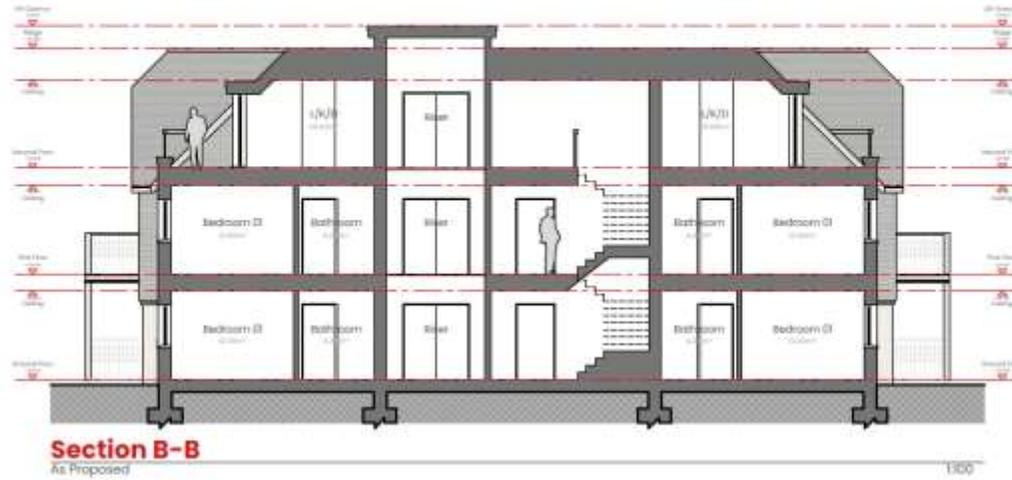


Roof Plan

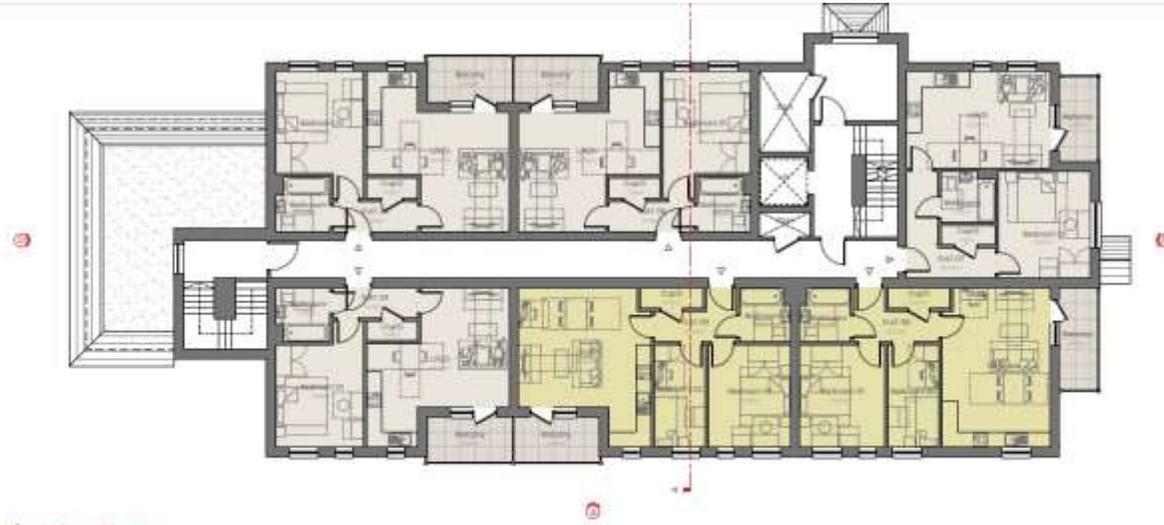
Blocks A and C - Elevations



Blocks A and C - Sections



Block B – Ground and First Floor Plans

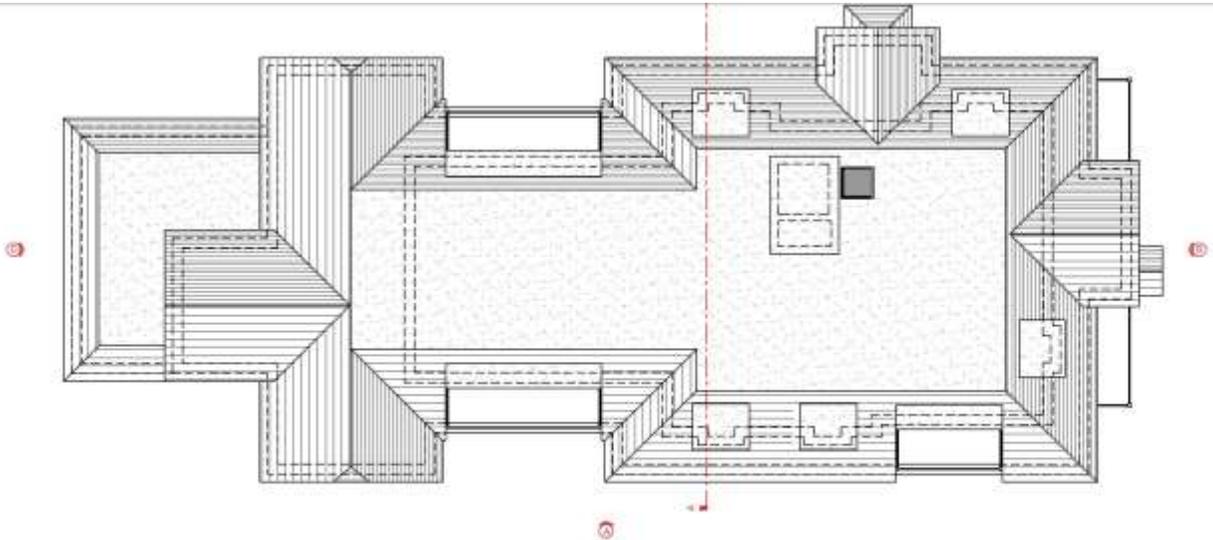


First Floor Plan
As Proposed
09/11/2011

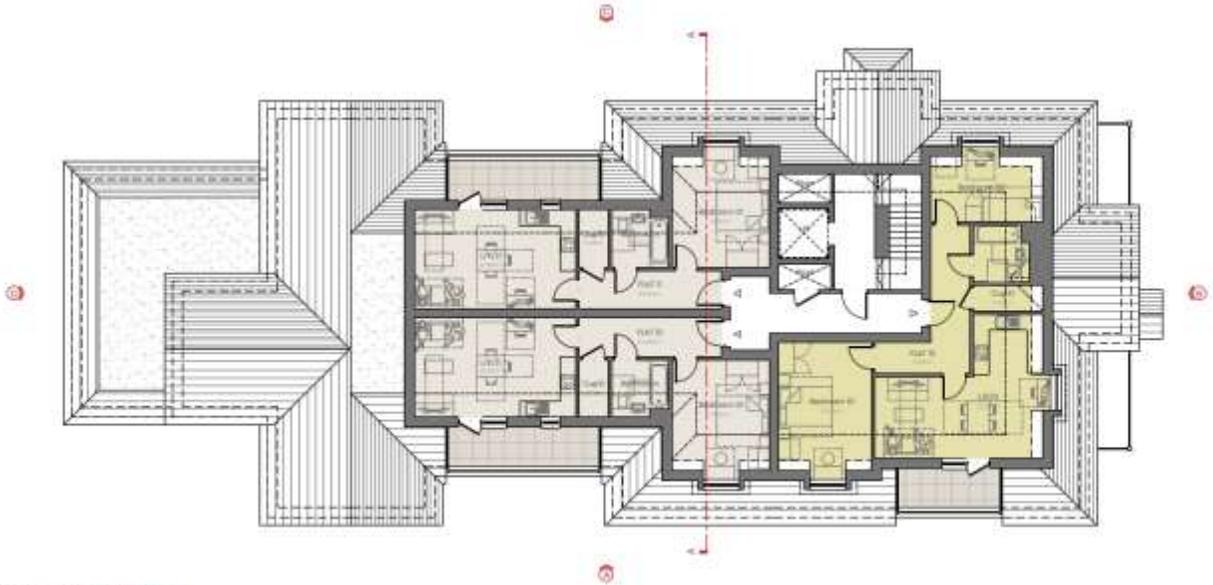


Ground Floor Plan
As Proposed
09/11/2011

Block B – Second Floor and Roof Plan



Roof Plan
As Proposed
Total Area: 1,070sq

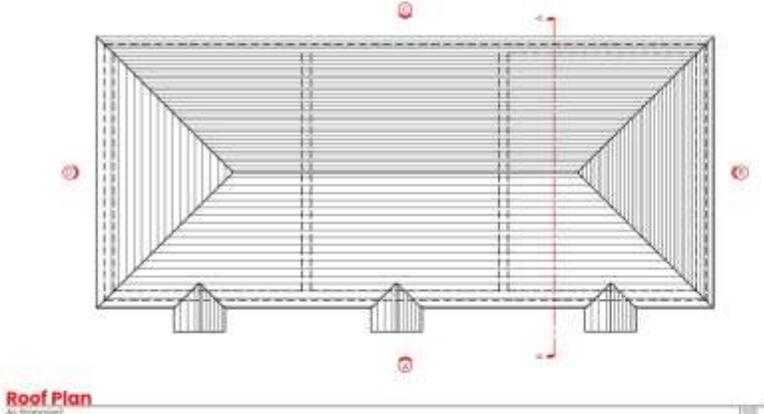


Second Floor Plan
As Proposed
Total Area: 2,000sq

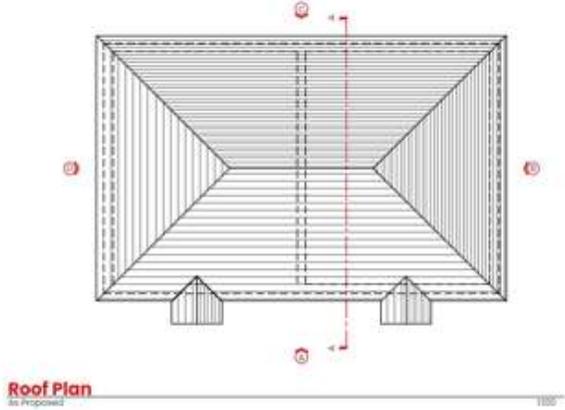
Block B - Elevations



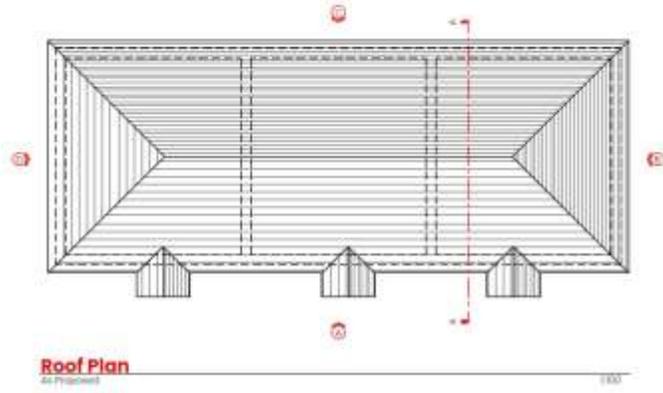
Block D - Plans and Elevations



Block E - Plans and Elevations



Block F - Plans and Elevations



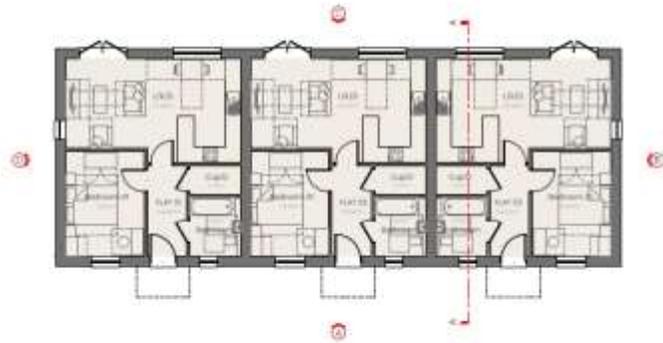
Roof Plan
As Proposed



Elevation A
As Proposed



Elevation B
As Proposed



Ground Floor Plan
As Proposed



Elevation C
As Proposed



Elevation D
As Proposed



Section A-A
As Proposed

Indicative Landscape Masterplan



CGI Images







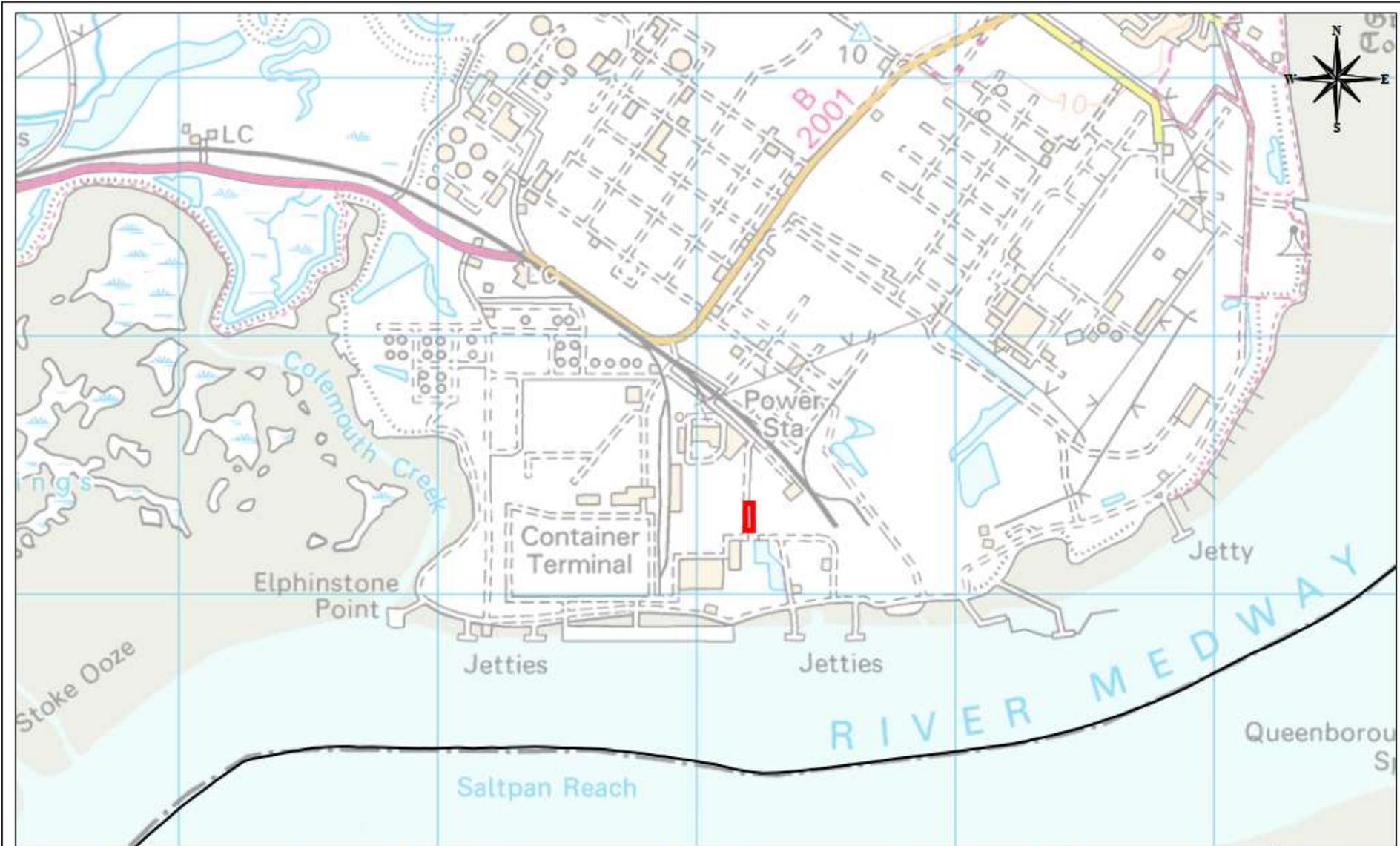


3D Models



MC/22/1603

Pacadar Cement Casting, Thamesport, Grain Road, Isle of Grain



MC/22/1603 - Pacadar Cement Casting, Thamesport, Grain Road, Isle of Grain, ME3 0EP

Ariel Photograph



Photos of Site

194



Photos of Site



Photos of Site



Photos of Site



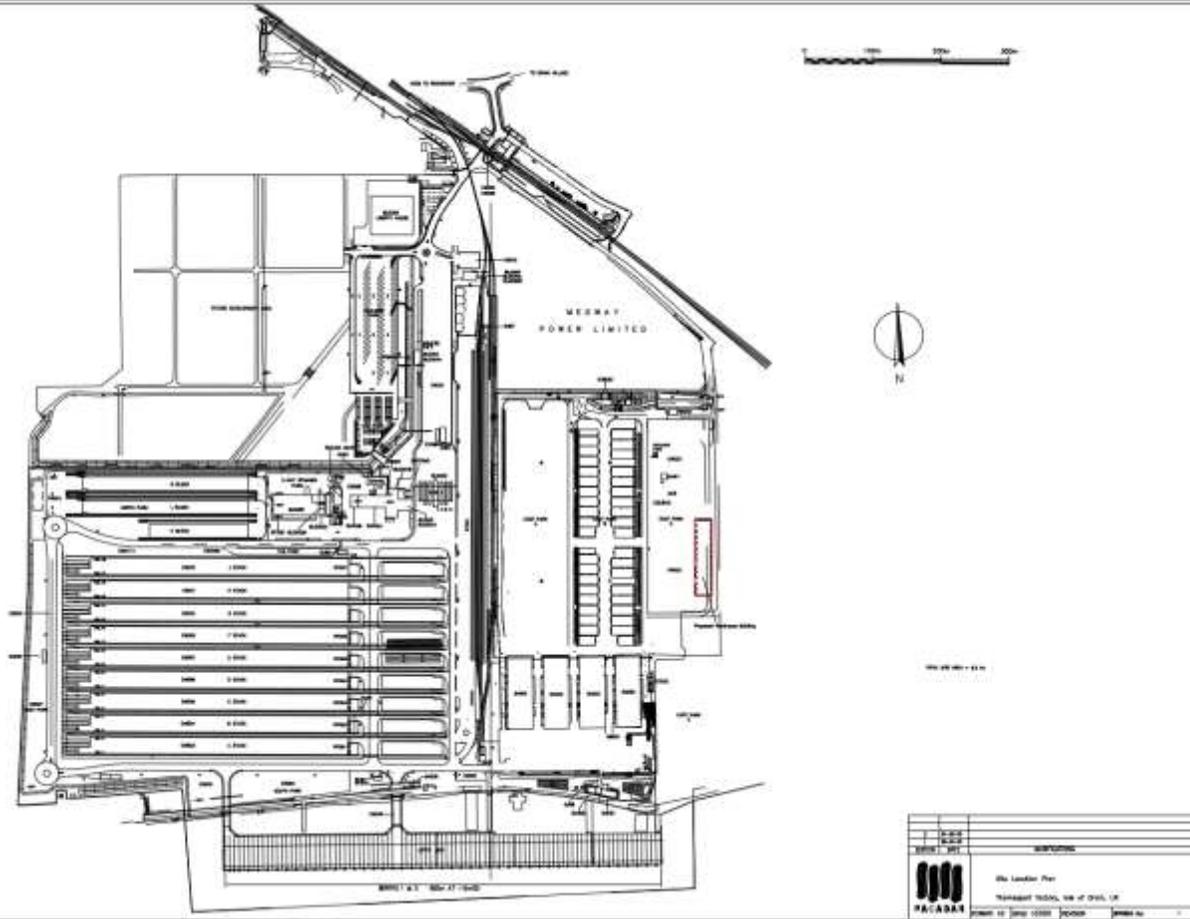
Photos of Site

Other warehouse
Units in close
proximity

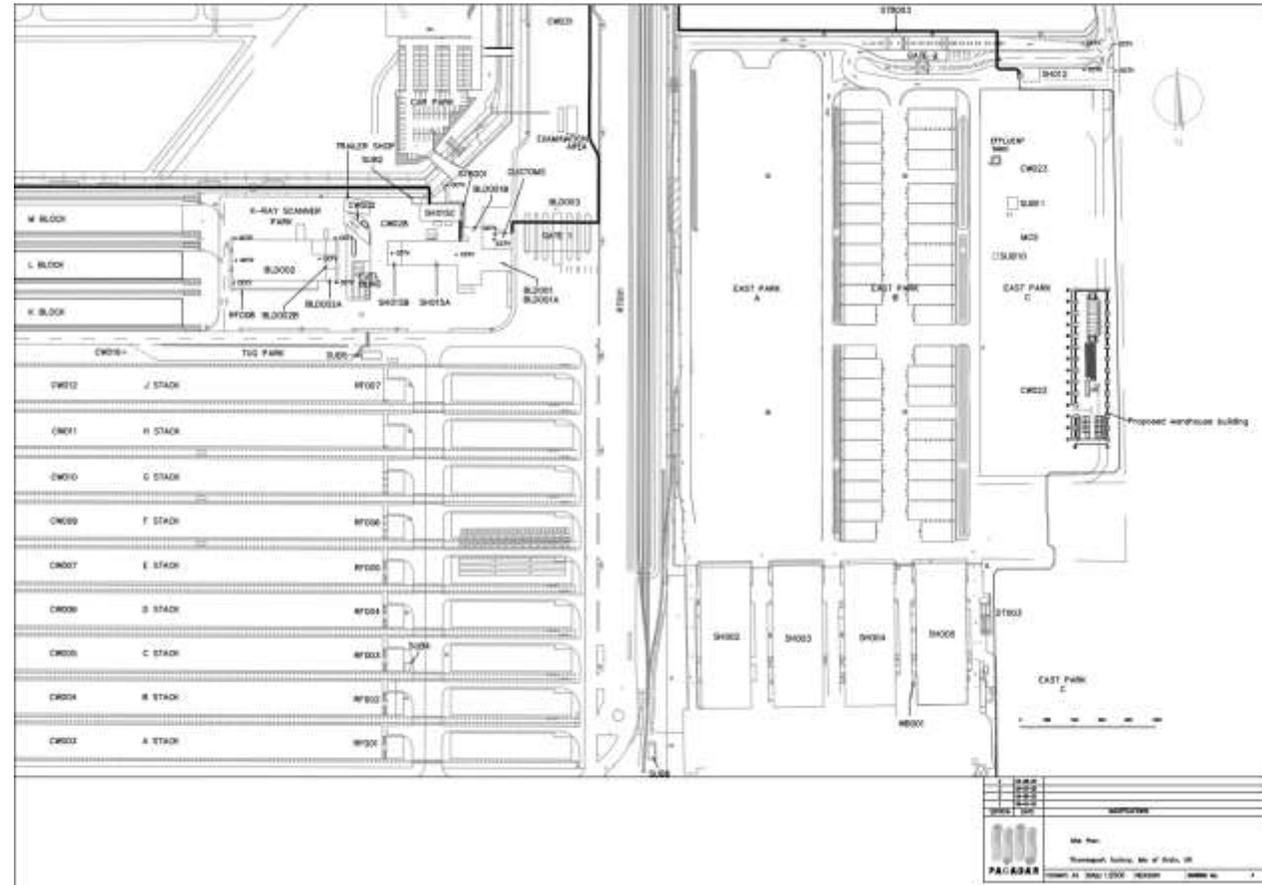
198



Site Location Plans



Site Wide



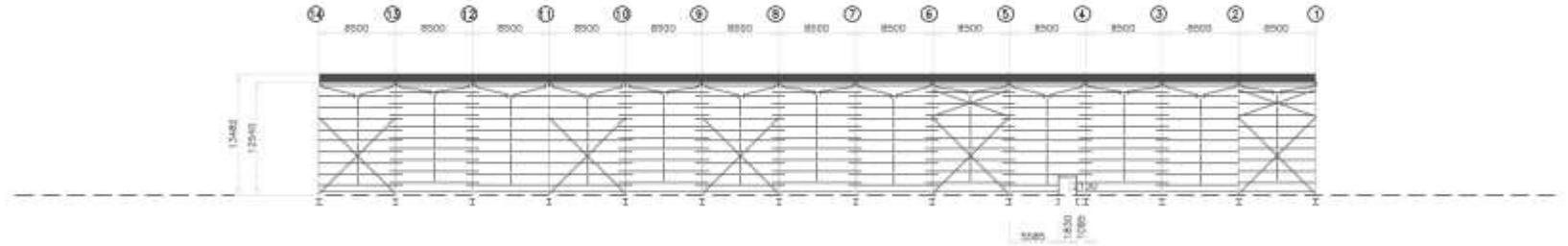
Zoomed Context

Elevations

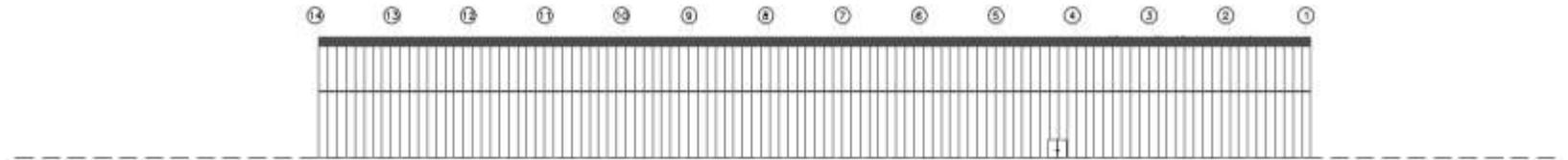
200

Cotes in mm

Western Elevation

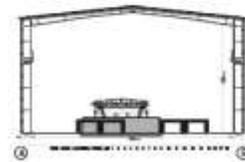


SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A
PANELS: 0.53mm RP -

Southern Elevation:

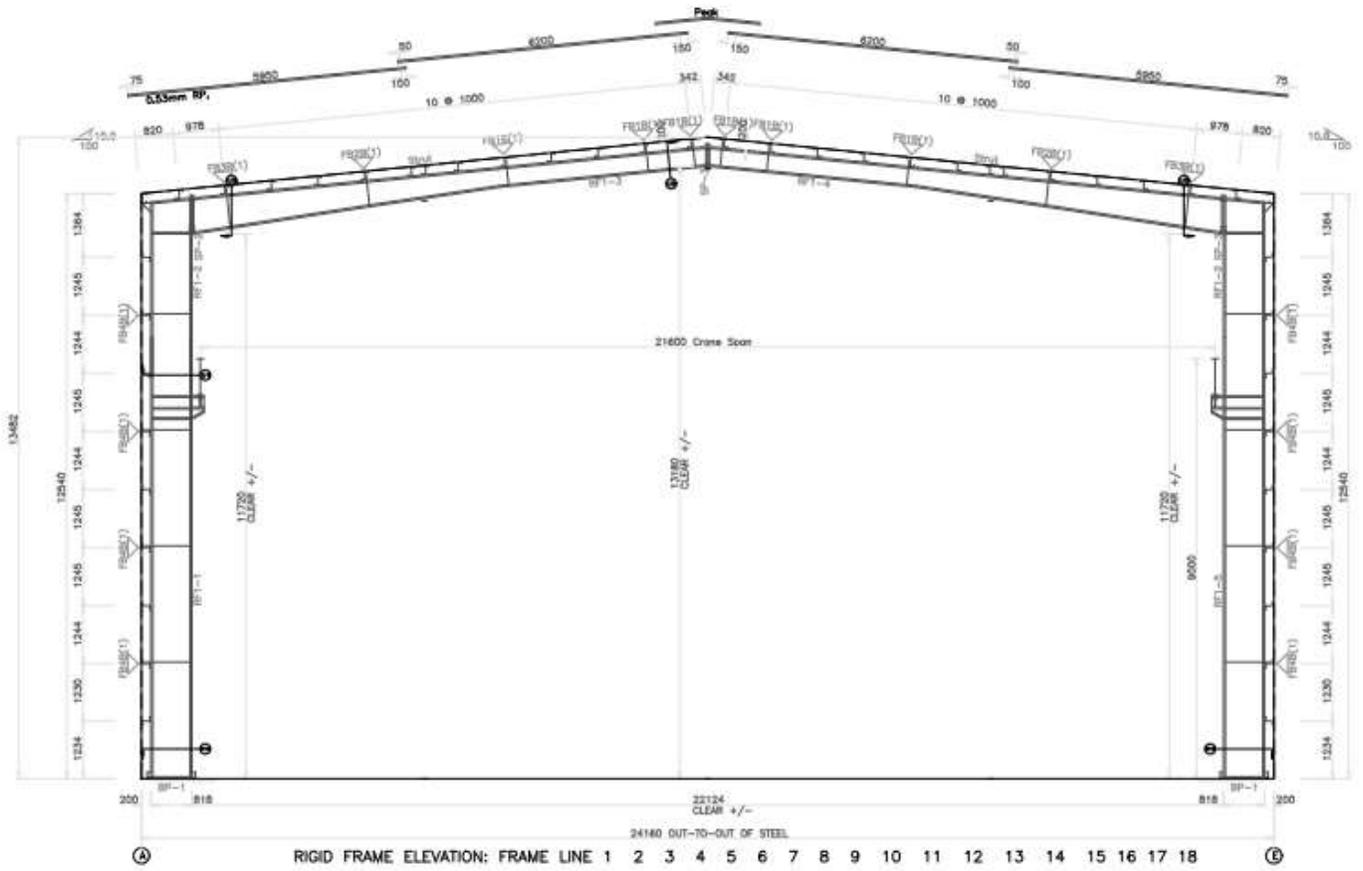


Shed with open ended

4	22-07-22	
3	04-07-22	
2	09-05-22	
1	26-04-22	
EDITION	DATE	MODIFICATIONS
		Building Elevations: Western Elevation Southern Elevation

Proposed Sections

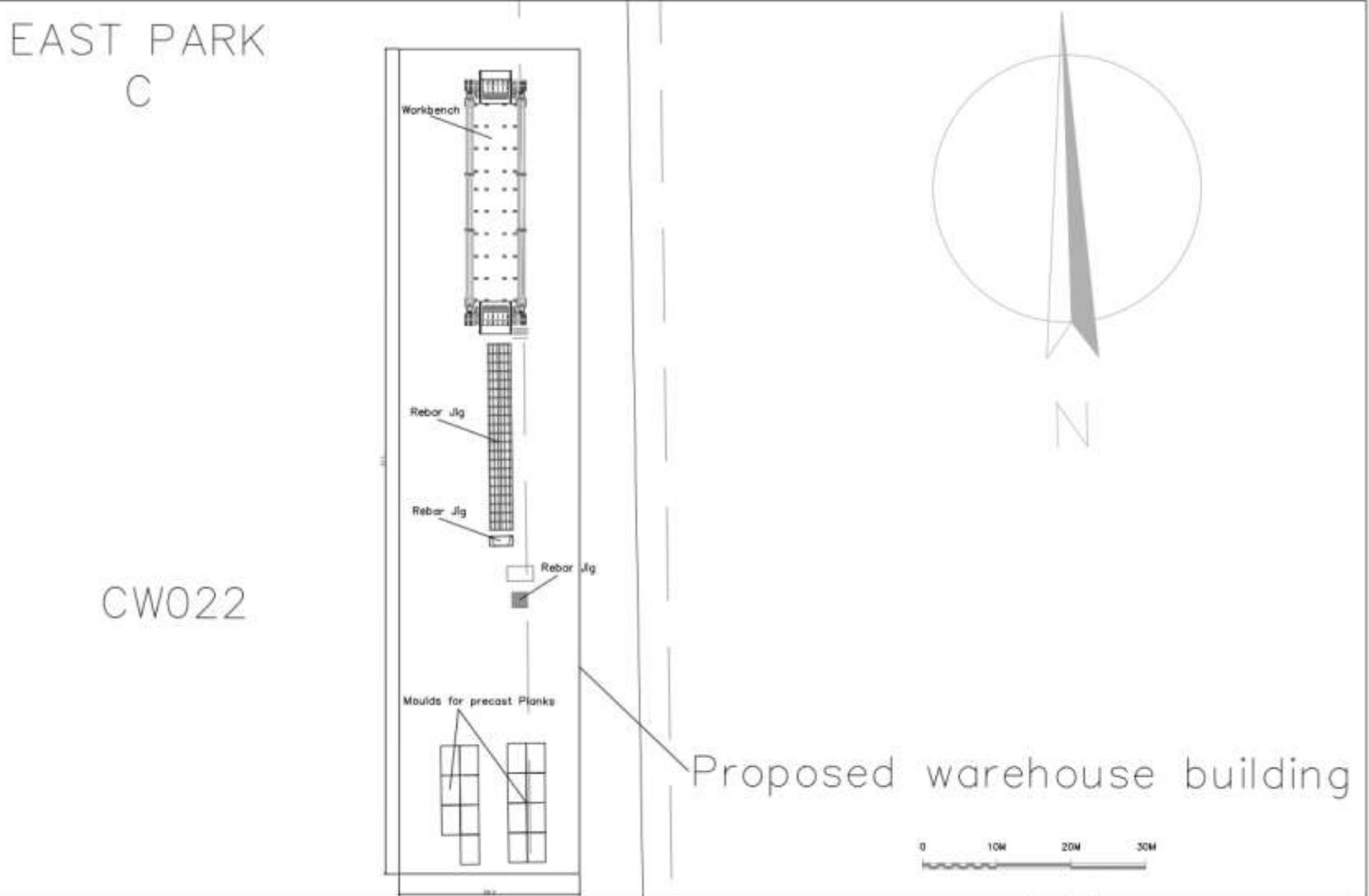
Cotes in mm



1	SCALE	
2	DATE	
3	BY	
4	CHECKED	
5	APPROVED	
6	REVISION	
7	DESCRIPTION	
8	DATE	
9	BY	
10	CHECKED	
11	APPROVED	
12	REVISION	
13	DESCRIPTION	
14	DATE	
15	BY	
16	CHECKED	
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22	CHECKED	
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99	BY	
100	CHECKED	

Proposed Ground Floor

202

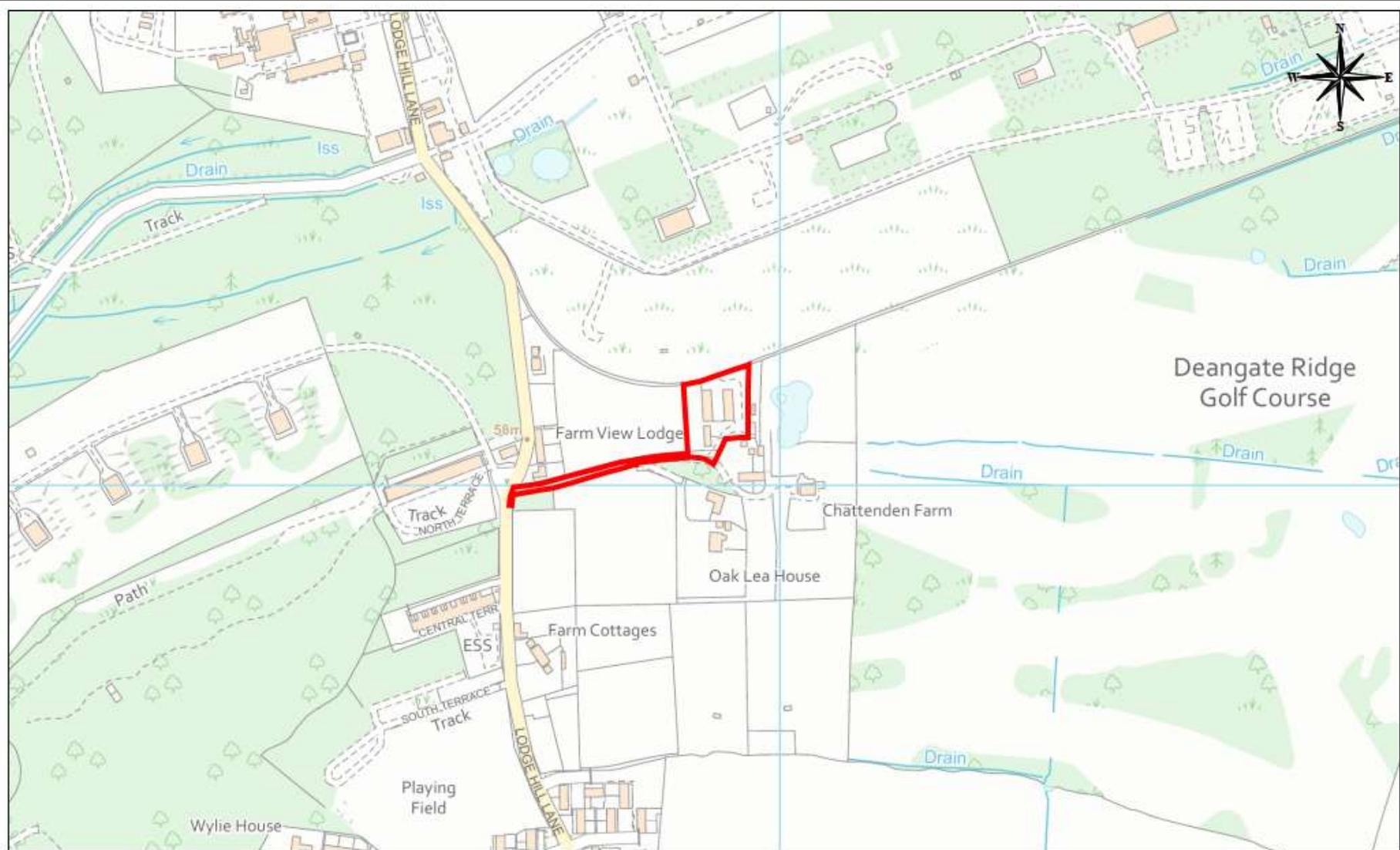


CW022

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363	03/50/50	
364	04/50/50	
365	05/50/50	
366	06/50/50	
367	07/50/50	
368	08/50/50	
369	09/50/50	
370	10/50/50	
371	11/50/50	
372	12/50/50	
373	01/51/51	
374	02/51/51	
375	03/51/51	
376	04/51/51	
377	05/51/51	
378	06/51/51	
379	07/51/51	
380	08/51/51	
381	09/51/51	
382	10/51/51	
383	11/51/51	
384	12/51/51	
385	01/52/52	
386	02/52/52	
387	03/52/52	
388	04/52/52	
389	05/52/52	
390	06/52/52	
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395	11/52/52	
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398	02/53/53	
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401	05/53/53	
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404	08/53/53	
405	09/53/53	
406	10/53/53	
407	11/53/53	
408	12/53/53	
409	01/54/54	
410	02/54/54	
411	03/54/54	
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413	05/54/54	
414	06/54/54	
415	07/54/54	
416	08/54/54	
417	09/54/54	
418	10/54/54	
419</		

MC/20/2979

Land To The North Of 2 Farm Cottages, Lodge Hill Lane, Chattenden,
Rochester



MC/20/2979 - Land To The North Of 2 Farm Cottages, Lodge Hill Lane, Chattenden, Rochester



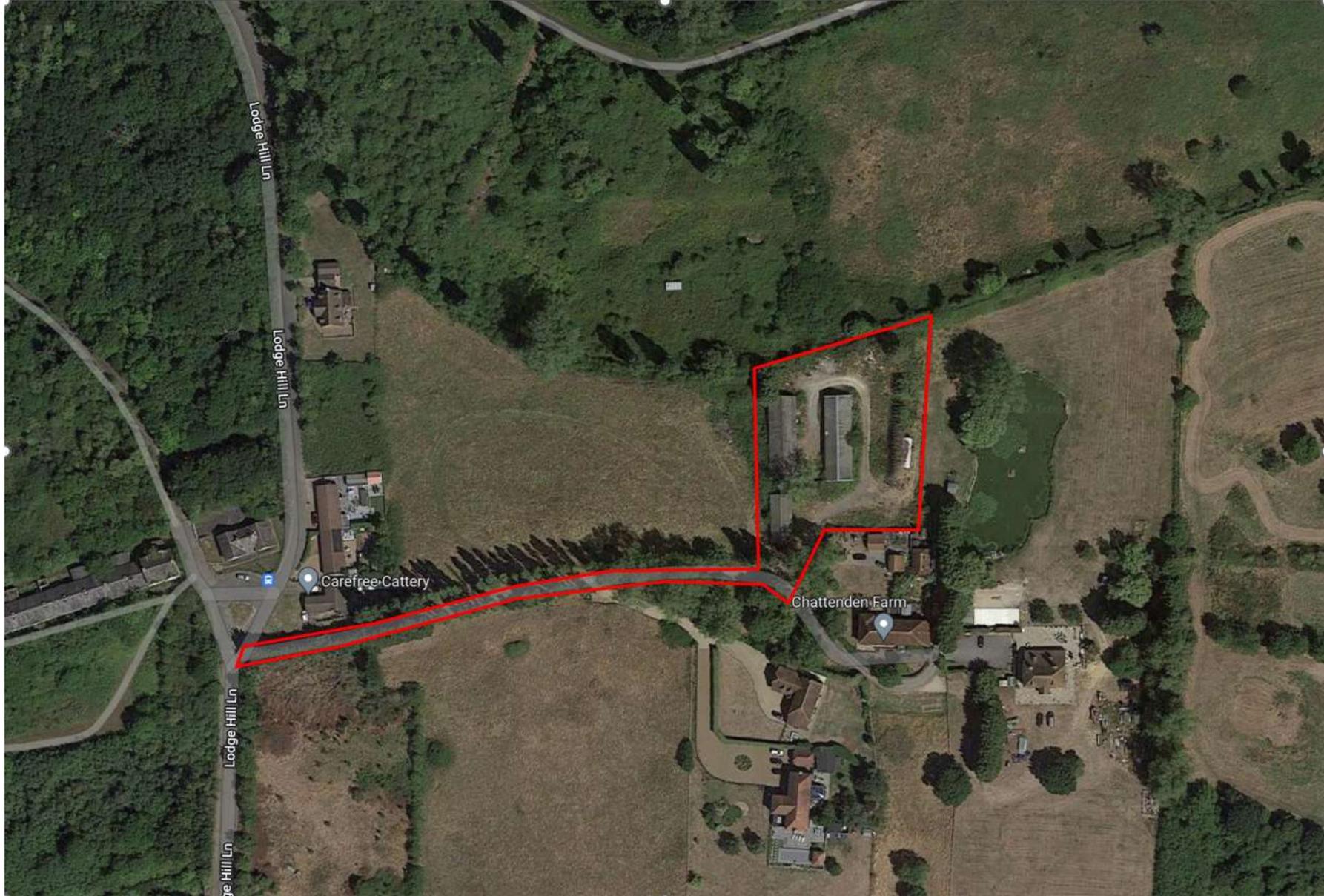
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Scale: 1:5000 28/11/22

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Application site



Access road off of Lodge Hill Lane

2016



Access into the site and access to neighbouring property

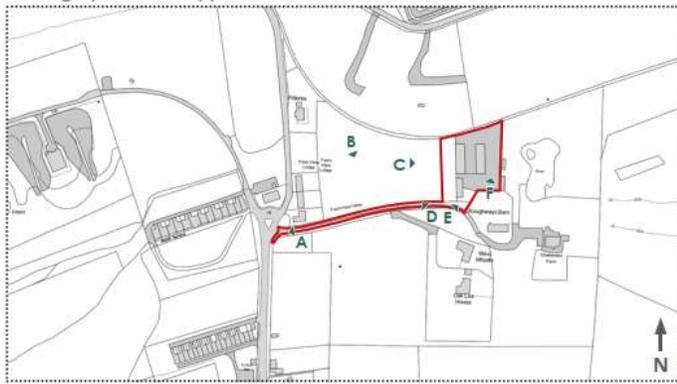


Views into the site

208



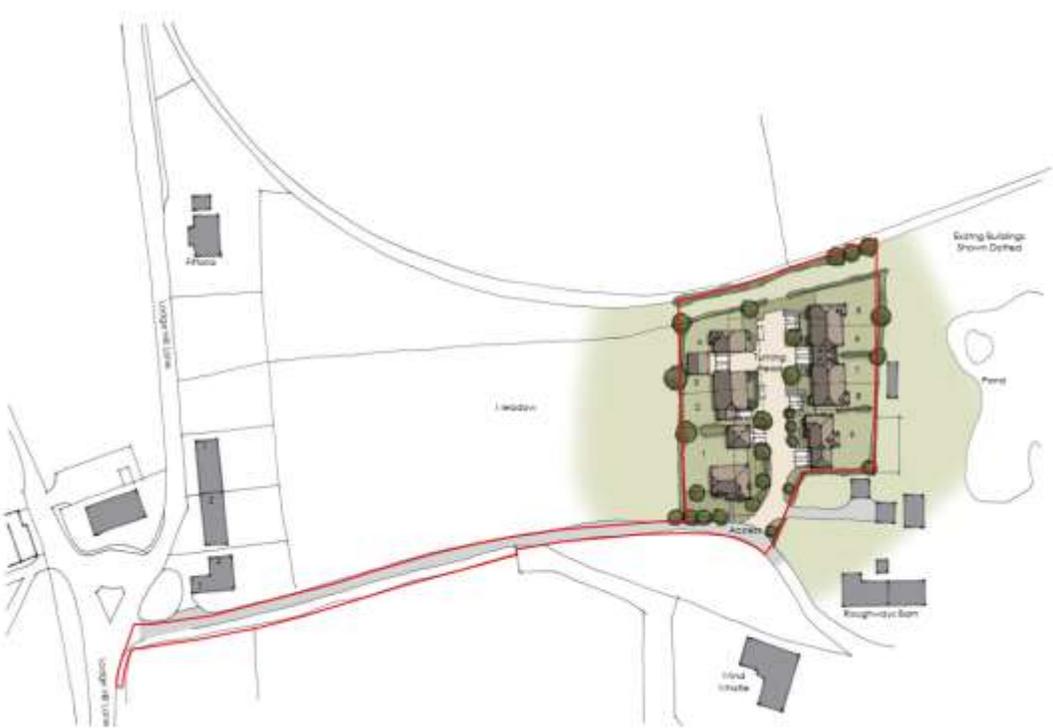
Photographs of the application site are set out below:



- A. View of site main access route joining up with Lodge Hill Lane.
- B. View of slope and boundary trees along the site main access route.
- C. View from field towards the existing buildings on the Storage Yard.
- D. View from the site main access route towards the few residential buildings including the 'Fittonia' along Lodge Hill Lane.
- E. View of the existing buildings on the Storage Yard and neighbouring existing gates and fences.
- F. View of one of the existing buildings and existing hedges that form the eastern boundary of the site.



Proposed site layout



Street sections



Plot 1
Street Scene B/B

Plot 2 Plot 3

Plot 4



Plot 5 Plot 6 Plot 7 Plot 8 Plot 9
Street Scene A/A



Key Plan (N.T.S)

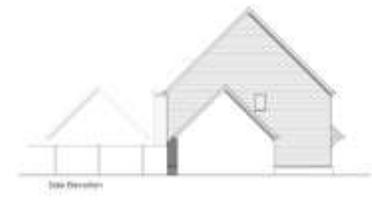


Key Plan (N.T.S)

Elevations and floor layout

Plot 1

Plots 2-4

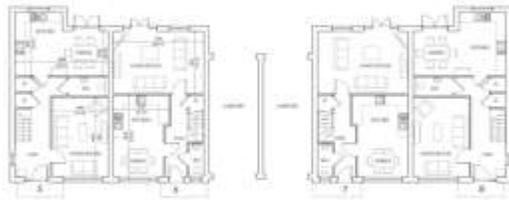


Elevation and floor layout

Plots 5-8



Plot 9



MC/20/2980

Land Off Lodge Hill Lane, Chattenden, Rochester



MC/20/2980 - Land Off Lodge Hill Lane, Chattenden, Rochester, ME3 8NY



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Application site



Access road off of Lodge Hill Lane



Site adjacent to 1 Lodge Hill Lane and through the side garden of Fittoria

218



Views of the site from the access gate of the neighbouring development site



From the private access road looking back towards Lodge Hill Lane

220

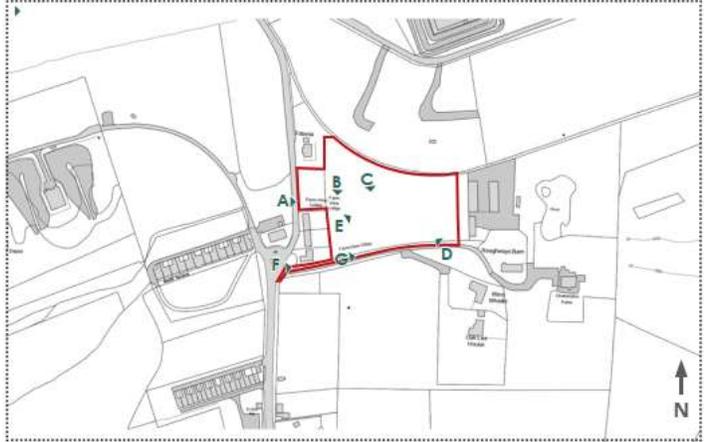


Rear of properties on Lodge Hill Lane



From private access road across the site and from within the site towards the neighbouring development site





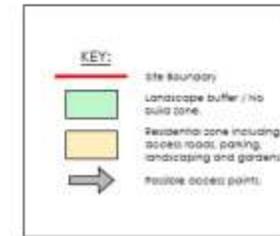
Indicative site layout



Orange = build zone
Green = landscaping



Site Plan - Self Build Development
Scale 1:1250 @ A3
Date: 10/10/2023



Scale 1:1250 @ A3

ON ARCHITECTURE

Chartered Study
Lodge Hill Lane, Chaffenden
Essex, SS16 3JH
01277 831111
www.onarchitecture.co.uk

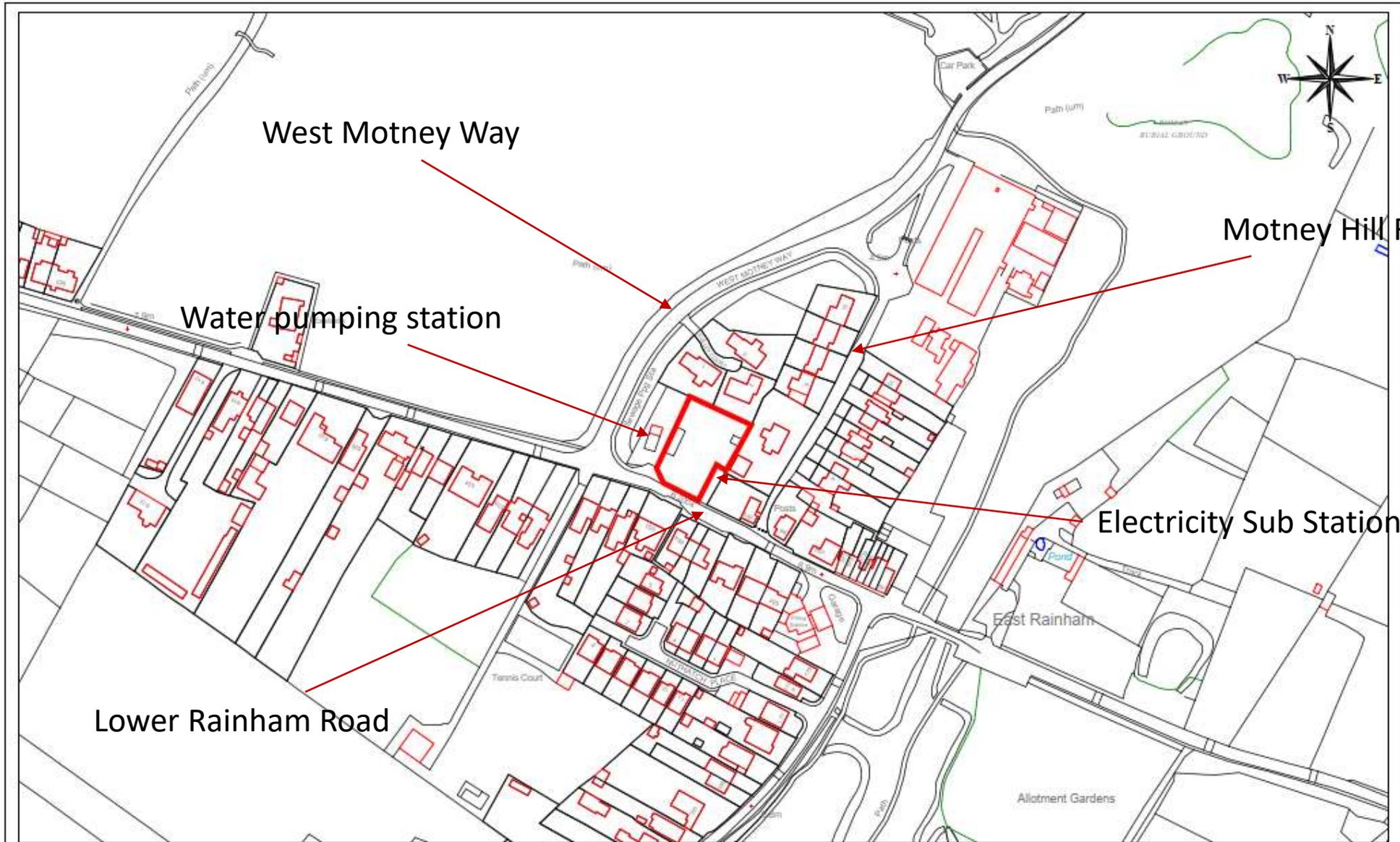
London Studio
16 Rivers, 10/17, South Street
London, EC4A 3DF
020 7463 8800

Project Title
Proposed Residential Development
Land at Lodge Hill Lane, Chaffenden
Essex, SS16 3JH
Esquire Developments Ltd

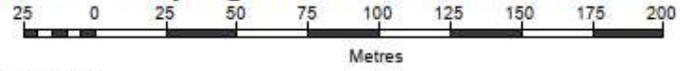
Parameters Plan - Self Build Development
Scale 1:1250 @ A3

MC/22/1867

Land East Of Rainham Pumping Station And North Of Lower Rainham
Road, Rainham



**MC/22/1867 - Land East Of Rainham Pumping Station And North Of Lower Rainham Road,
Rainham, ME8 7BY**



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Scale: 1:2500 30/11/22
© Medway Council 2022

Aerial 228 Photograph

Aveley Court

Traffic chicane area



Existing Layout

Gillingham Riverside
ALLI

Countryside

Main sewer
running across
the site



229

Site access across grass area

Ecology survey
Tree survey

Looking towards Rainham, site on left



Showing part of traffic chicane

Wire net fencing on site boundary

Electricity substation gates



Looking towards Gillingham, site on right



Traffic chicane

659 Lower Rainham Road



Houses in Aveley Court, north of the site



Taken from
inside site
towards
Aveley
Court



Proposed Layout



0 2 4 6 8 10
Metres (1:250)

Site Area: 0.128 Ha

- Application Boundary
- Approximate Location of Existing Trees
- Proposed Native Boundary Planting
- Proposed Low Level Planting
- Proposed Native Tree Species

SCHEDULE OF ACCOMMODATION

2No. UNIT SCHEME

1No. 4-Bed Detached House @ 182sqm (Plot 1)

1No. 4-Bed Detached House @ 182sqm (Plot 2)

Proposed Parking is compliant with Medway Council standards.

D:	FRONT FENCES REVISED	26.10.2022
C:	FRONT FENCES REVISED	21.10.2022
B:	LPPOINT REVISED	16.10.2022
A:	OSD: WINDOW ADDED TO PLOT 1	15.09.2022
Rev:	Revised:	Date

Client:
MR G RALPH

Project:
LAND ADJACENT TO EAST RAINHAM PUMPING STATION
LOWER RAINHAM ROAD, GILLINGHAM ME8 7BY

Title:
PROPOSED SITE LAYOUT PLAN

Drawing No: **DHA/15894/03** Rev: **D** Scale: **1:250** Date: **JULY 2022**

dha

Ecotope House, Gipsy Park, Gillingham Road
Hastings, Kent, ME14 3JN

T: 01622 776226 F: 01622 776227
E: info@dhaplanning.co.uk W: www.dhaplanning.co.uk

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CAD Reference: DHA_15894_LAYOUT_C707

Proposed Site Layout Plan
1:250 @ A3

Proposed and previously refused MC/22/0534



Reorientated dwelling Relocated garden
 Relocated parking Retained front boundary and more trees

Reduced size, height, footprint Pulled away from north
 Smaller trees on northern boundary

Plot 1 layout and elevations

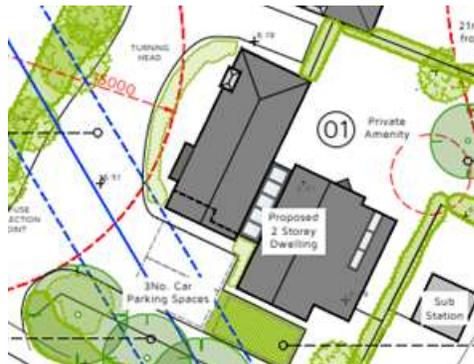
236



Approved Elevations:
Set 1
1:100 @ A3



- Grey brickwork
- Larch weatherboard
- White render
- Zinc clad on protrusions
- Grey window frames
- Slate tiles

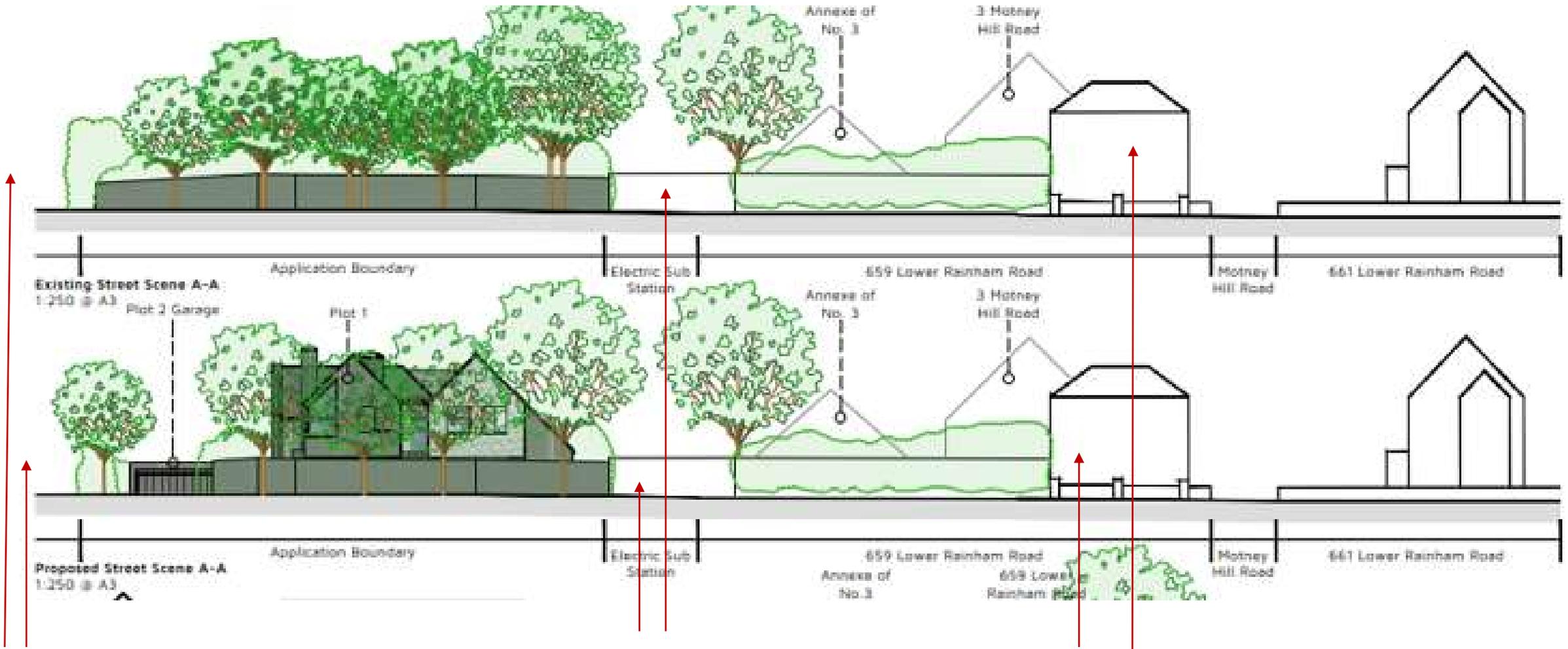


Previous proposal



Proposed and Existing Streetscene – Lower Rainham Road

238



Water pumping
Station site

Elec sub station

659 Lower Rainham Road

Proposed and Existing Streetscene – West Motney Way



239 Aveley court

Lower Rainham Road

Proposed and previously refused MC/22/0534



Reorientated dwelling Relocated garden
 Relocated parking Retained front boundary and more trees

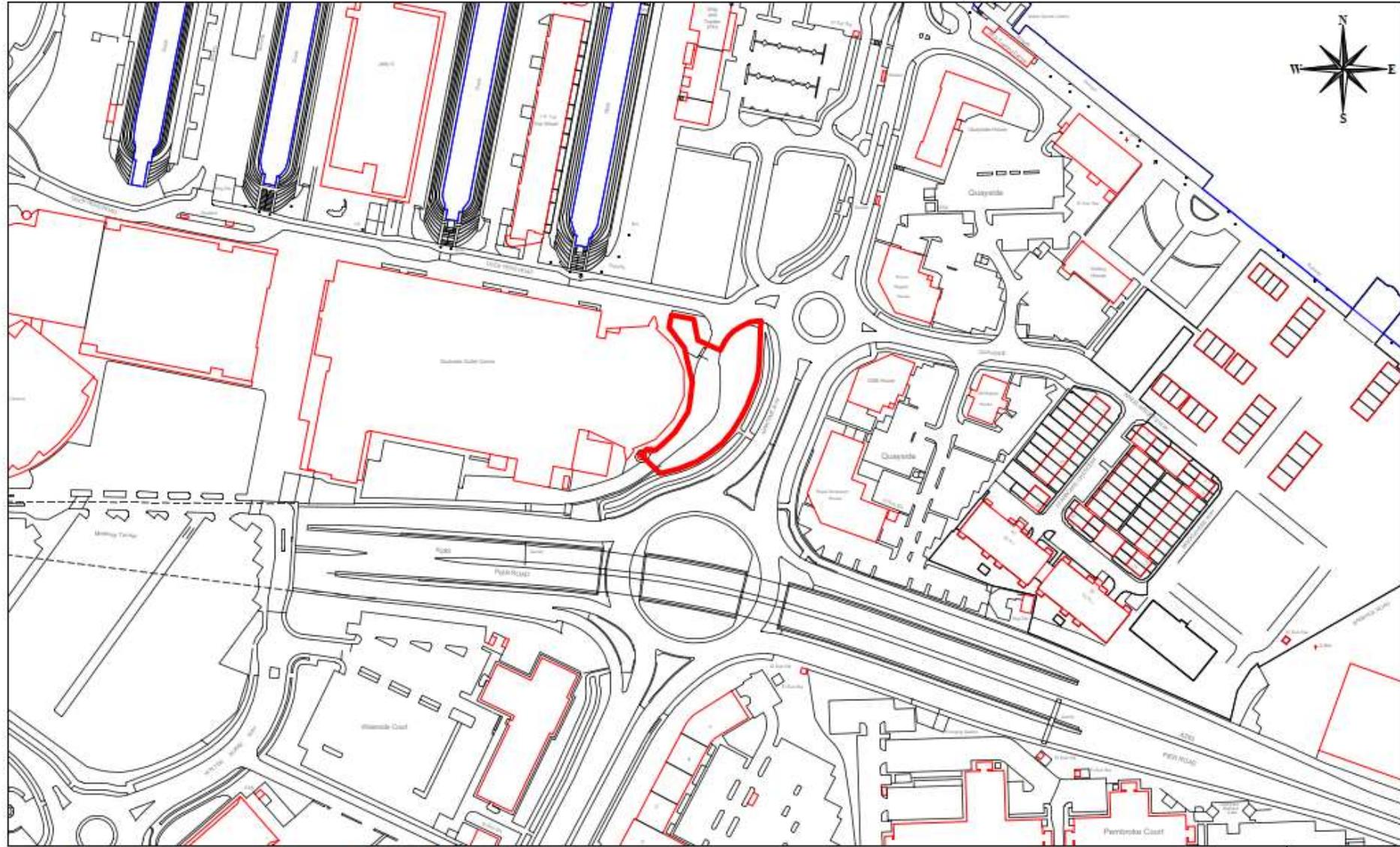
Reduced size, height, footprint Pulled away from north
 Smaller trees on northern boundary

MC/22/2302

254 Maidstone Road, Rainham, Gillingham, ME8 0HH

MC/22/2354

Access Road To The East Of The Dockside Outlet Centre, Maritime Way,
Chatham Maritime, Chatham



**MC/22/2354 - Access Road To The East Of The Dockside Outlet Centre, Maritime Way,
Chatham Maritime, Chatham, ME4 3ED**



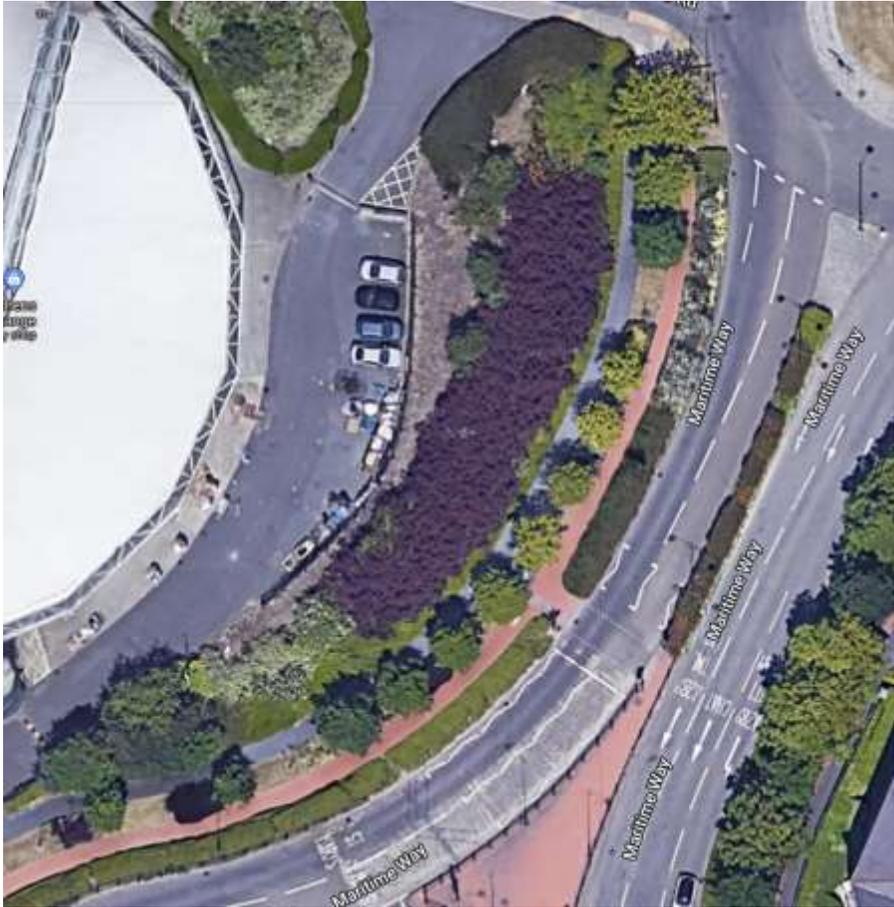
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Scale: 1:2500 30/11/22

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View of existing car parking and landscaping



View into the site from Dock Head Road

246



Entrance into the site and landscaping behind



Area between the existing car park and Maritime way (car park extension)

248



Within the site (delivery access area)

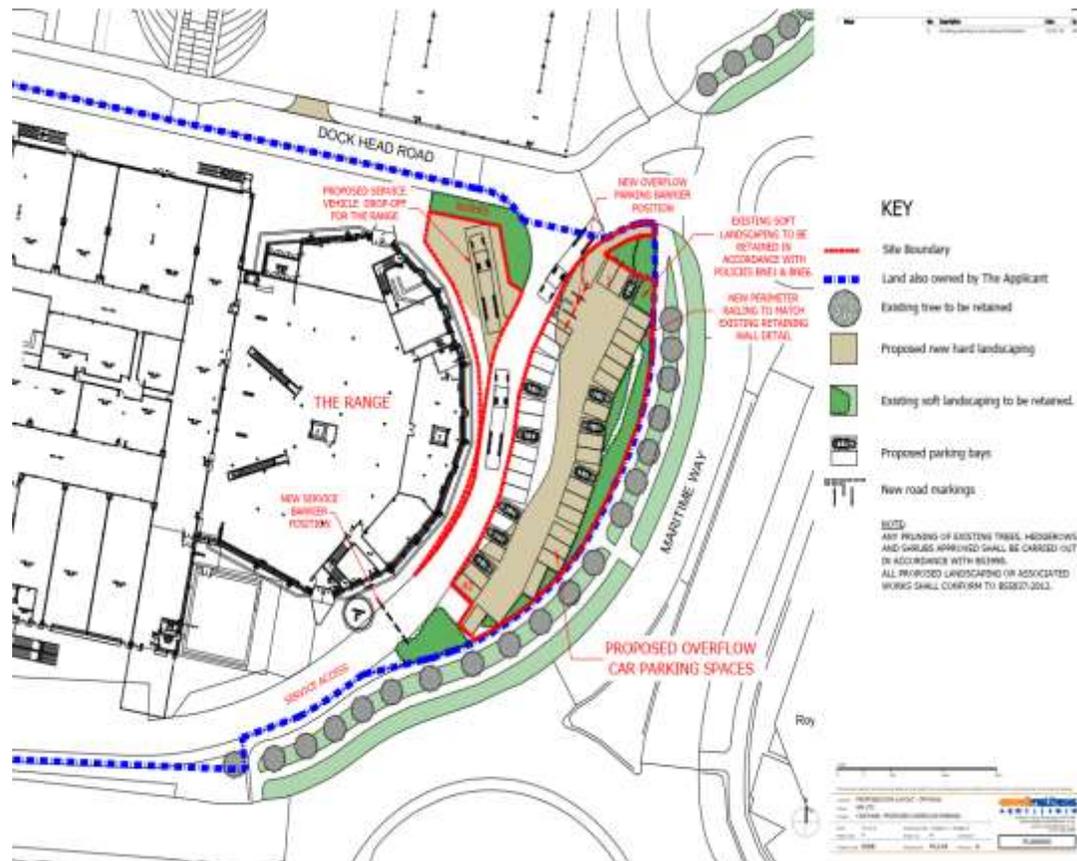


Views of the site from Maritime Way

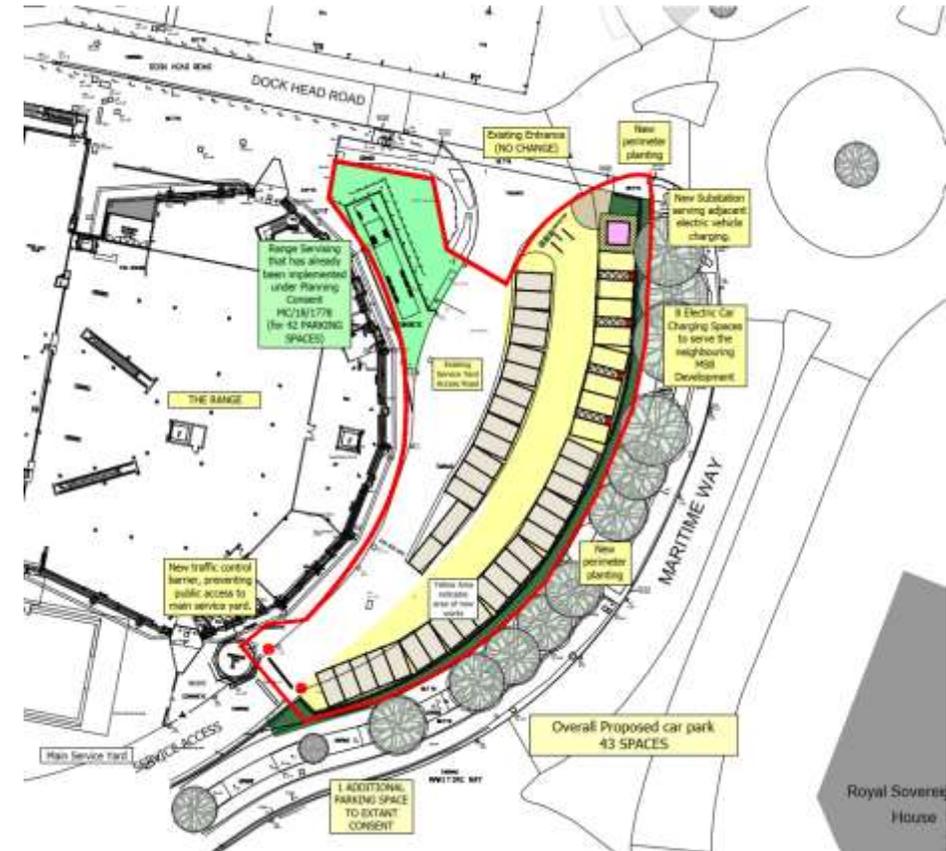


Layout as previously approved and proposed

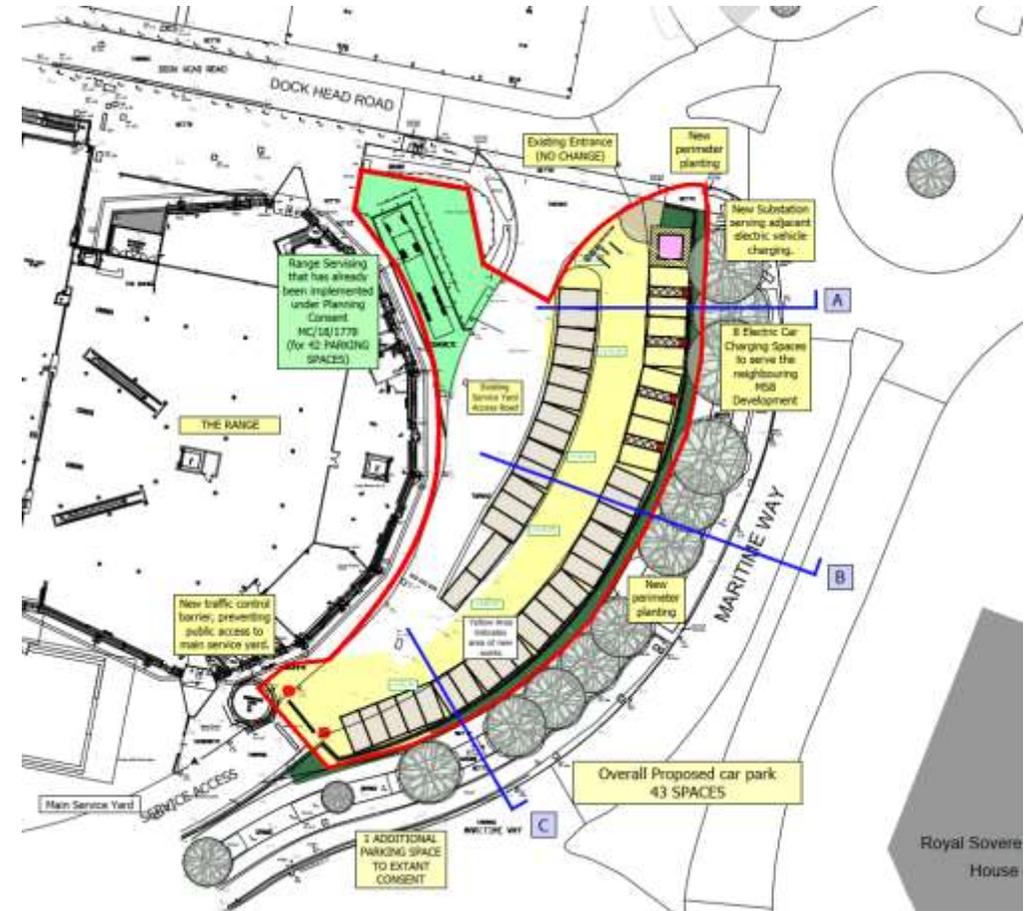
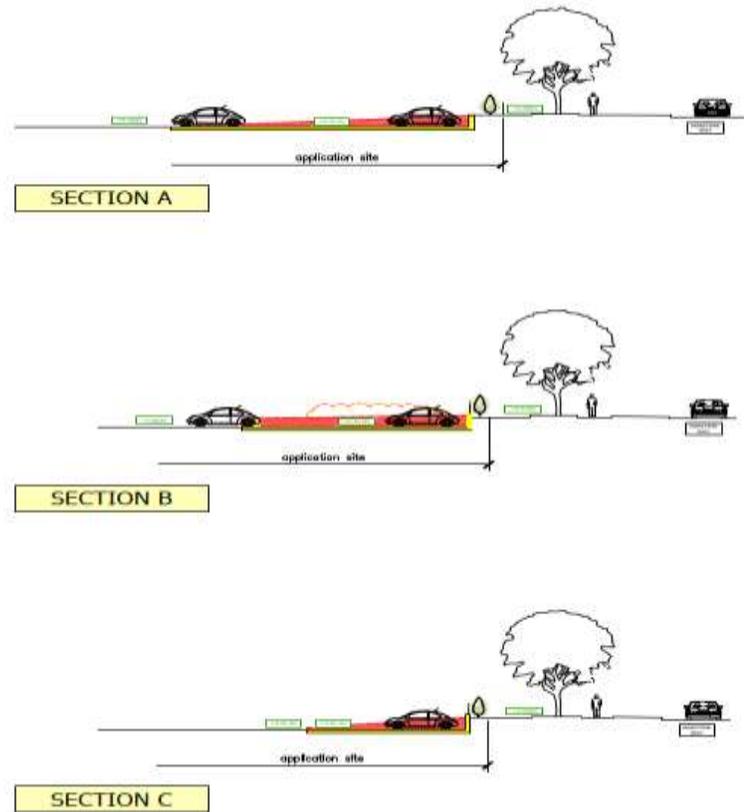
Approved layout



Proposed layout



Sections across the site showing land level difference from the parking area to the cycleway on Maritime Way

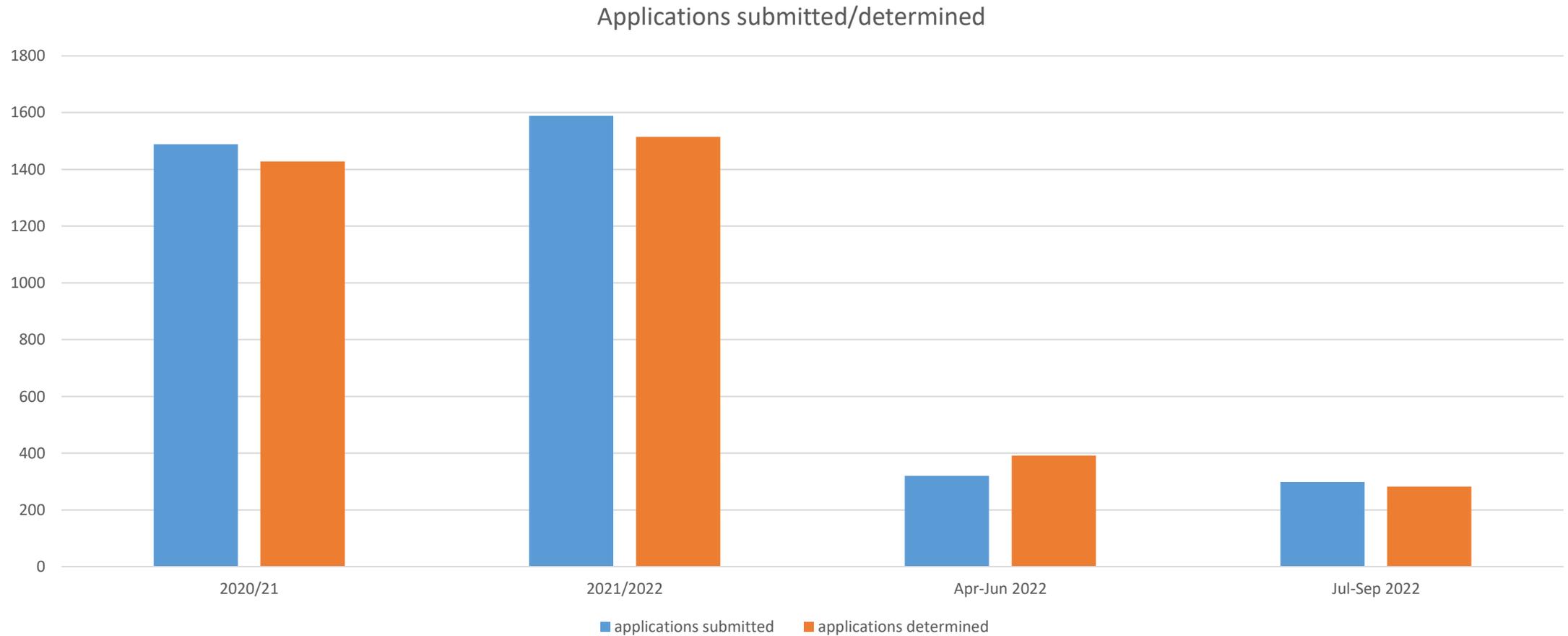


MC/21/3587

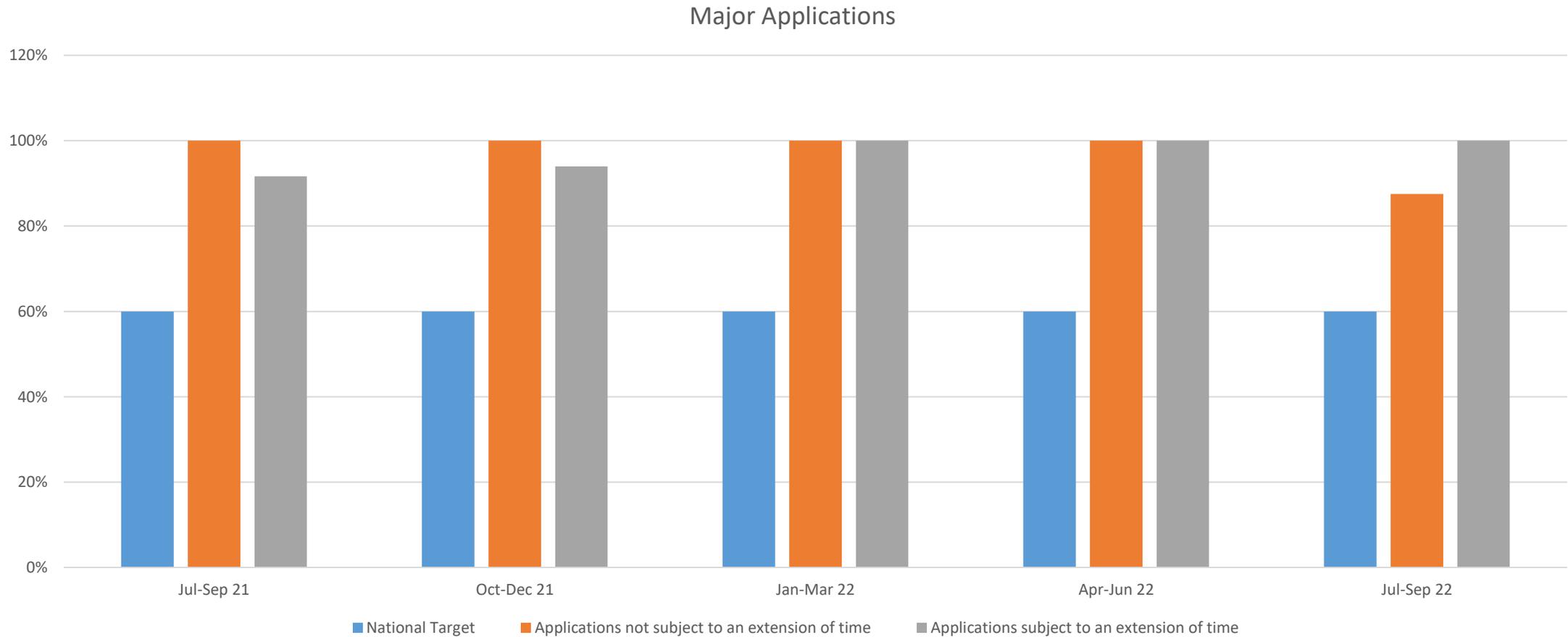
16 Burrows Lane, Middle Stoke, Rochester

Performance Report

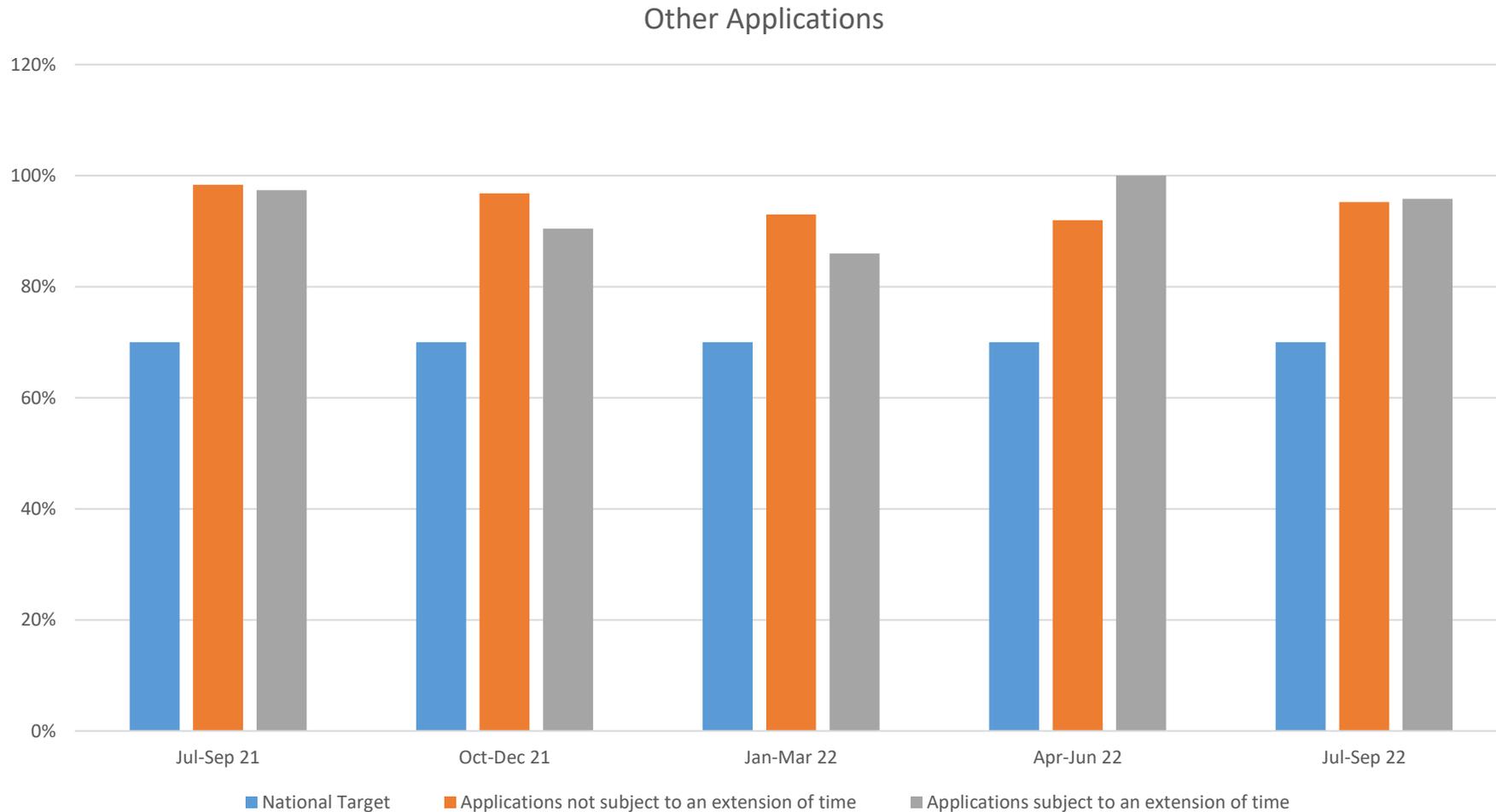
Number of applications received and determined 2020/21 to September 2022



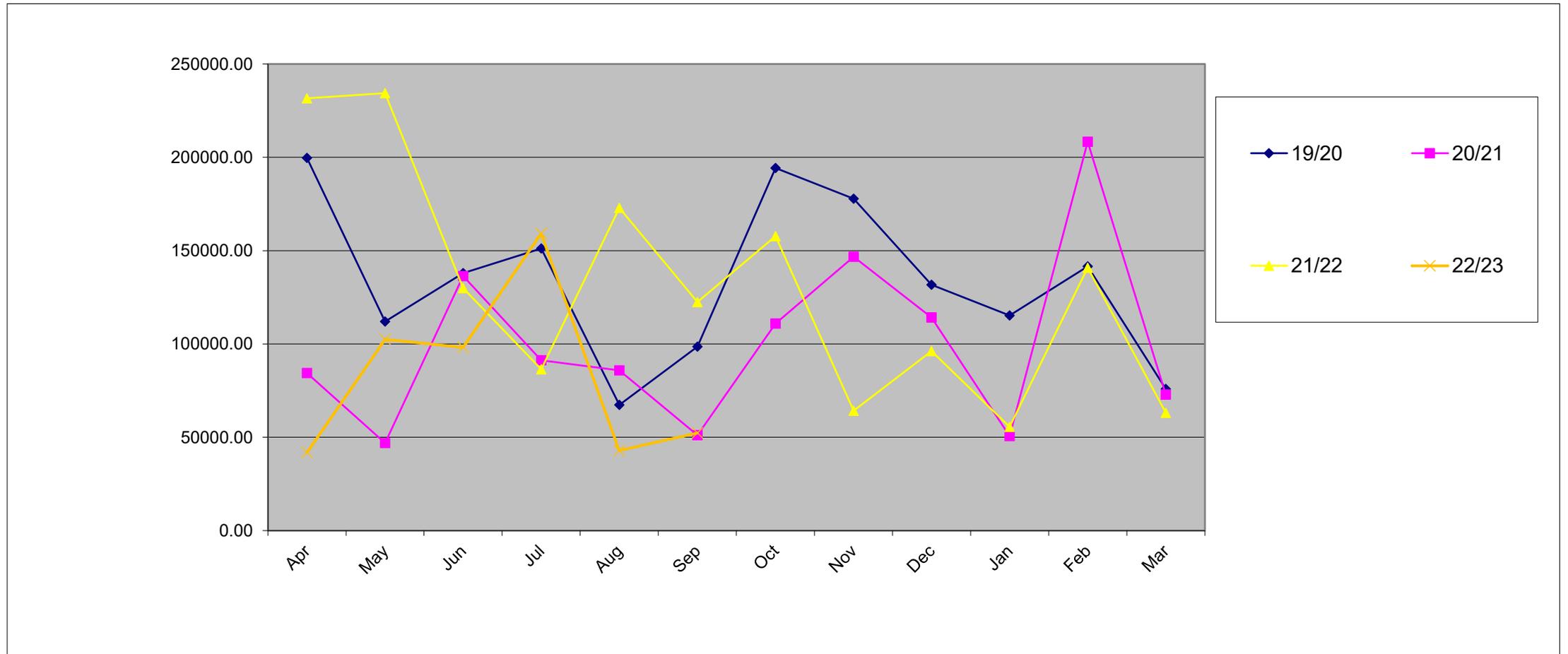
Percentage of “Major” applications determined against performance target July 2021 to September 2022



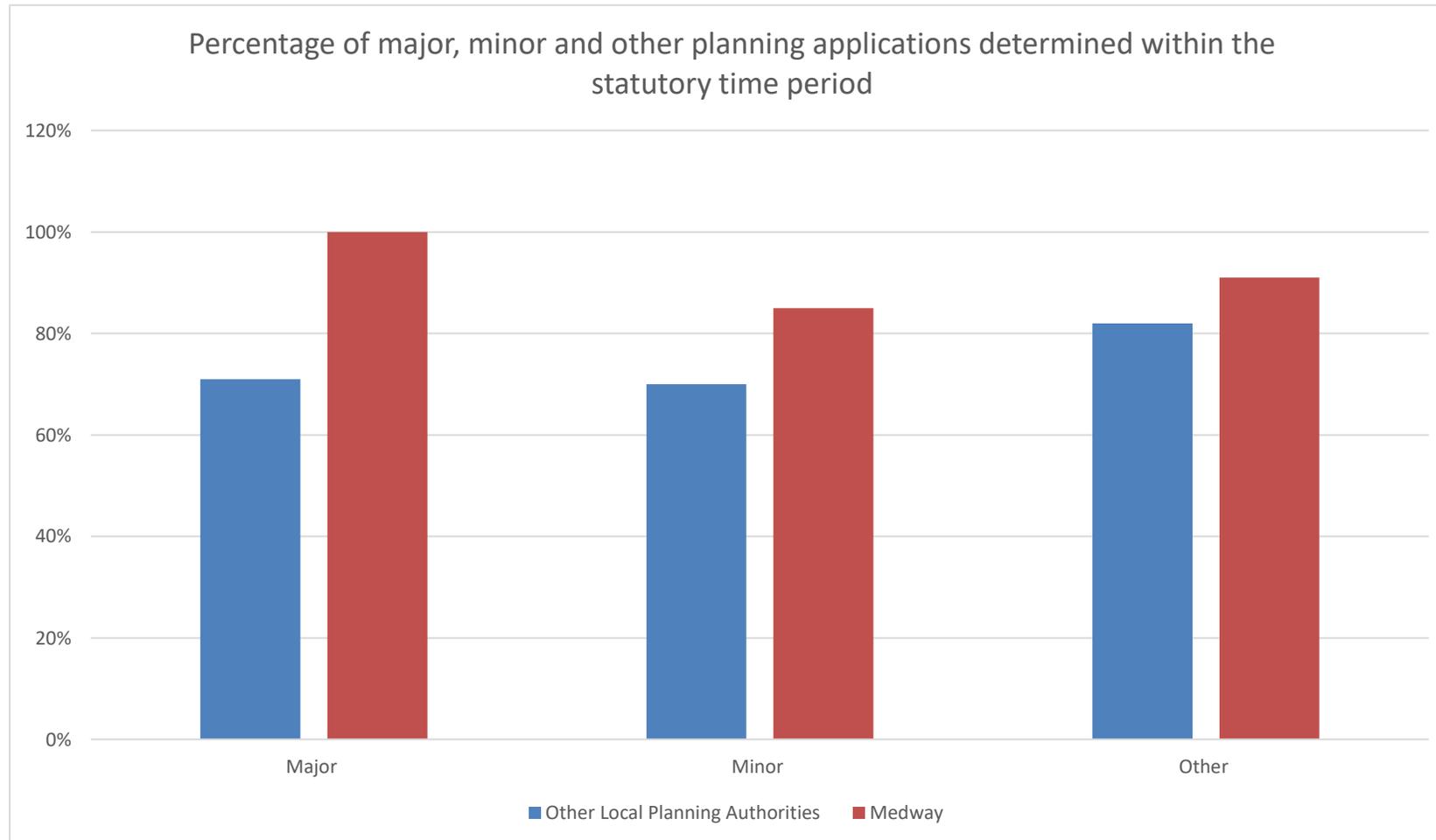
Percentage of “Other” applications determined against performance target July 2021 to September 2022



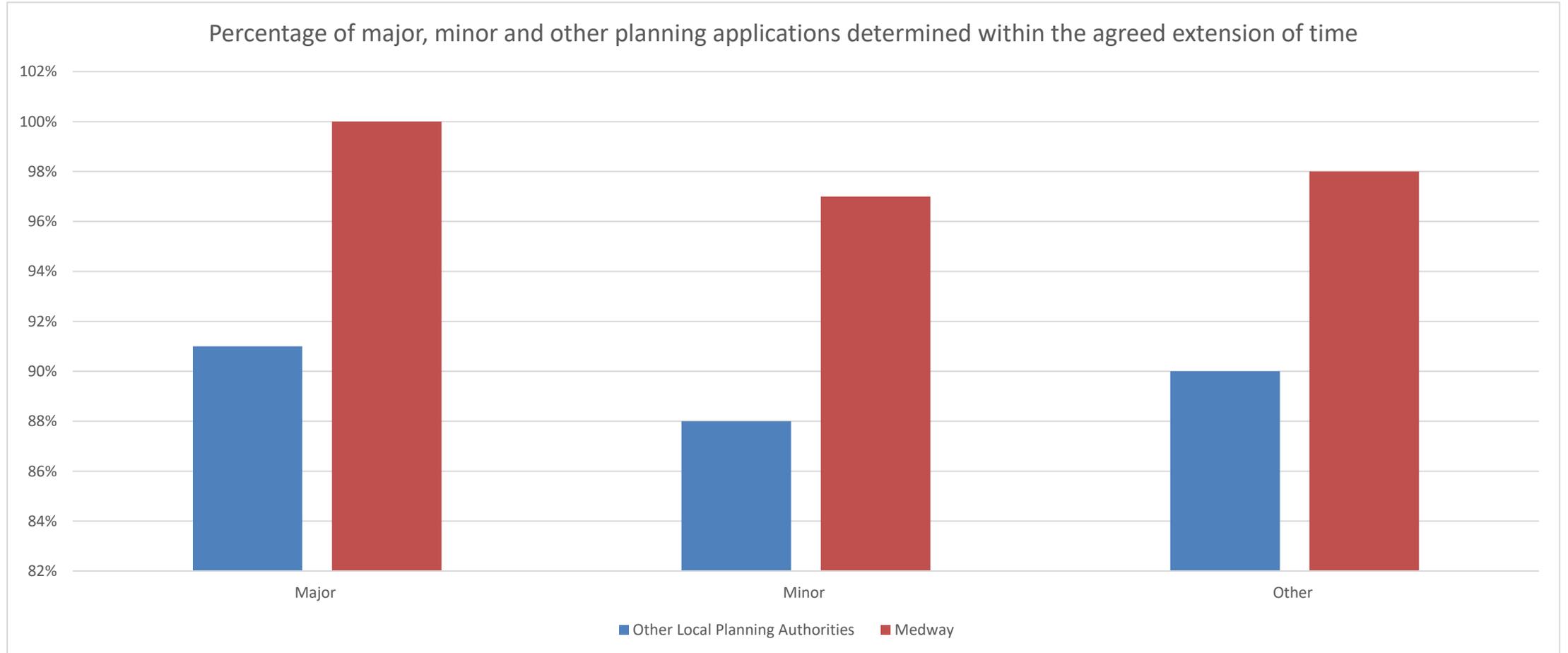
Planning application fees received 2019/20 and 2020/21, 2021/22 and April to September 2022



Planning applications determined within the statutory timeframe

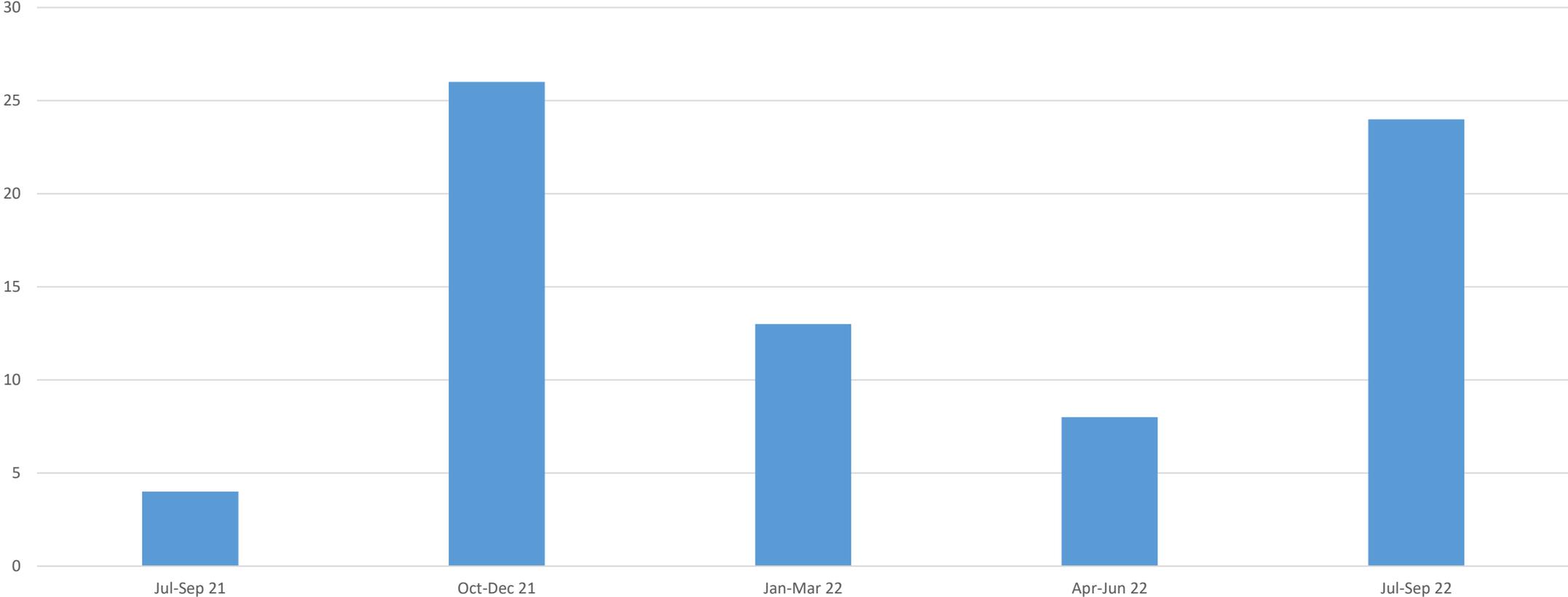


Applications with a Planning Extension Agreement

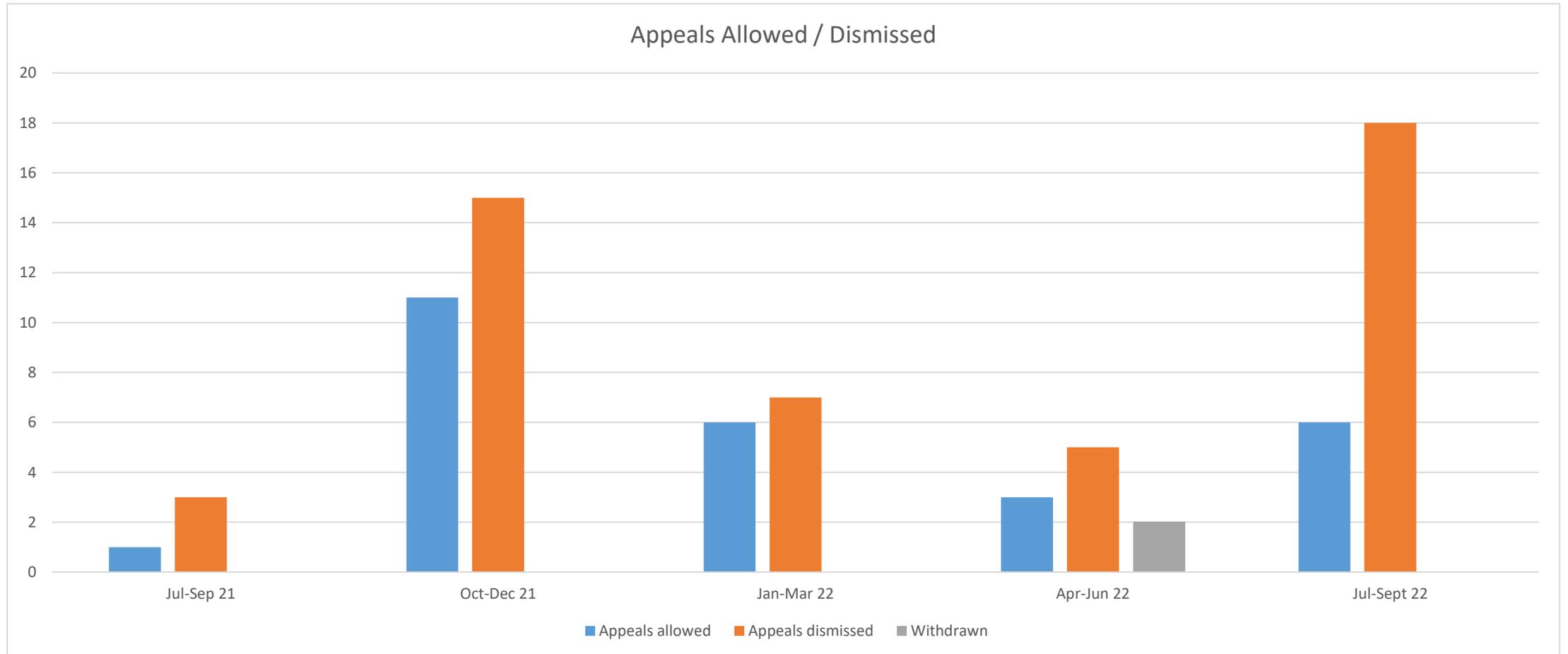


Number of appeals decisions received from July 2021 to September 2022

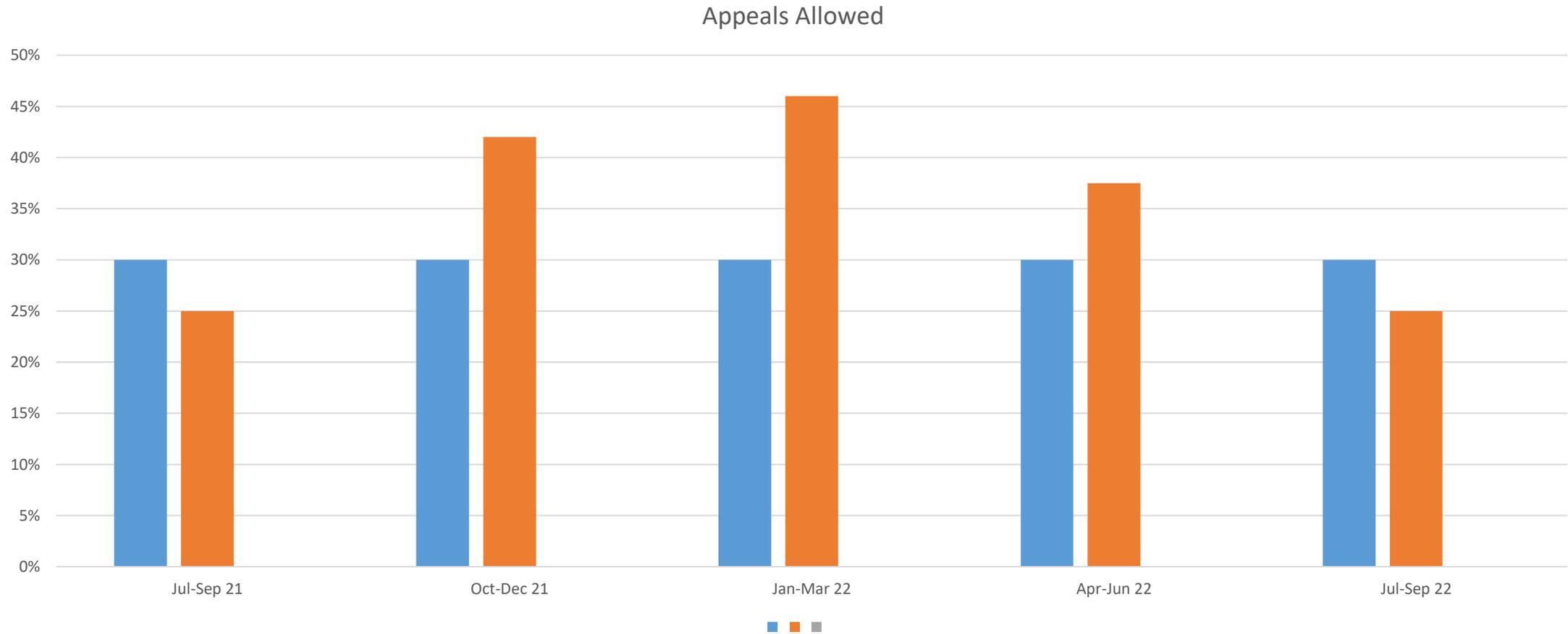
Appeals Received



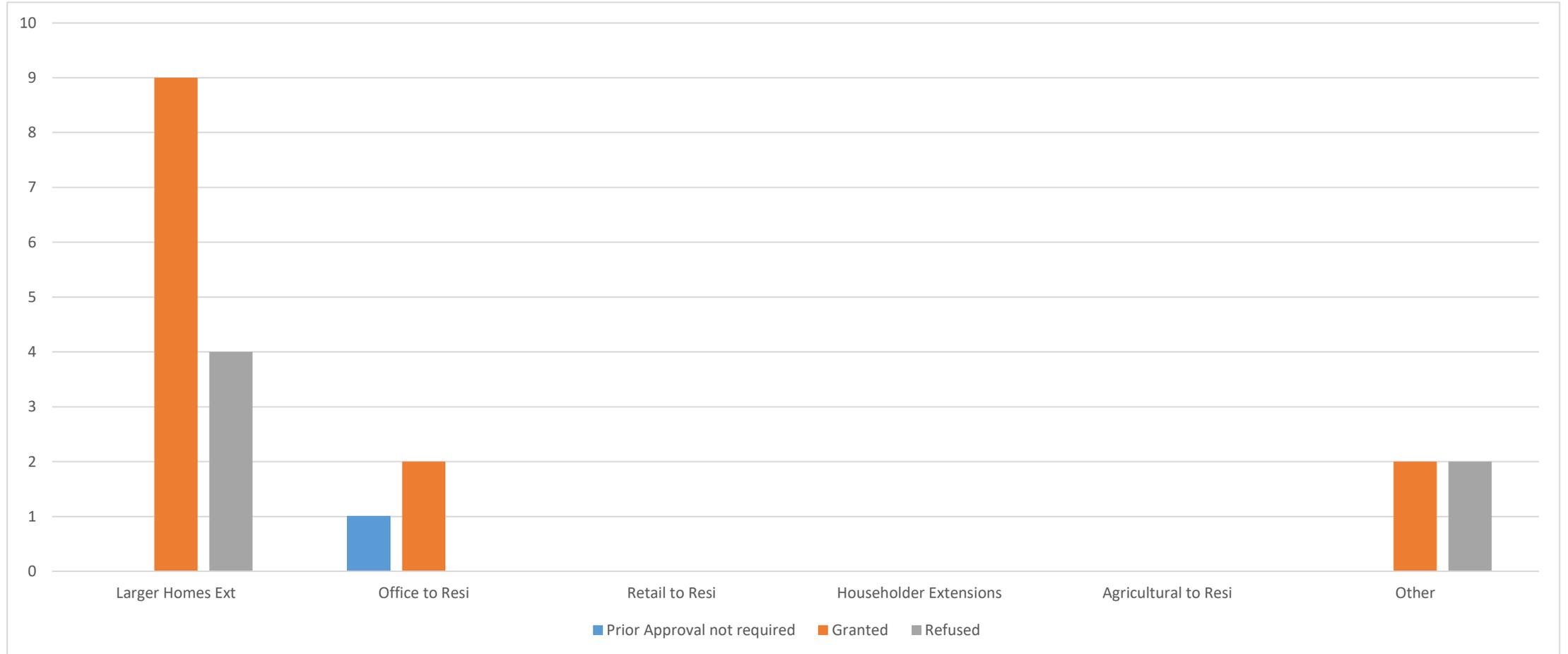
Number of Appeals allowed / dismissed July 2021 to September 2022



Percentage of appeals allowed against target of 30% July 2021 to September 2022



Number of prior approvals for permitted developments for the period July to September 2022



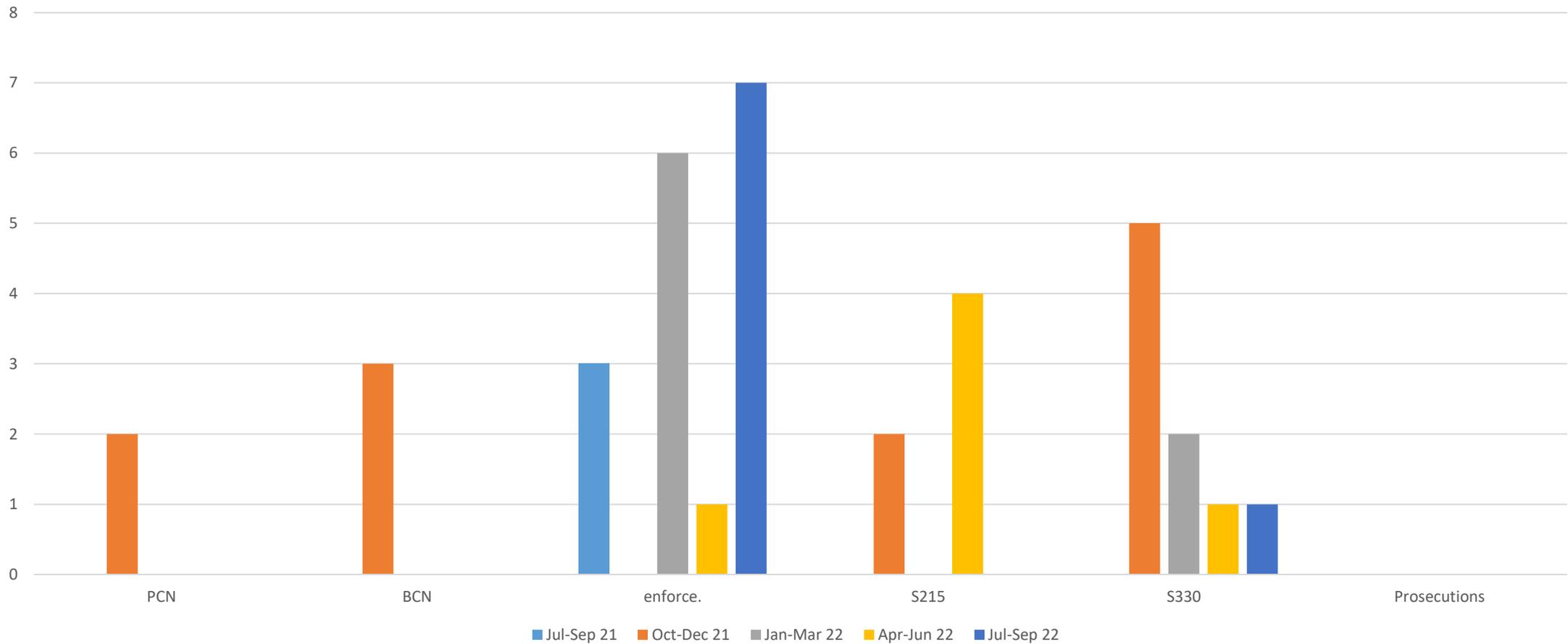
Number of units under construction

Year	No of units under construction as at 31 March (net)
2015	857
2016	760
2017	805
2018	1202
2019	1486
2020	1629
2021	1925

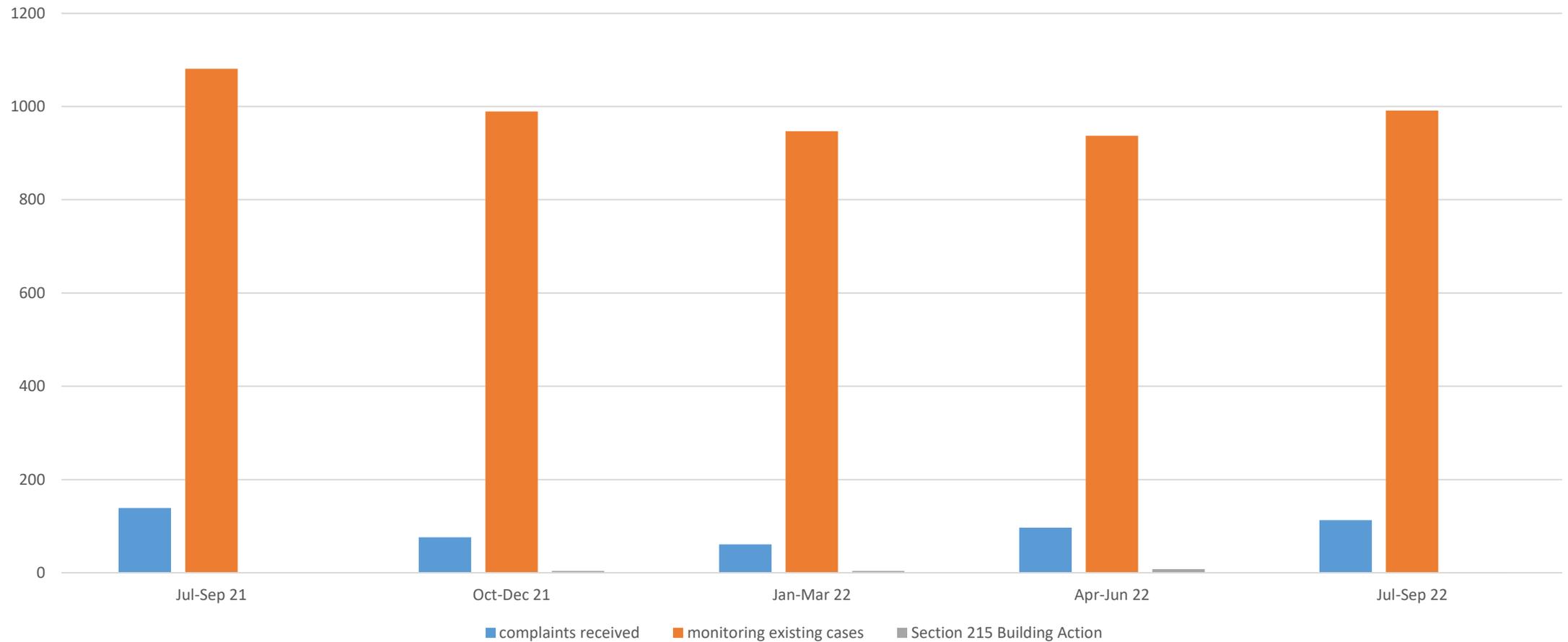
Number of units completed

	Year 2018/19	Year 2019/20	Year 2020/21
Completions	647	1130	1082
Requirement	1683	1662	1586
Surplus/Deficit	-1036	-532	-504

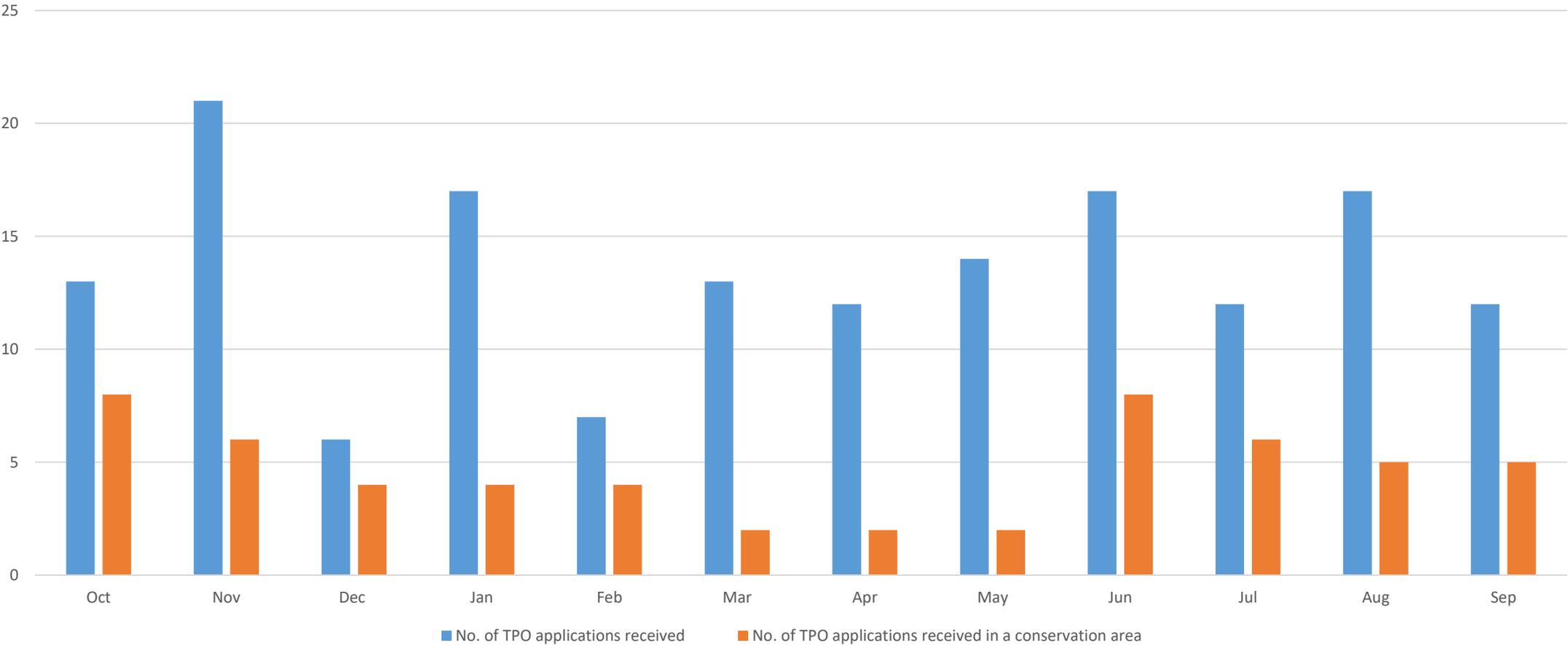
Number of enforcement notices served and prosecutions July 2021 to September 2022



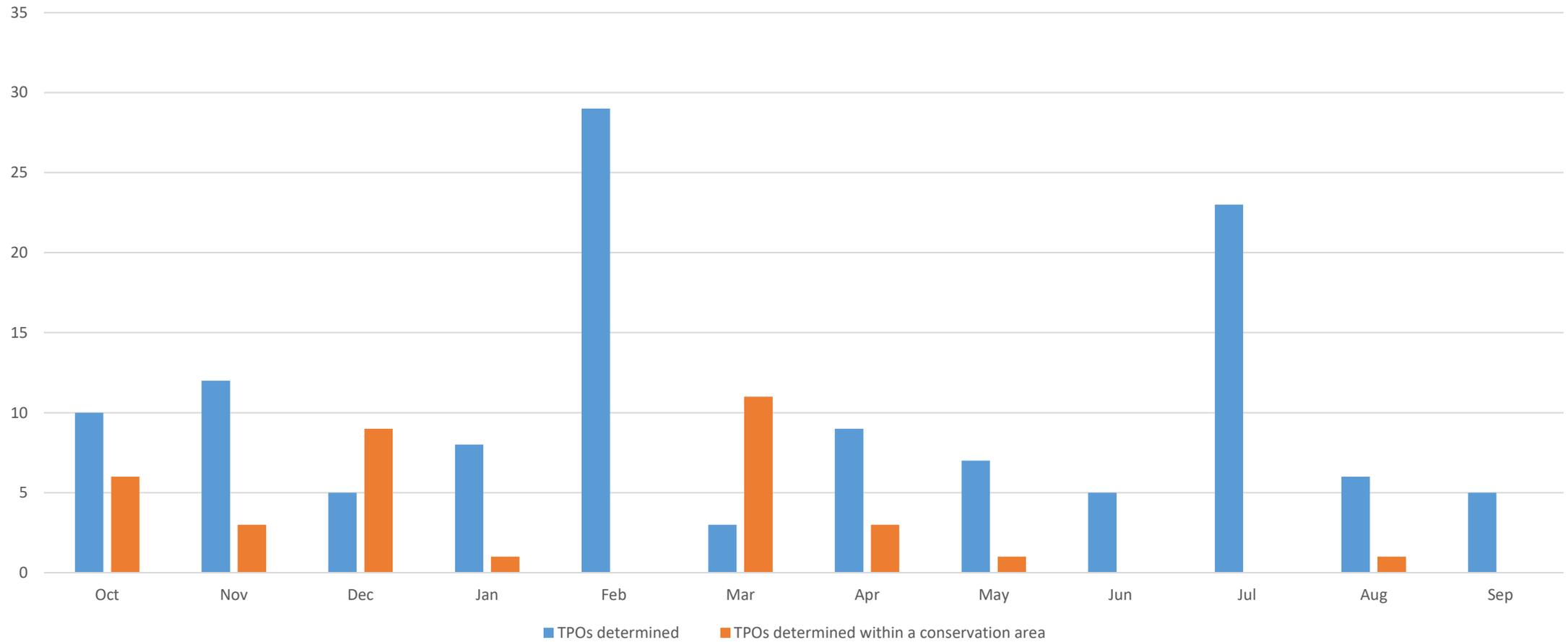
Number of enforcement related complaints and activities July 2021 to September 2022



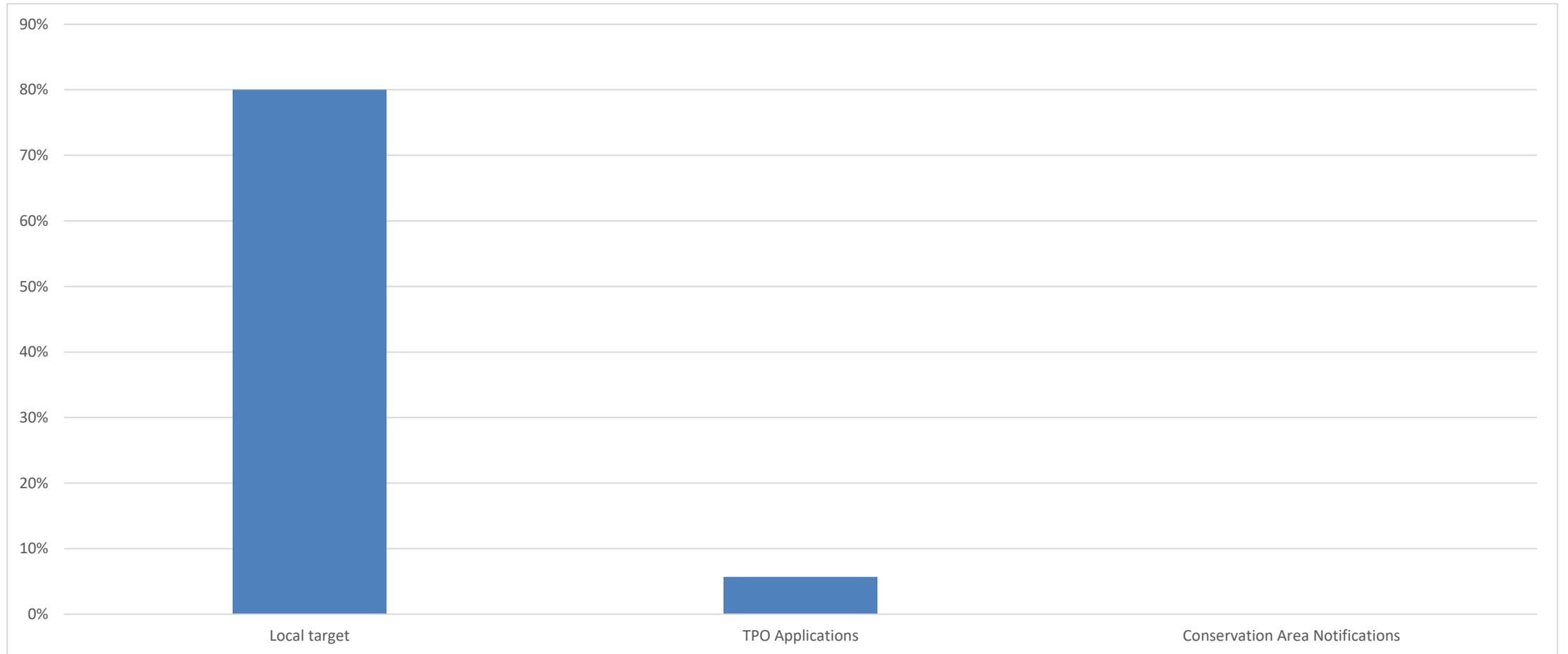
TPO applications received from October 2021 to September 2022



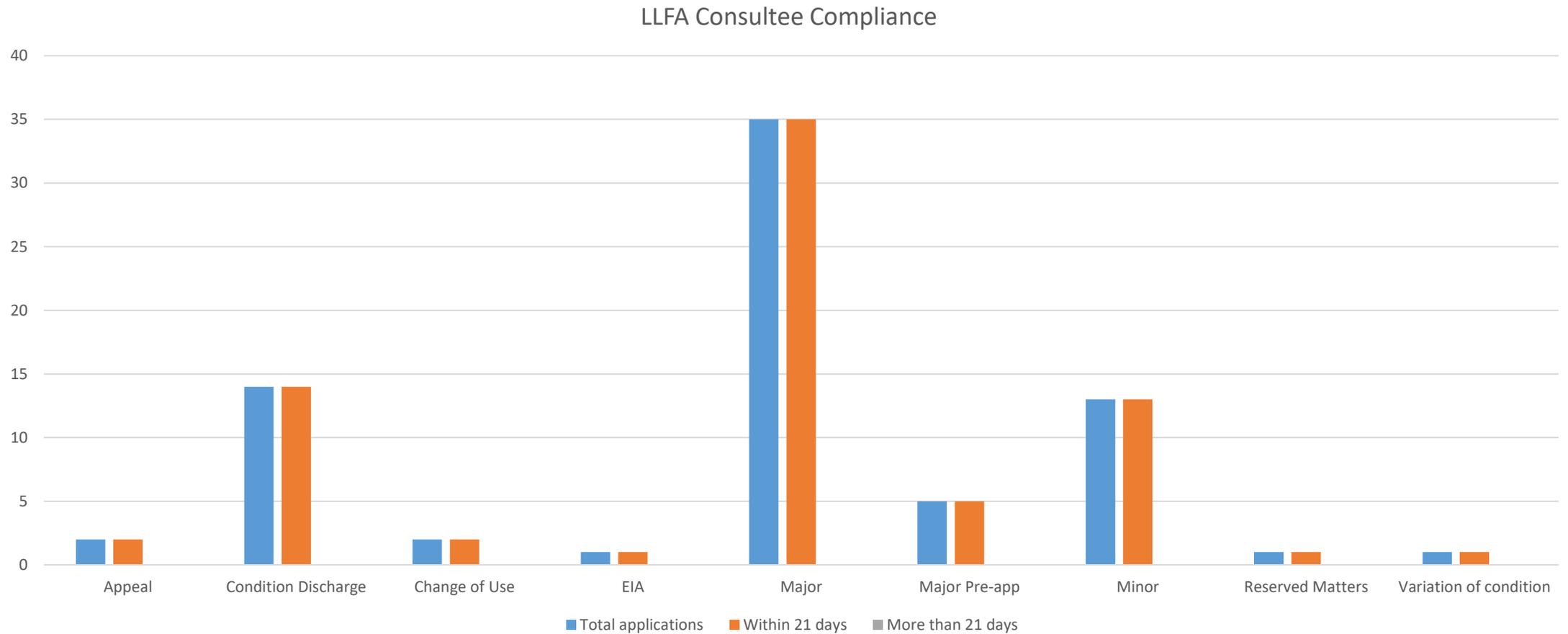
TPO applications determined from October 2021 to September 2022



TPO and Conservation Area Notification applications determined within target time from July 2022 to September 2022

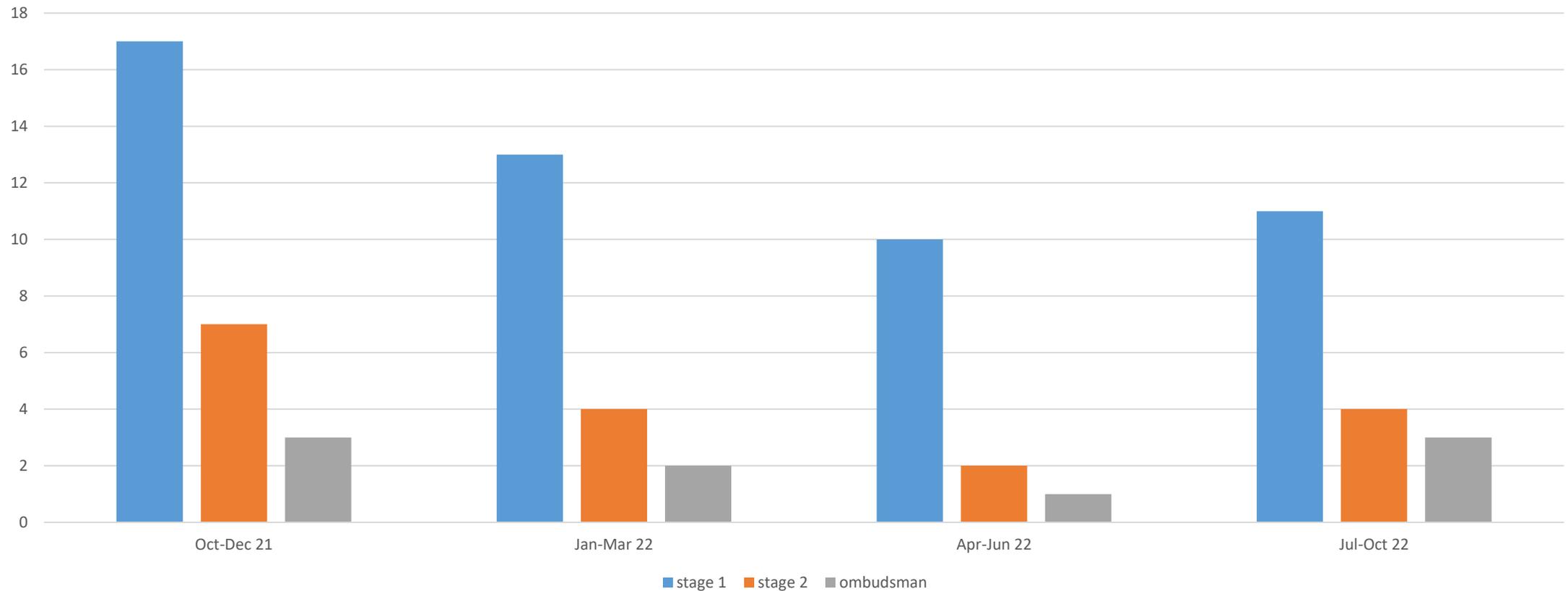


Lead Local Flood Authority Consultee Compliance



Complaints and Compliments

Complaints / Ombudsman Investigations



Appeals

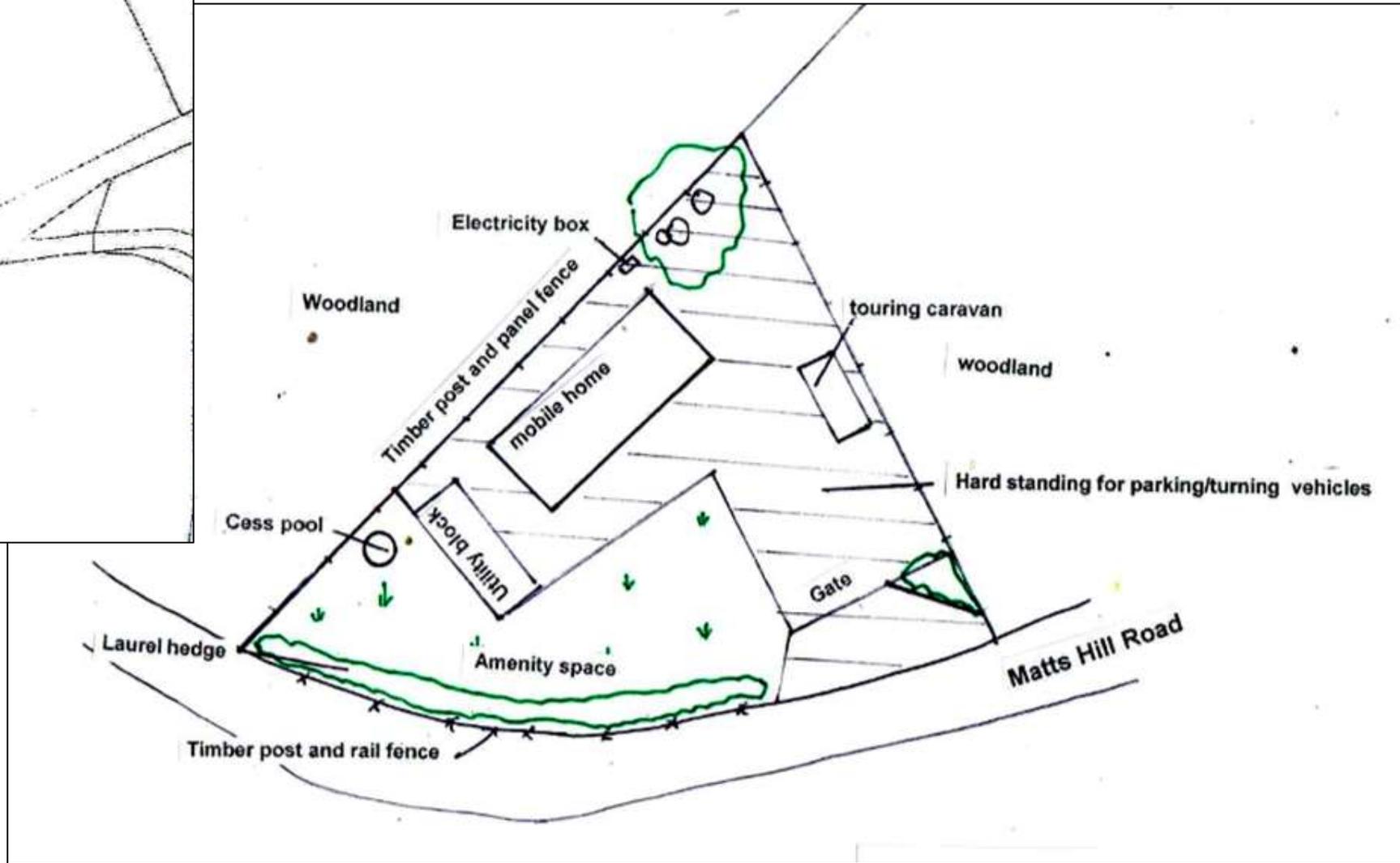
MC/19/0624 & ENF/18/0318

The Chestnuts, Matts Hill Road

Site Location Plan



Site Layout Plan







MC/21/0511

54 Grange Road, Gillingham

Site Photos – Front and rear of property

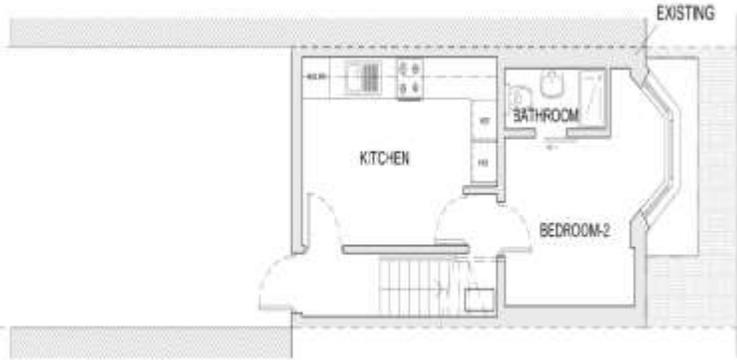
280



Site Location Plan



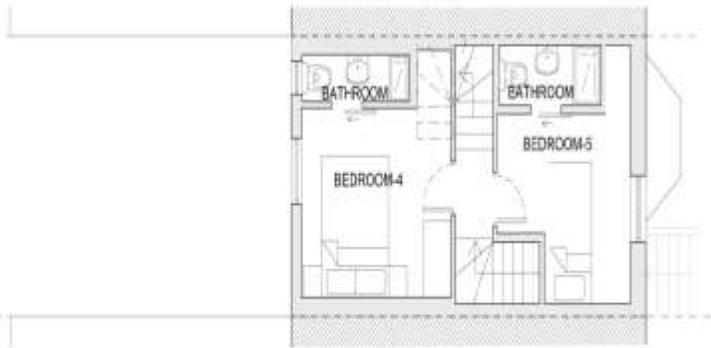
Existing Floor Plans and Elevations



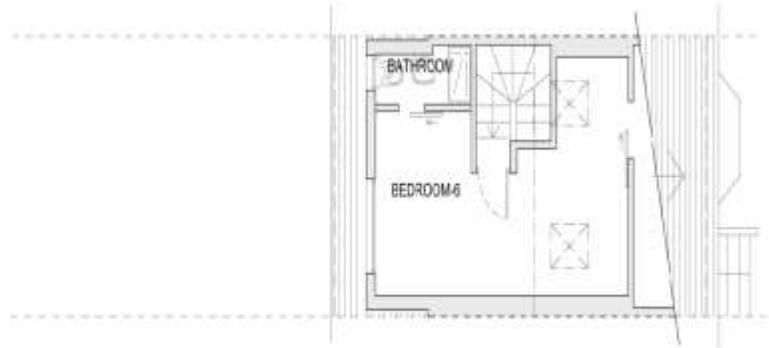
Basement Floor Plan



Ground Floor Plan



First Floor Plan



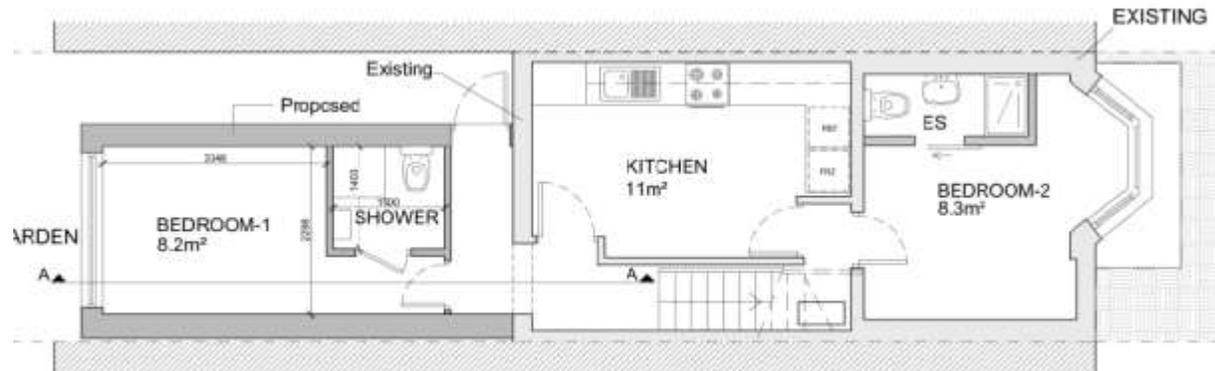
Loft Floor Plan



Front Elevation

Rear Elevation

Proposed Floor Plans



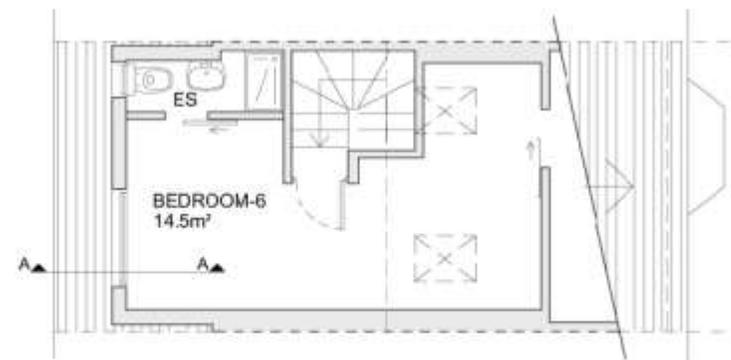
Basement Floor Plan



First Floor Plan



Ground Floor Plan



Loft Floor Plan

Proposed Elevations



MC/21/1891

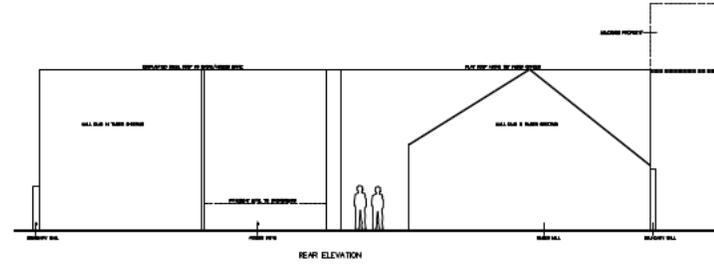
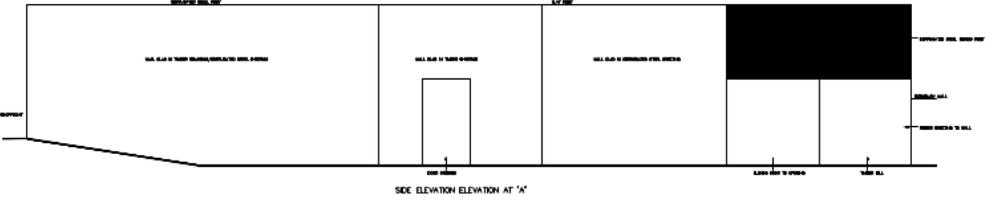
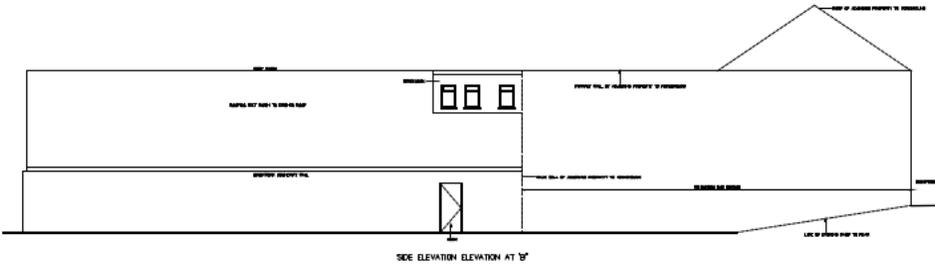
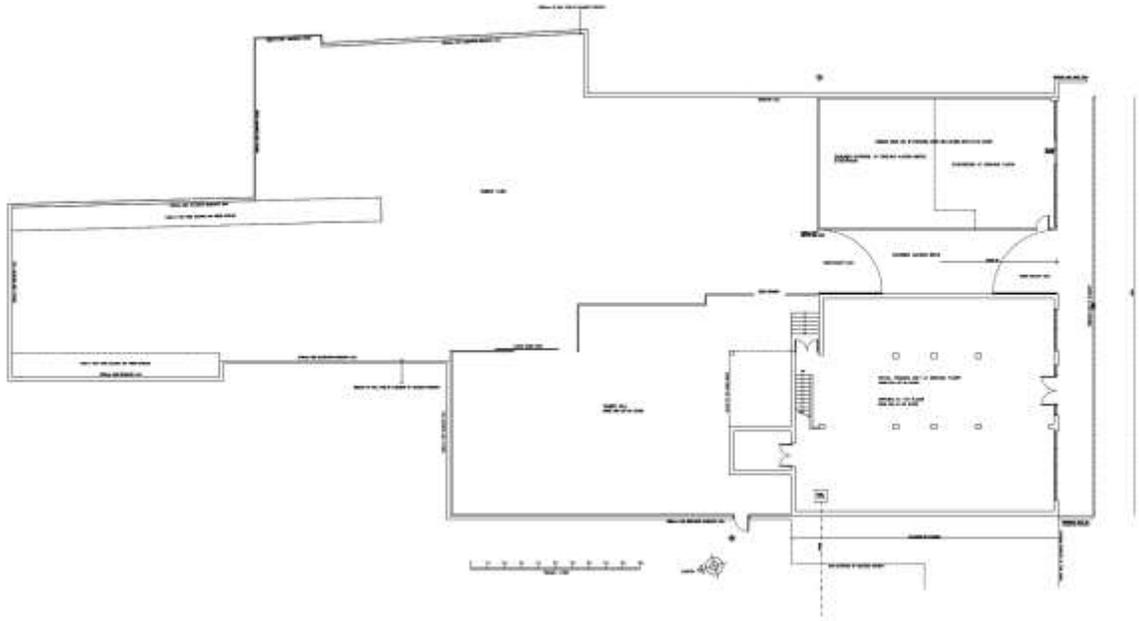
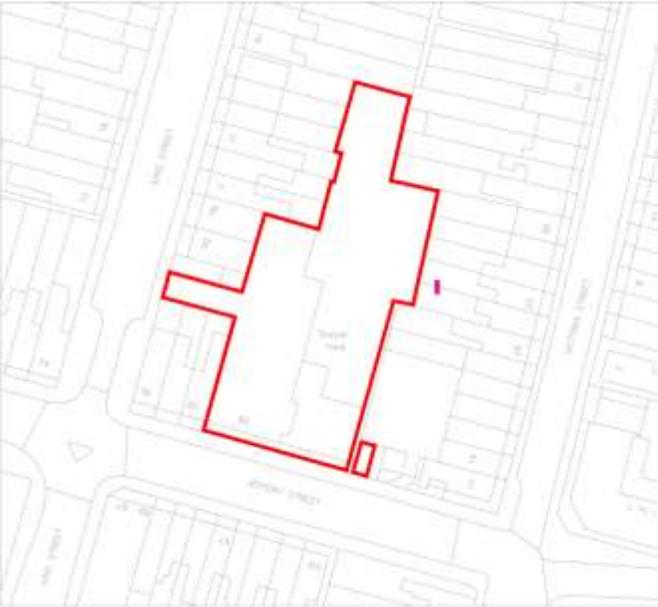
82 Jeffery Street, Gillingham

Site Photos

286



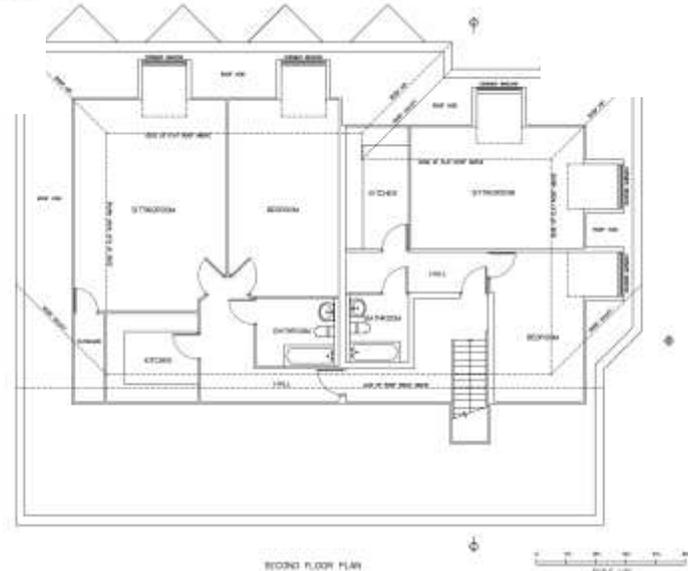
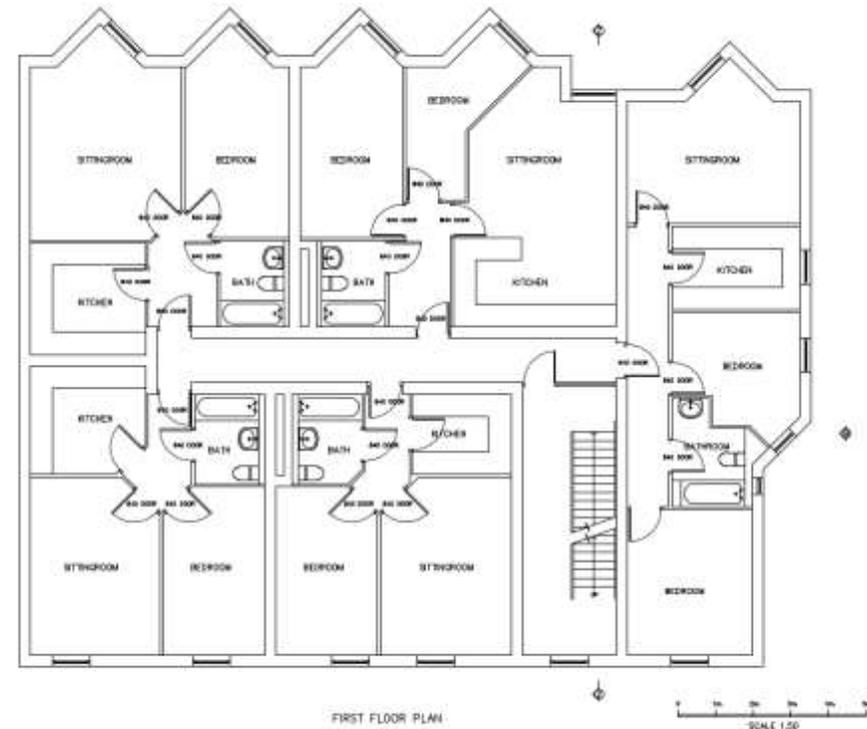
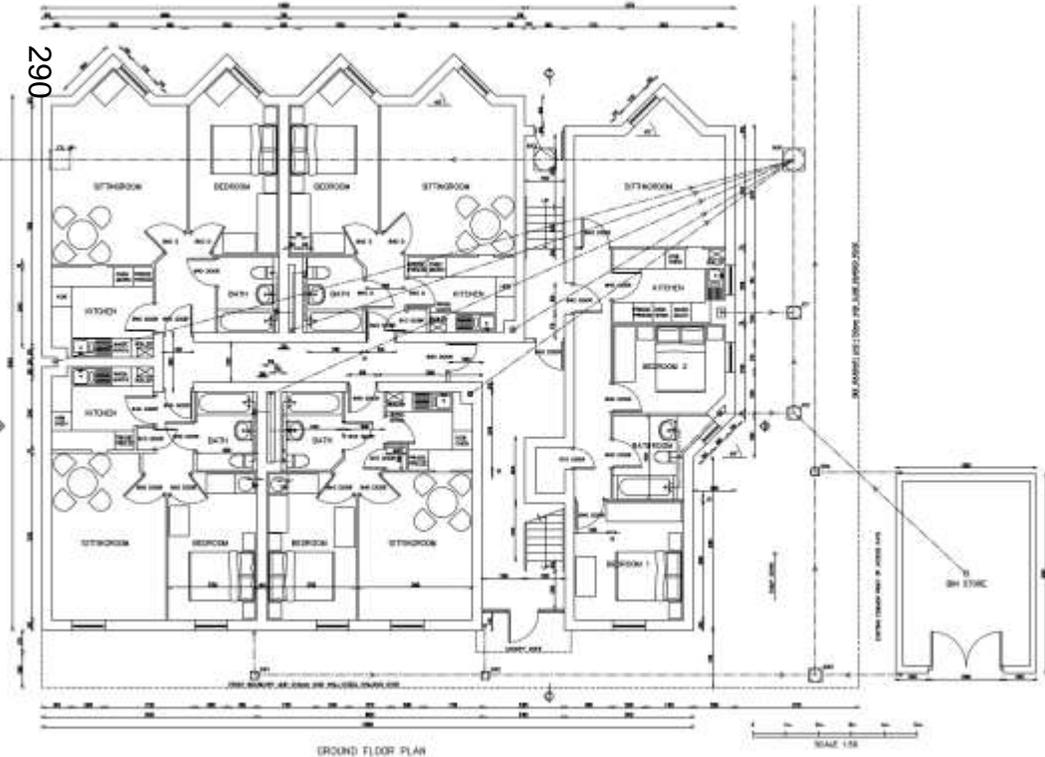
Existing Site Plan, Ground floor plan and elevations



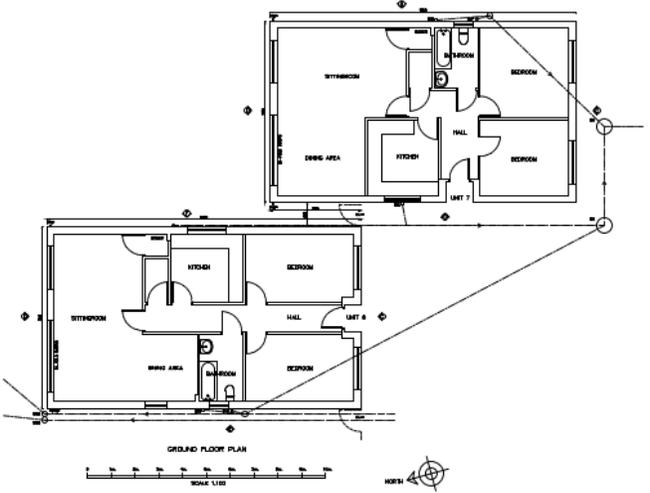
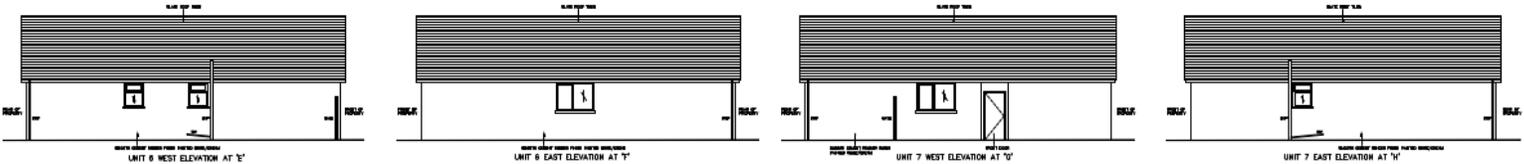
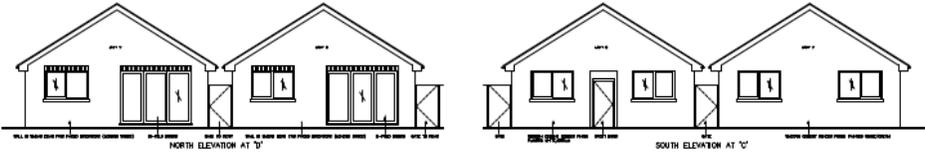
Proposed Elevations Apartments



Proposed Floor Plans Apartments



Proposed Plans for units 6 and 7



MC/21/2495

1A Horsted Avenue, Chatham

Site Location Plan

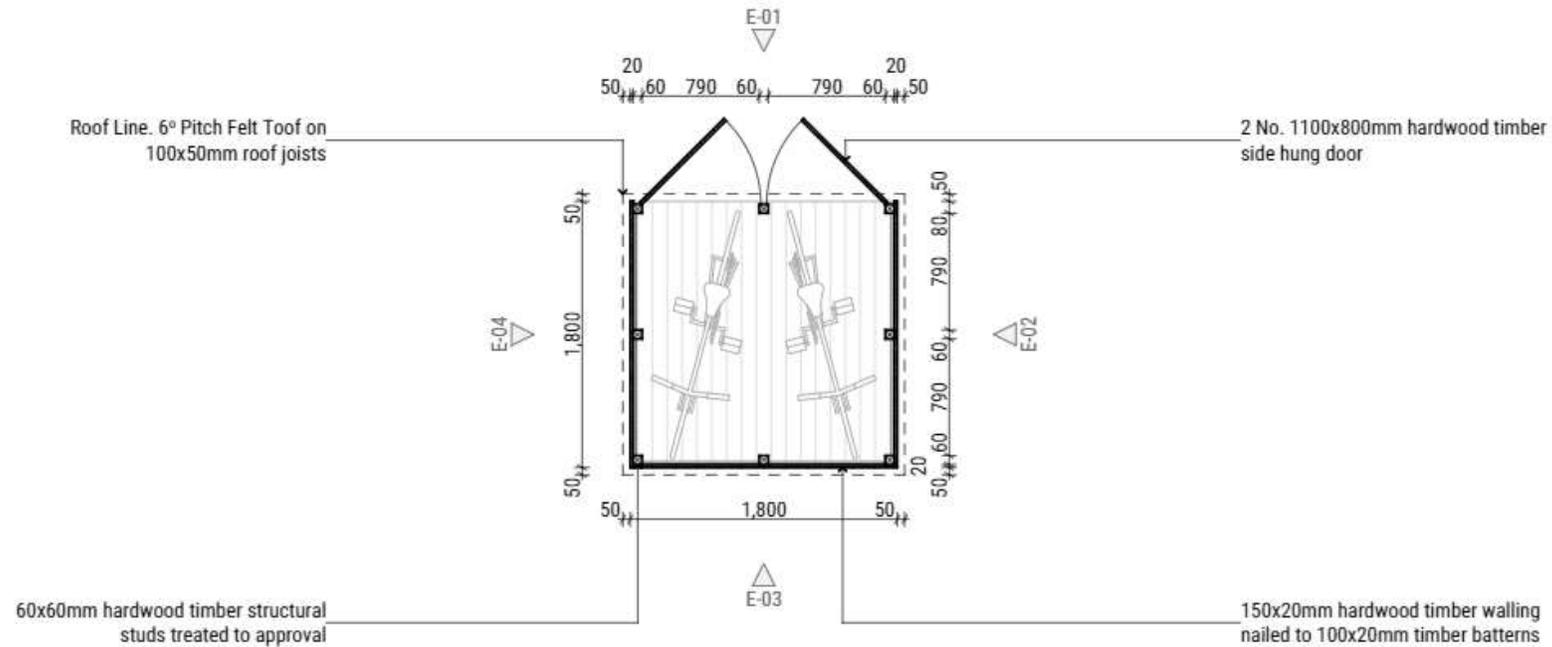


SP-01	Site Location Plan - 1A Horsted Avenue, Chatham. ME4 6JU
1:1250	



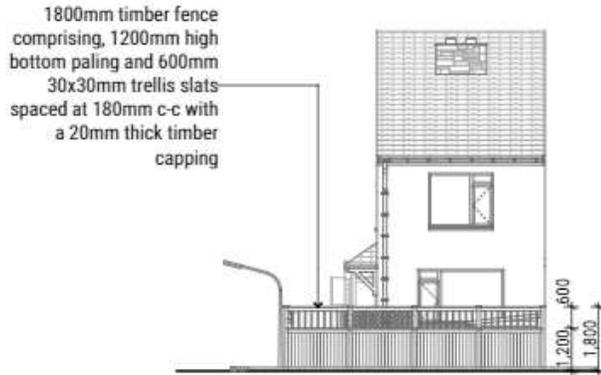
Bike Shed Detail Floor Plan

BIKE SHED DETAILS

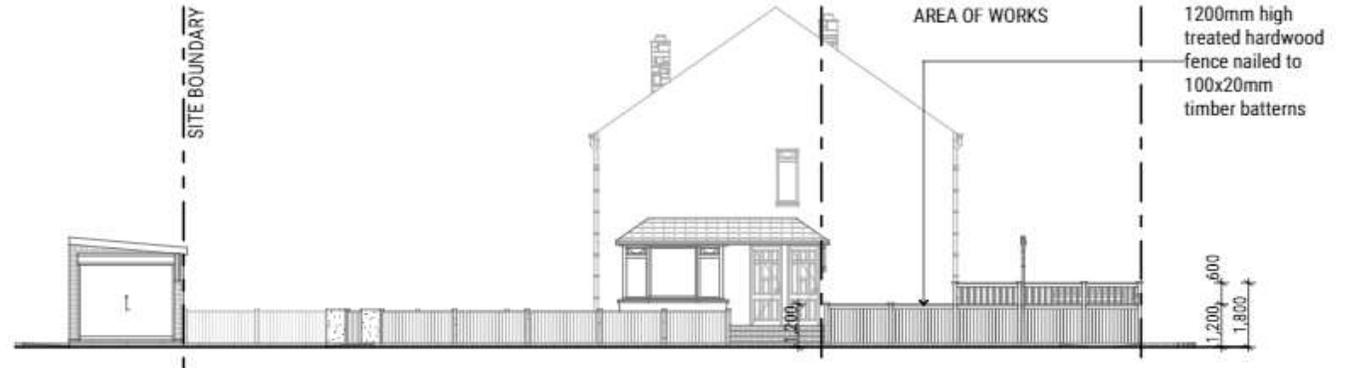


DP-01	Bike Shed Detail Floor Plan
1:50	

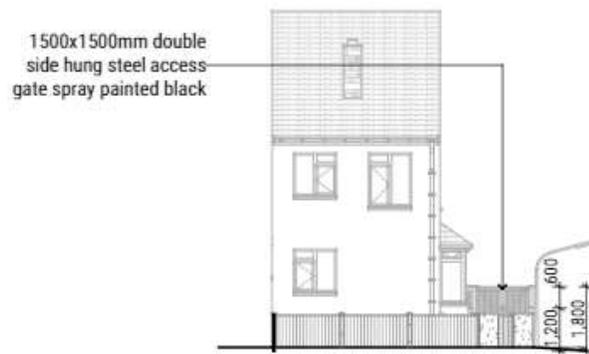
Proposed Site Elevations



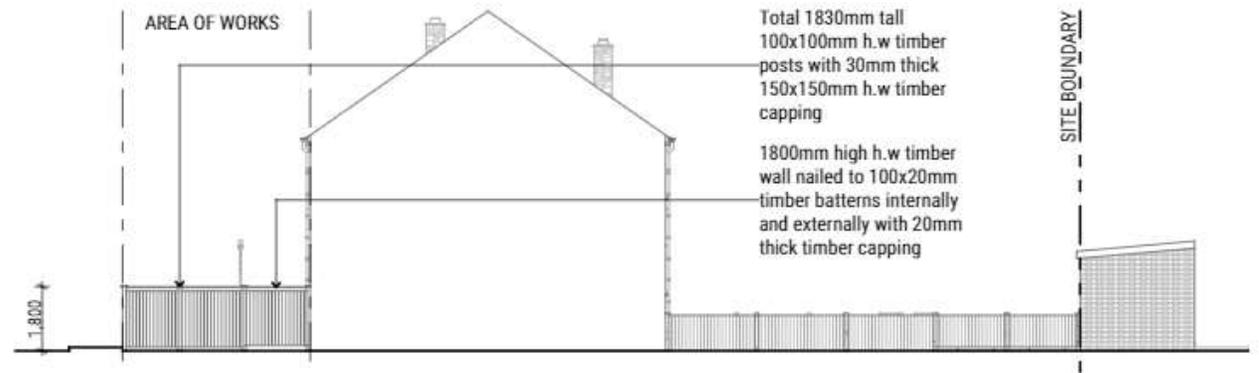
E-01	Proposed Site Elevation 01
1:200	



E-02	Proposed Site Elevation 02
1:200	

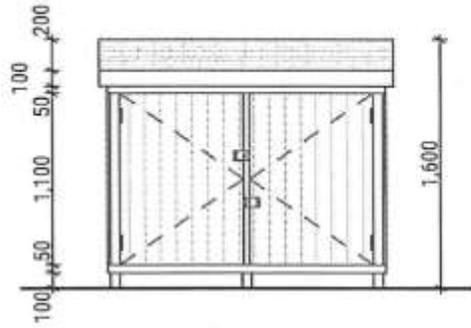


E-03	Proposed Site Elevation 03
1:200	

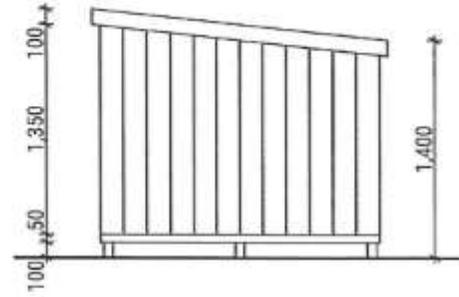


E-04	Proposed Site Elevation 04
1:200	

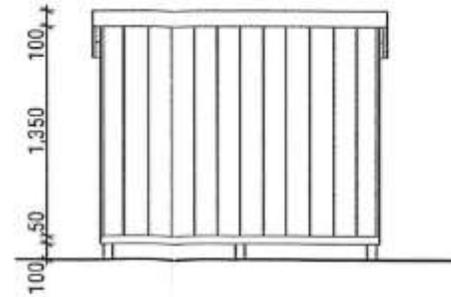
Proposed Bike Shed Elevations



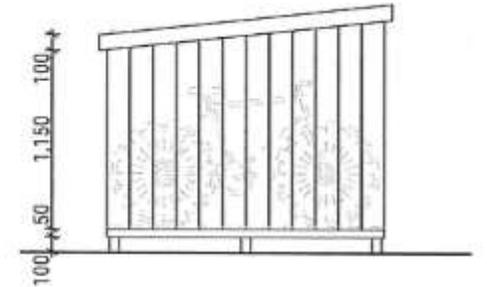
Elevation 01



Elevation 02



Elevation 03



Elevation 04

1:50	Bike Shed Detail Elevations (Hardwood Construction to Manufacturer's Specifications)
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MC/21/2643

42 New Road, Chatham

Site Location Plan and Proposed Site Plan

300

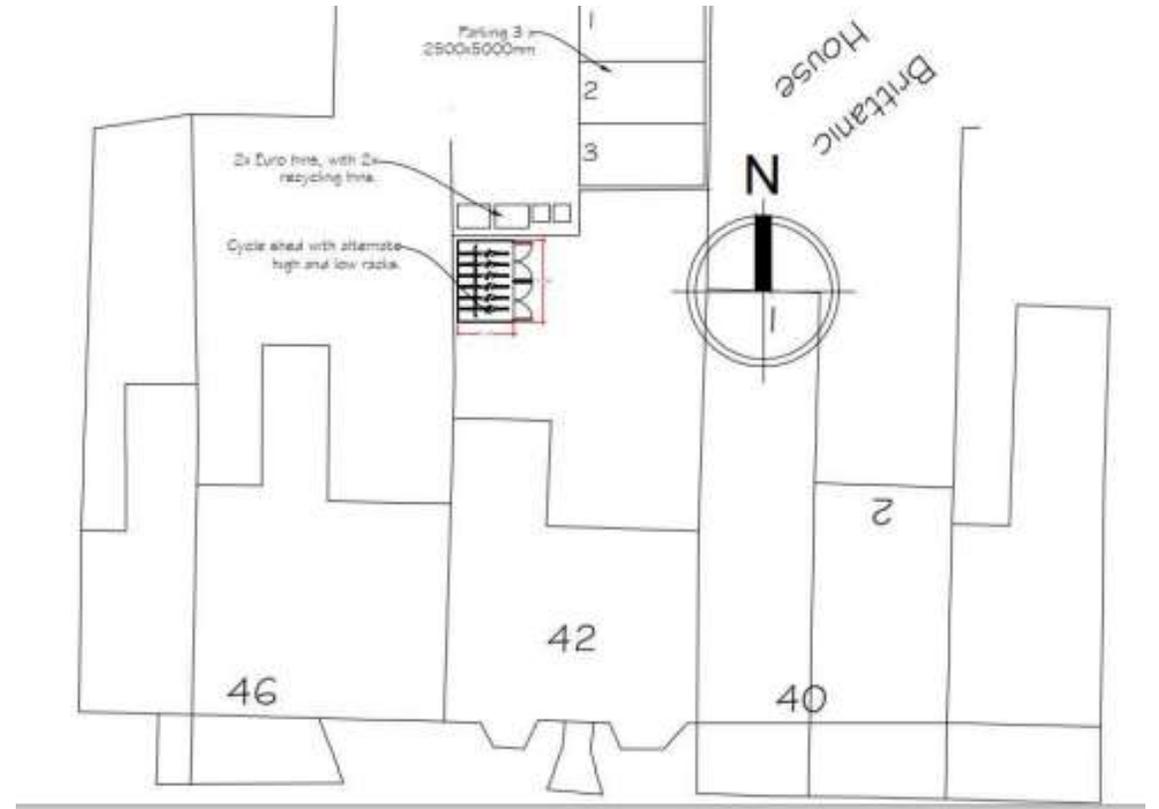
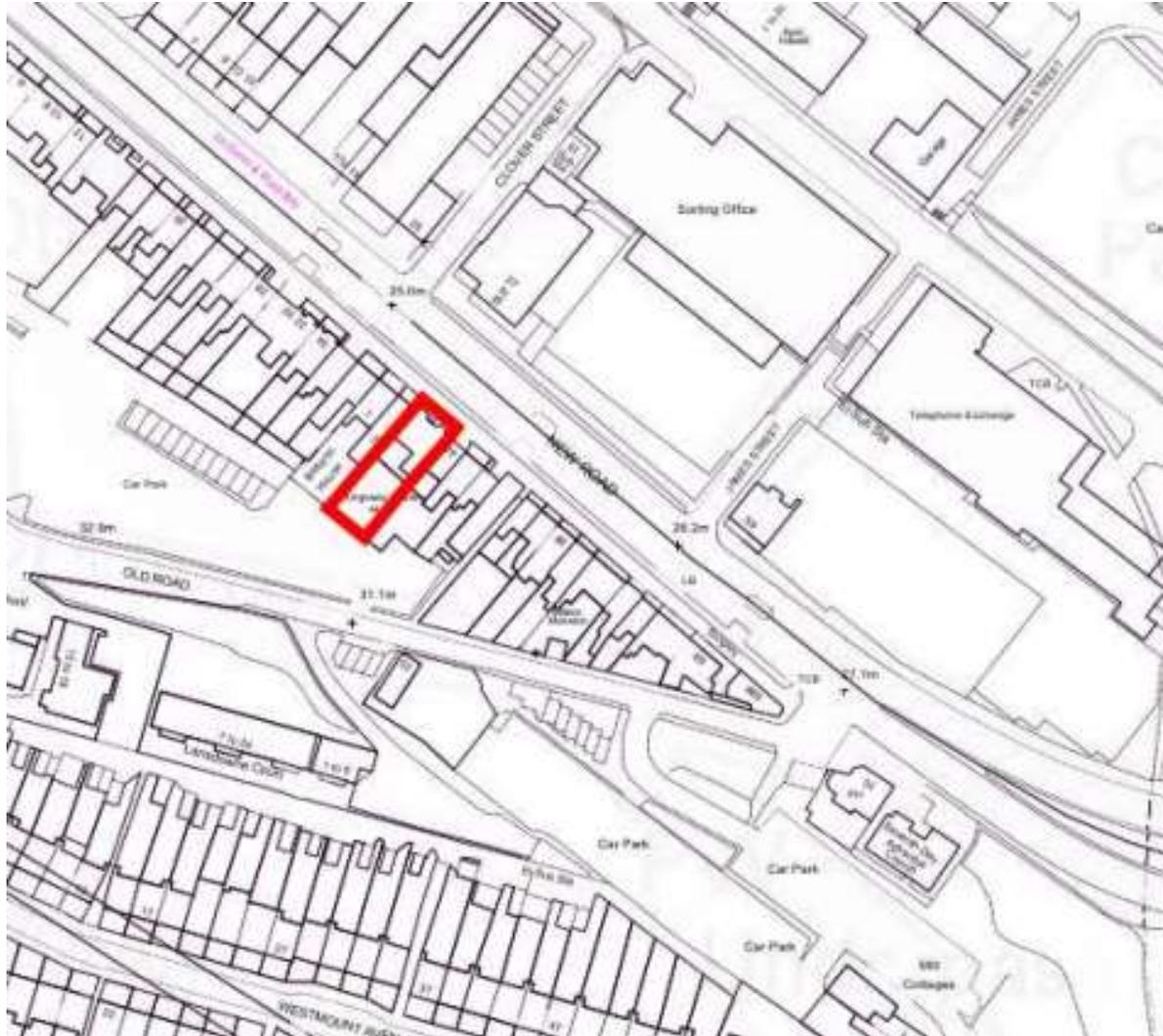


Photo of 42 New Road



Existing and Proposed Front Elevations

302

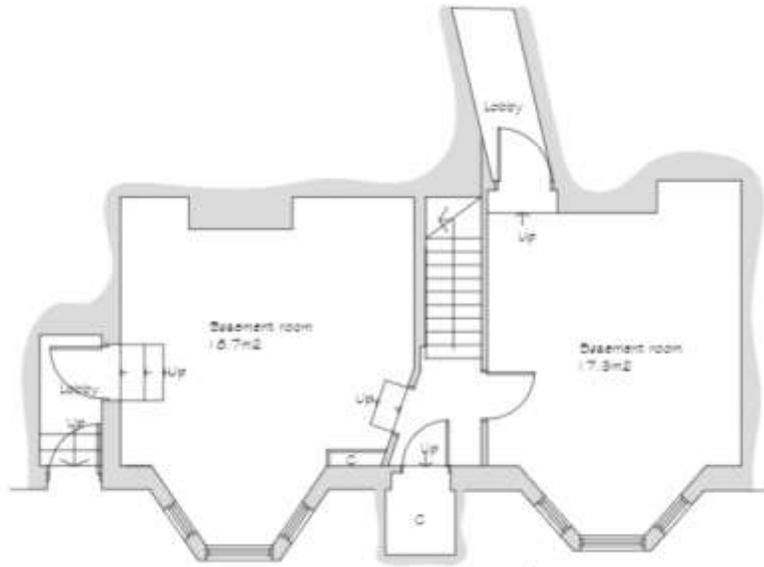


Front elevation



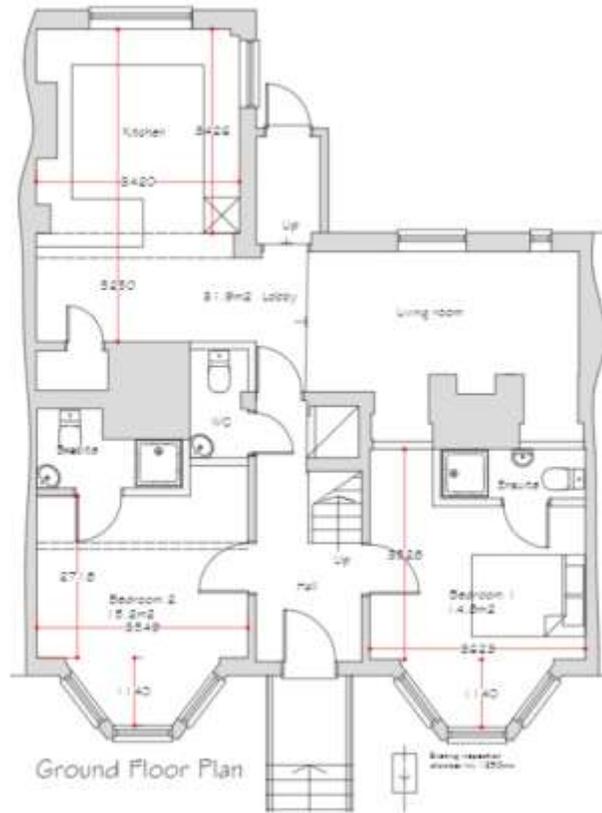
Front elevation

Existing Floorplans

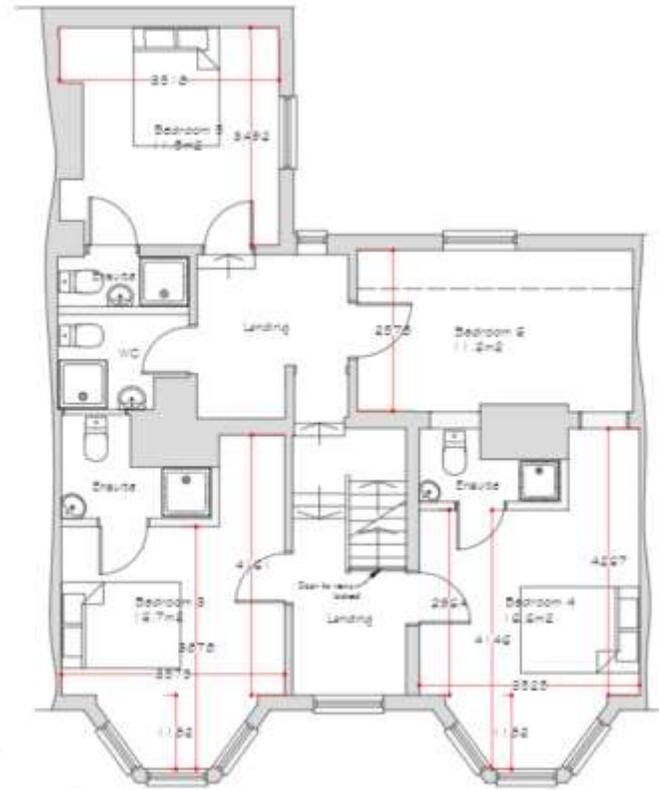


Lower Ground Floor Plan

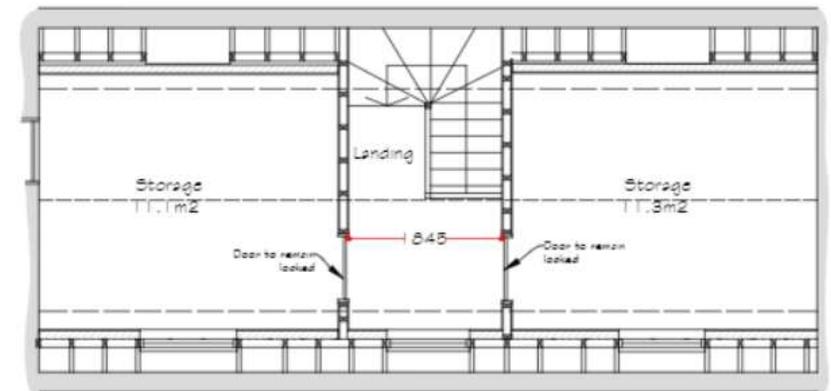
Scale 1:50



Ground Floor Plan



First Floor Plan



Second Floor Plan

