

Planning Committee – Supplementary agenda No.3

A meeting of the Planning Committee will be held on:

Date: 11 January 2023

Time: 6.30pm

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

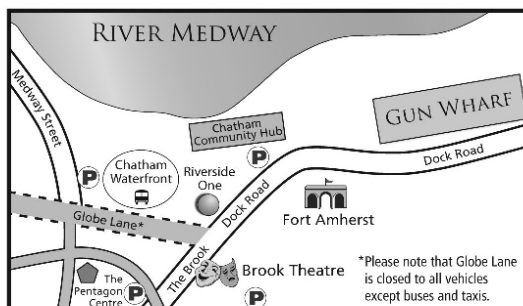
Items

12 Additional Information - Presentation

(Pages
3 - 138)

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

Date: 12 January 2023



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available on our website
www.medway.gov.uk

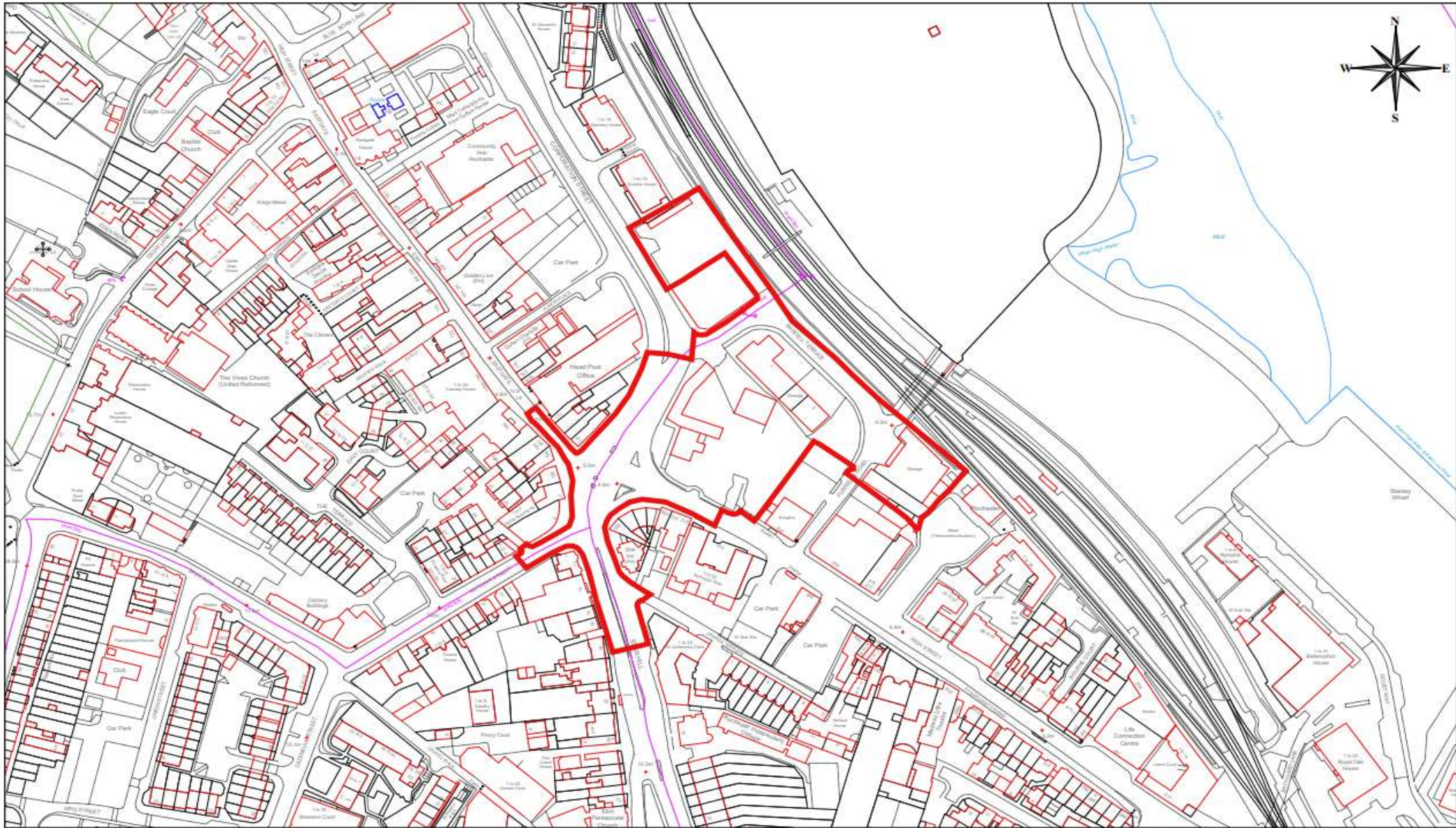
A summary of this information can be made available in other formats from **01634 333333**

Planning Committee

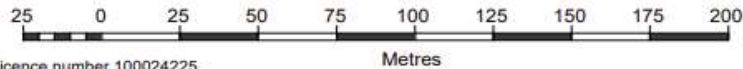
11th January 2023

MC/22/1810

Bardell Wharf, Rochester, ME1 1NG



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



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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

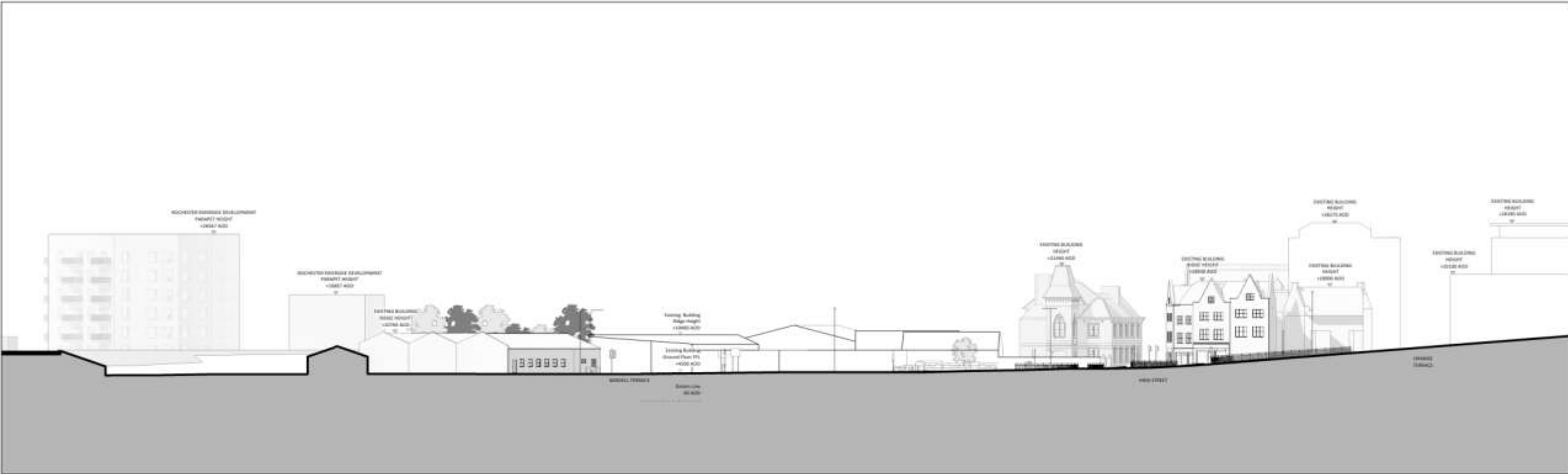


Photos of site now buildings are demolished

12



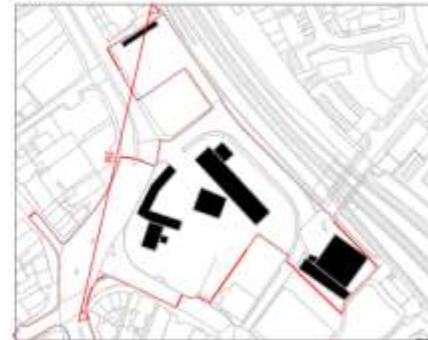
Existing Elevation Section down Star Hill



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

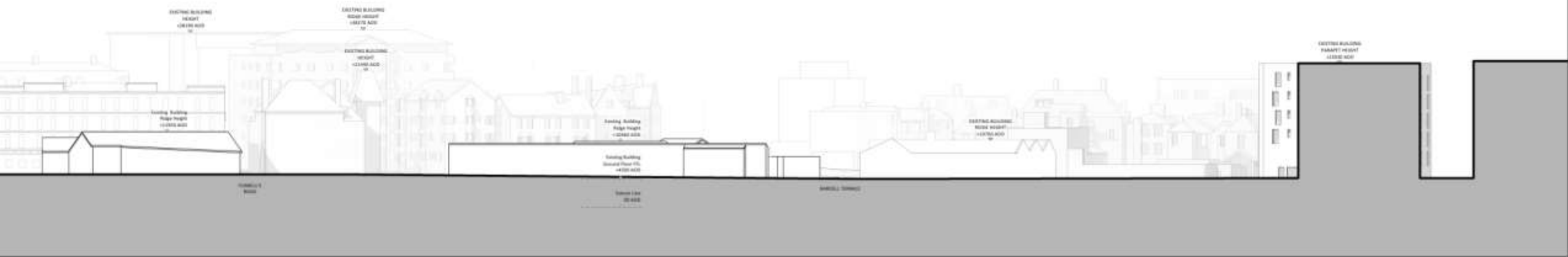


Key Plan
Scale: 1:2000

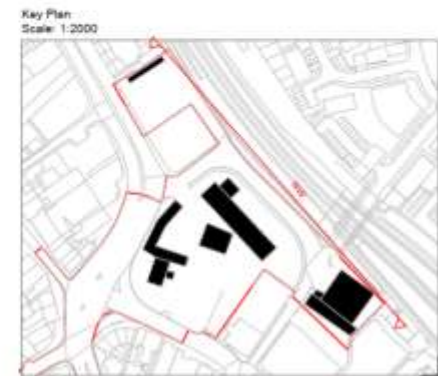


Existing Elevation section along railway line

14



239_POD_XX_XX_DR_A_STAGE3_TPE_2003_A1 | Existing Street Elevation - North West | Scale 1:350



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)

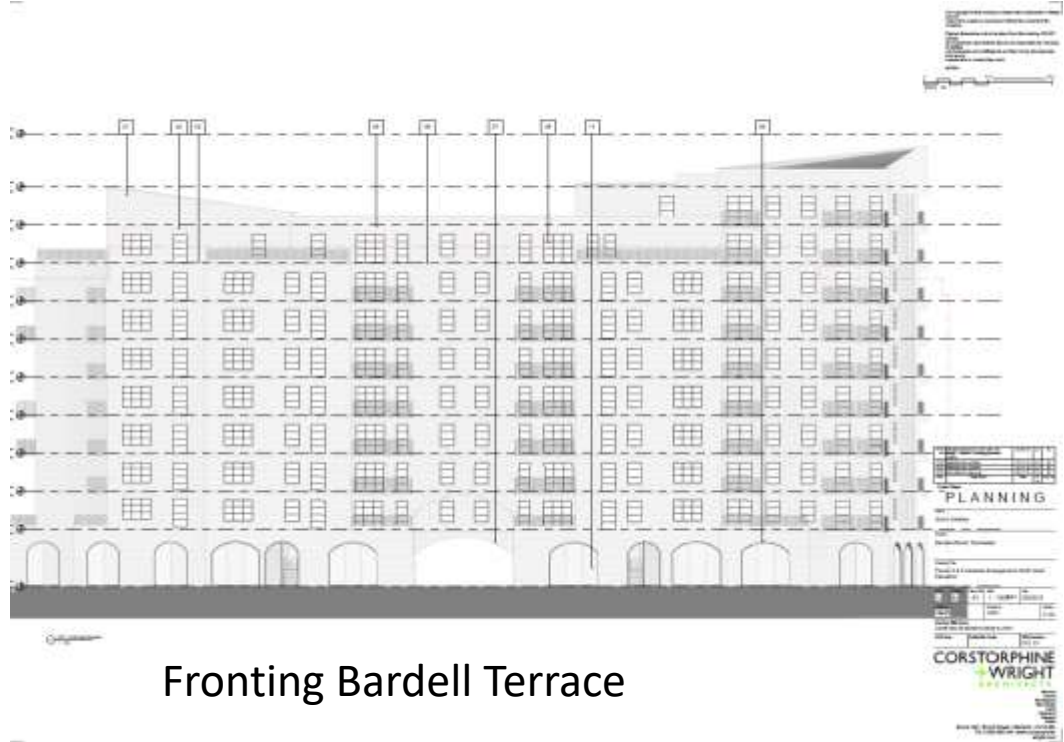


Previously Approved Elevations building fronting Corporation Street (Parcel 1)

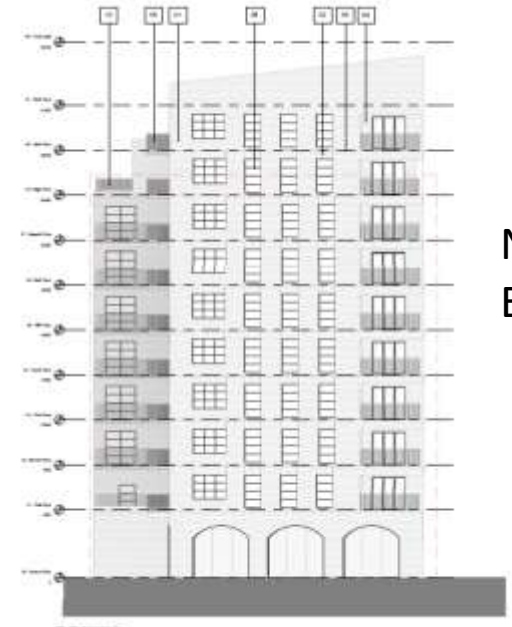
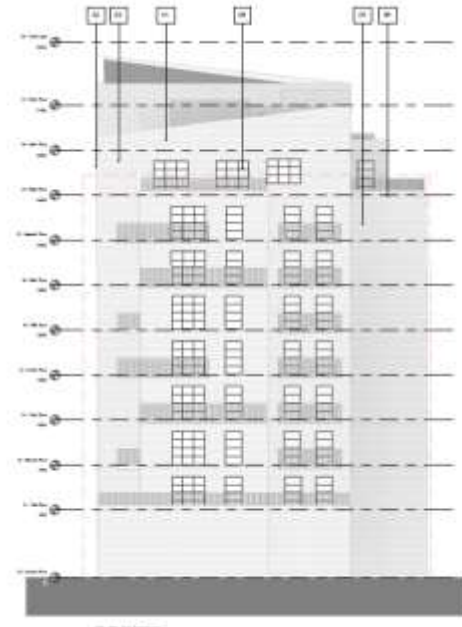


Previously Approved Elevations Elevations buildings at centre of site (Parcel 3/4/5)

20



Fronting Bardell Terrace

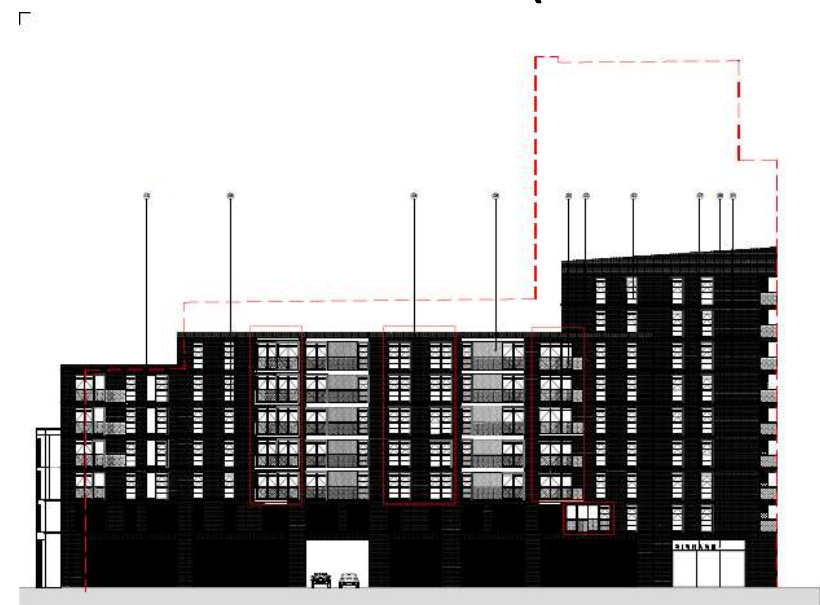


NW and SE Elevations



SW Elevations

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



KEY PLAN

LEGEND

- 1. Existing building
- 2. Proposed building
- 3. Proposed building (to be demolished)
- 4. Proposed building (to be retained)
- 5. Proposed building (to be demolished and replaced)
- 6. Proposed building (to be demolished and replaced with a different design)
- 7. Proposed building (to be demolished and replaced with a different design and height)
- 8. Proposed building (to be demolished and replaced with a different design and height and location)
- 9. Proposed building (to be demolished and replaced with a different design and height and location and orientation)
- 10. Proposed building (to be demolished and replaced with a different design and height and location and orientation and height)

PLANNING

CLIENTS

PROJECT

DATE

CORSTORPHINE + WRIGHT ARCHITECTS



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PLANNING

CLIENTS

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CORSTORPHINE + WRIGHT ARCHITECTS



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PLANNING

CLIENTS

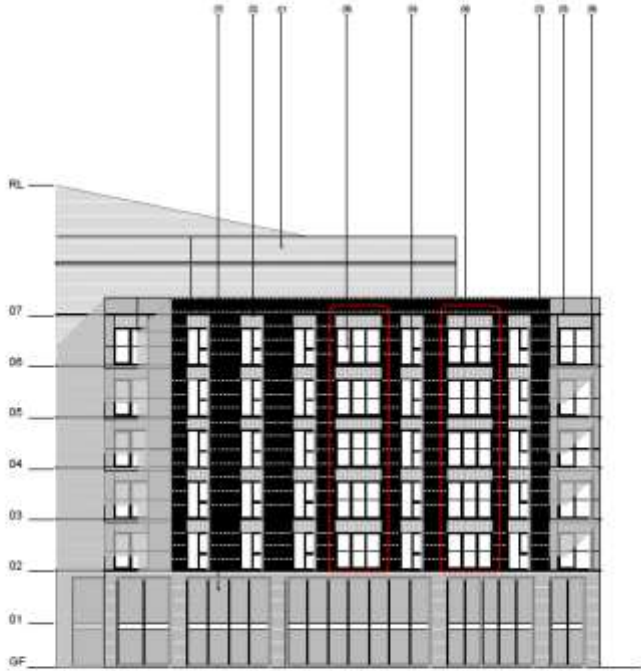
PROJECT

DATE

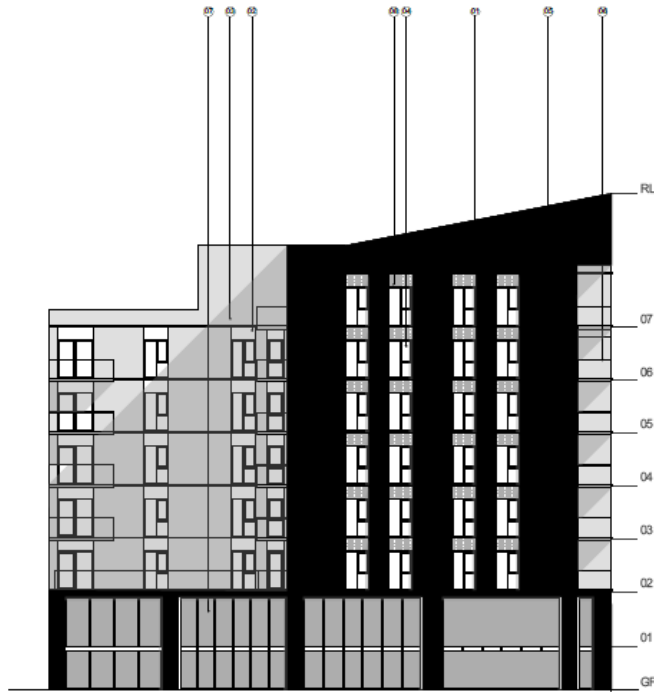
CORSTORPHINE + WRIGHT ARCHITECTS

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

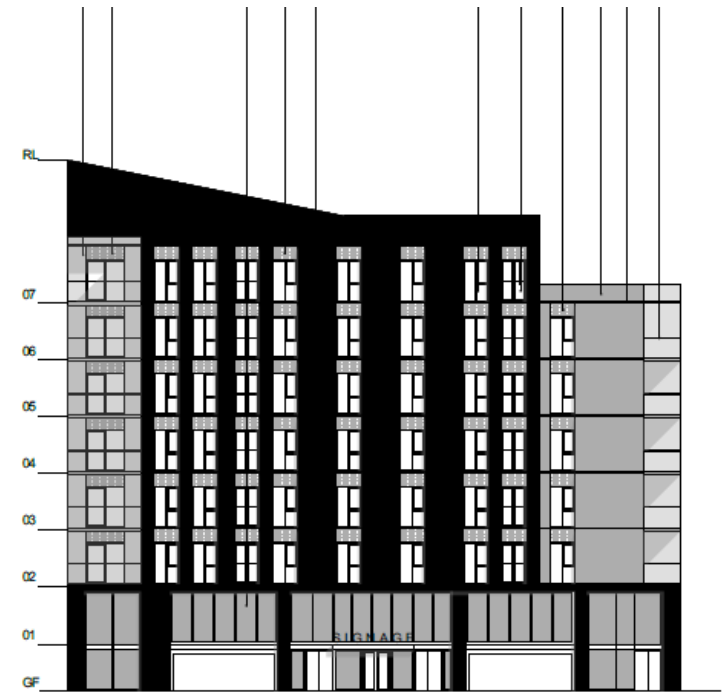
22



EAST ELEVATION - B



WEST ELEVATION - D



NORTH ELEVATION - A

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



Site Wide Ground Floor

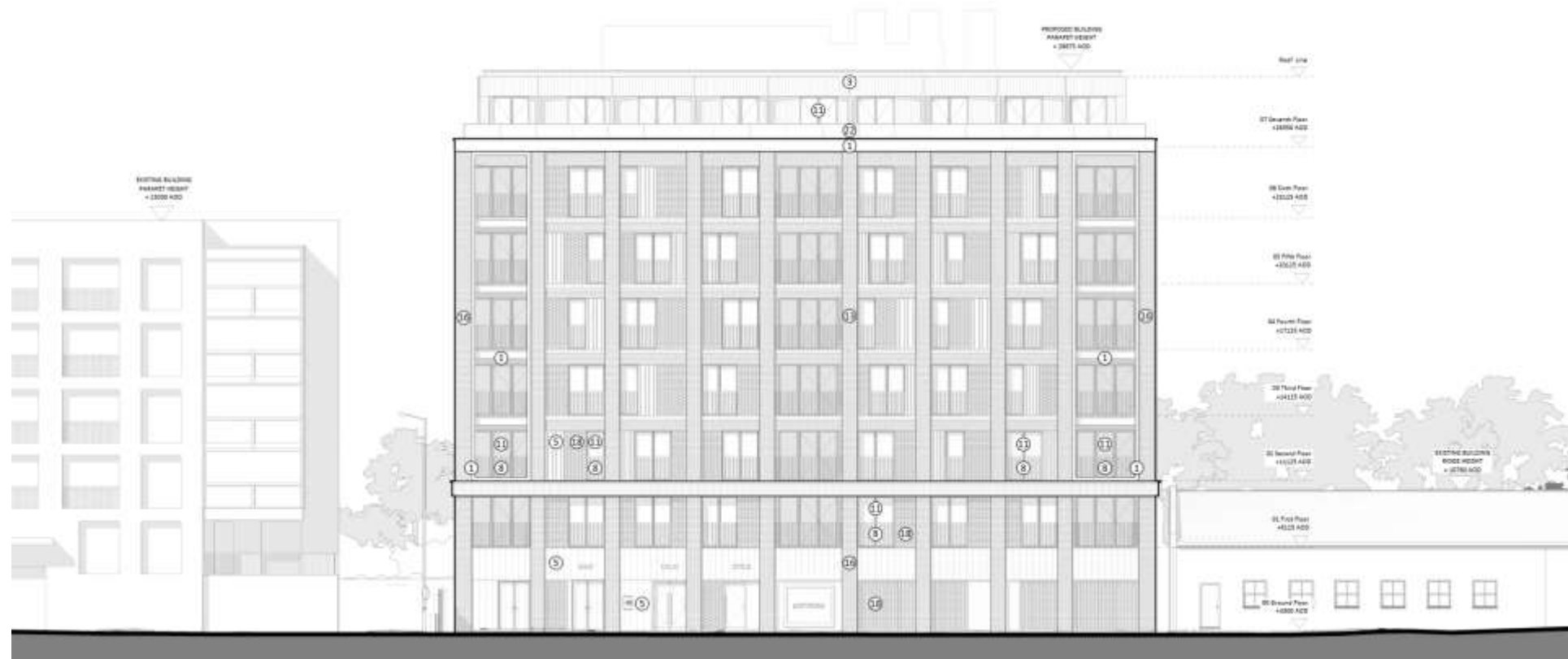
24



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 |

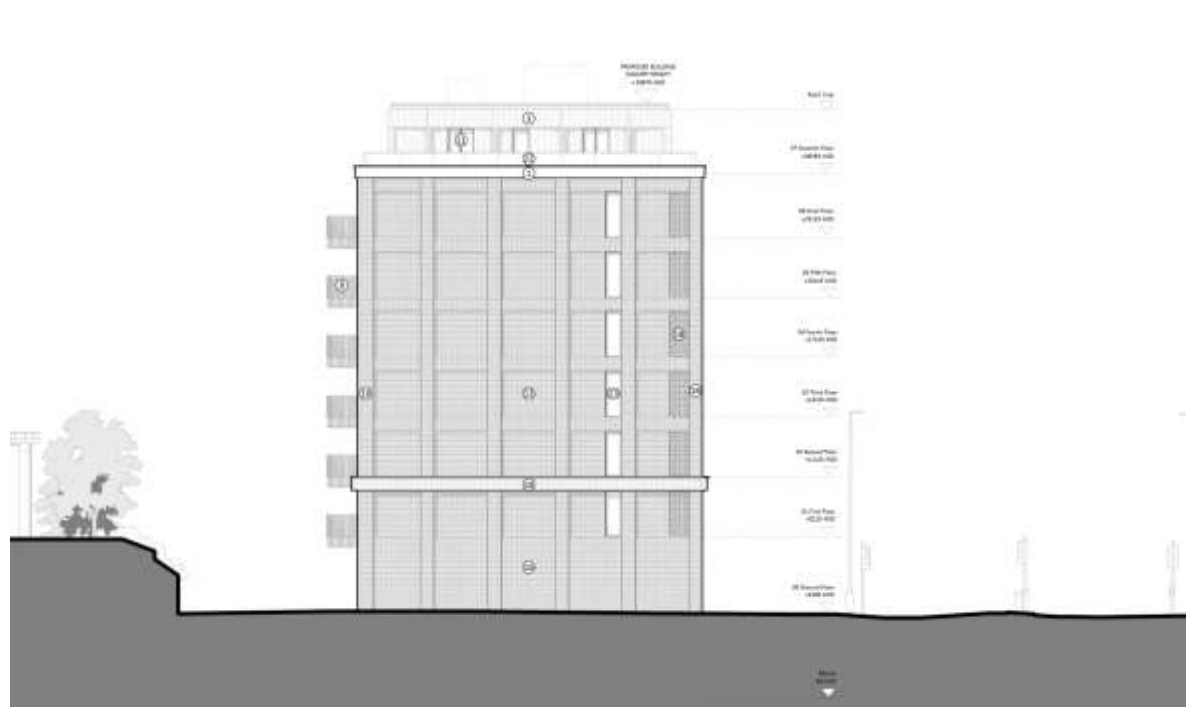


Proposed Northern Area Building fronting Corporation Street Elevation Plans - Rear

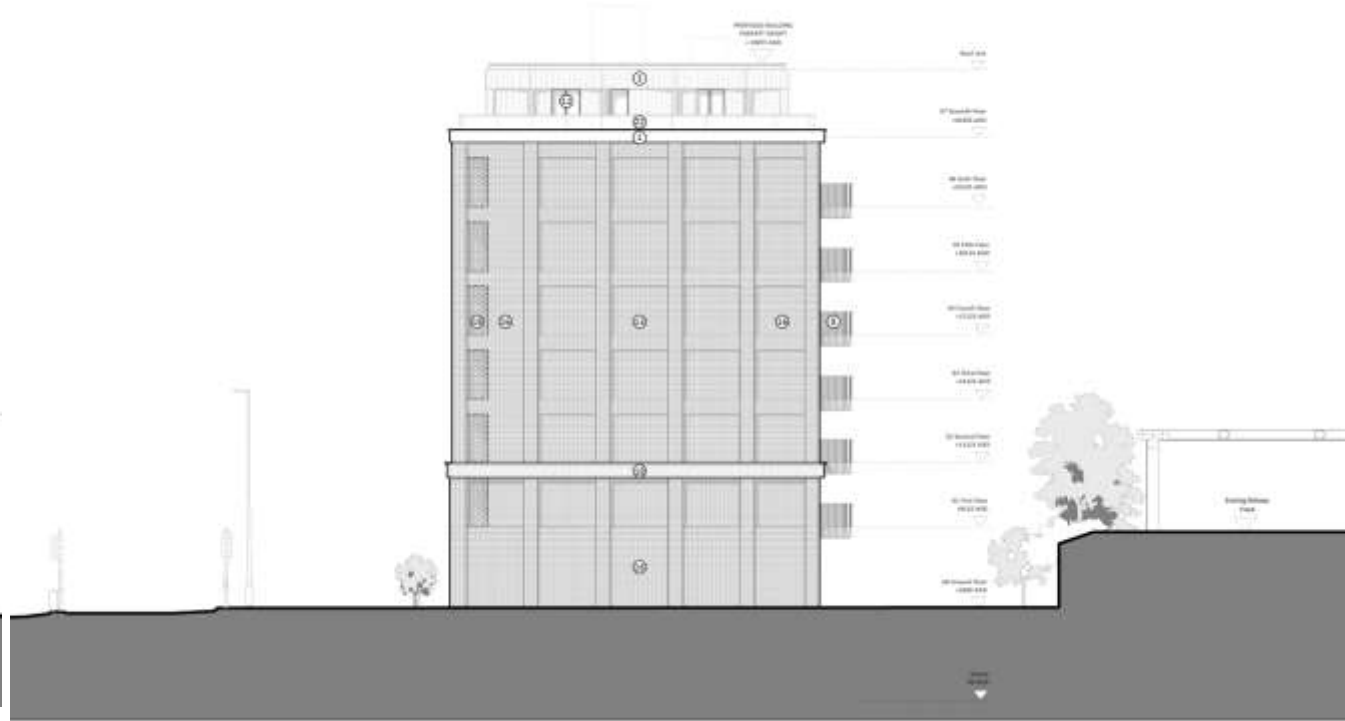
26



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

4.25

MATERIAL ELEVATION 07

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NORTHERN AREA Corporation Street / Northern Area

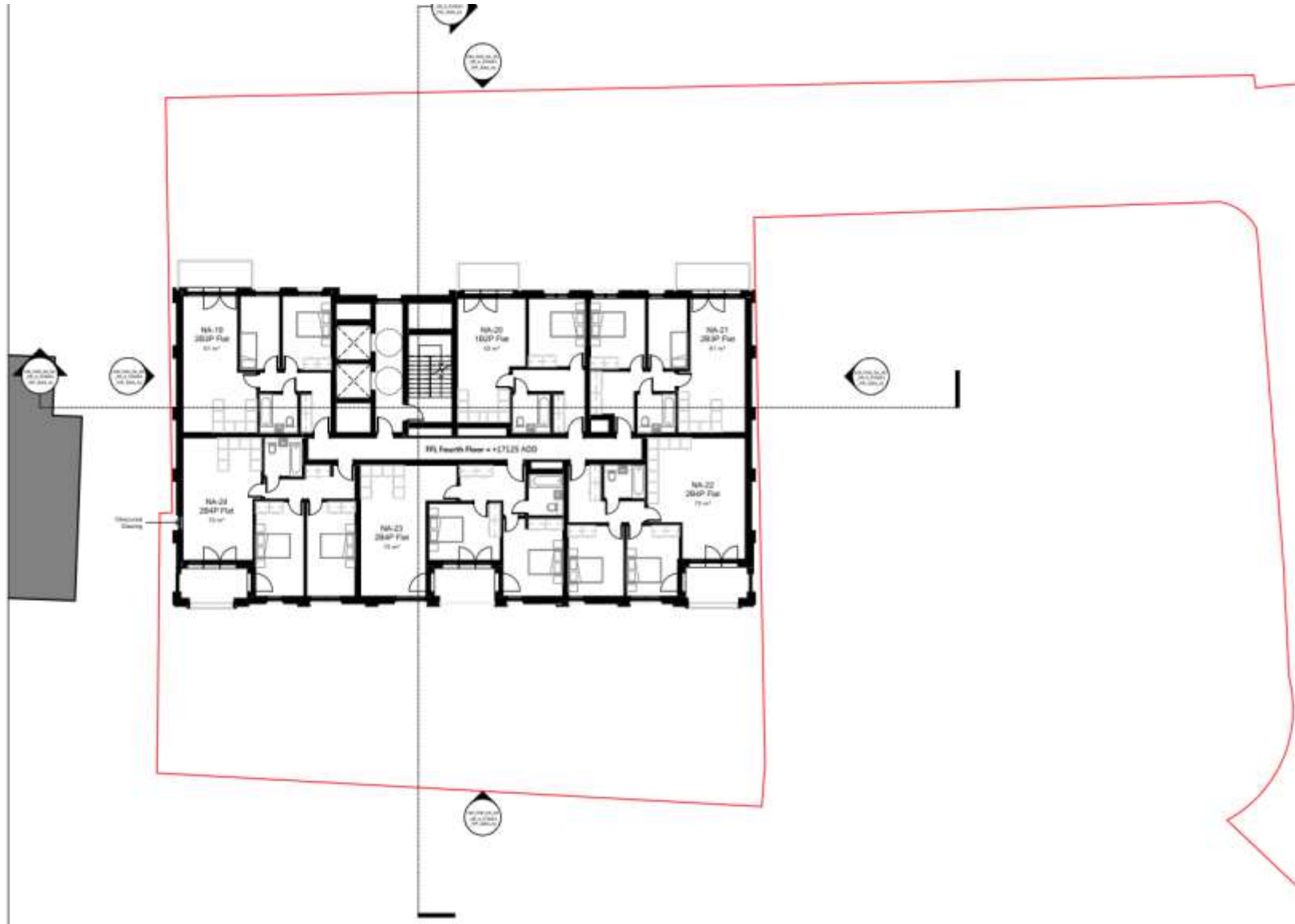


Northern Area Floor Plans - Ground

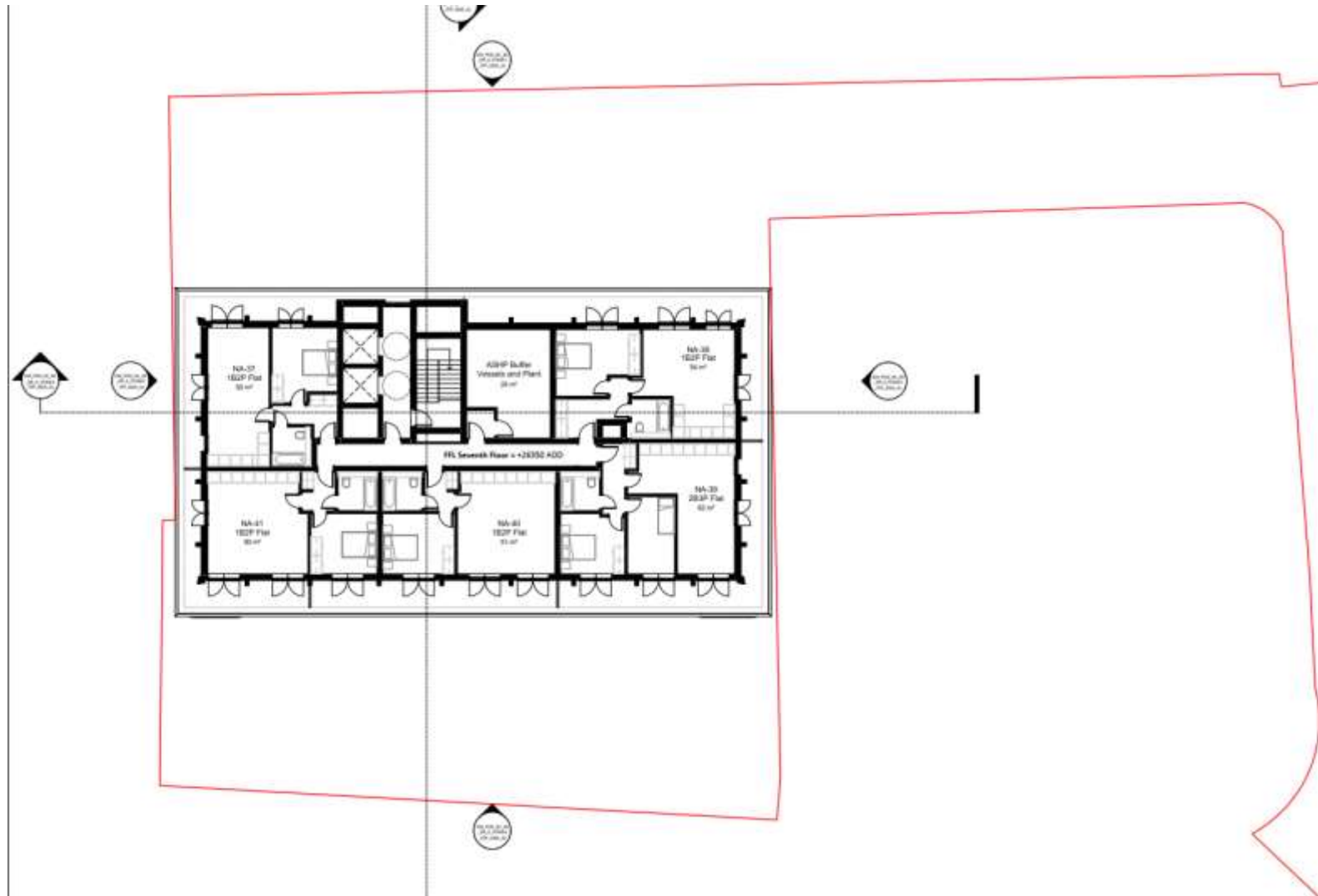


Northern Area Floor Plans – Typical floor (fourth)

30

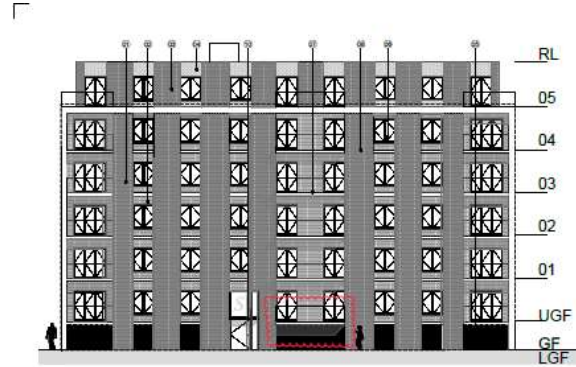
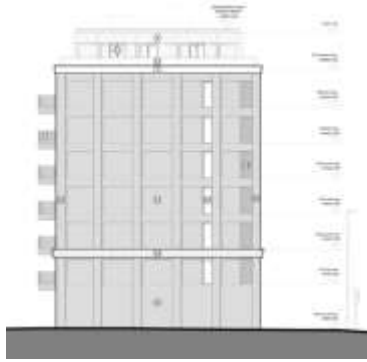


Northern Area Floor Plans – Seventh floor (top)

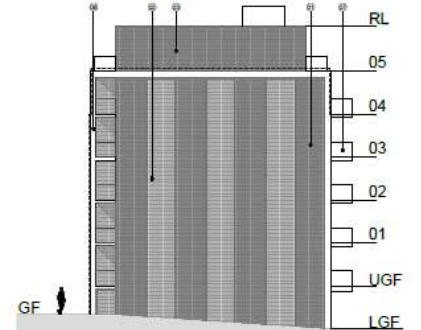


Comparison of proposed vs previously consented

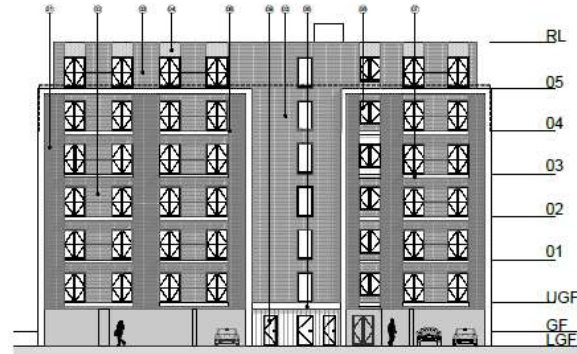
32



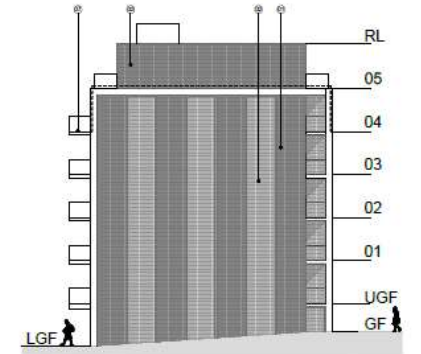
WEST ELEVATION / CORPOREATION STREET - A



SOUTH ELEVATION - B



EAST ELEVATION - C



NORTH ELEVATION - D

PLANNING
CORSTORPHINE + WRIGHT ARCHITECTS

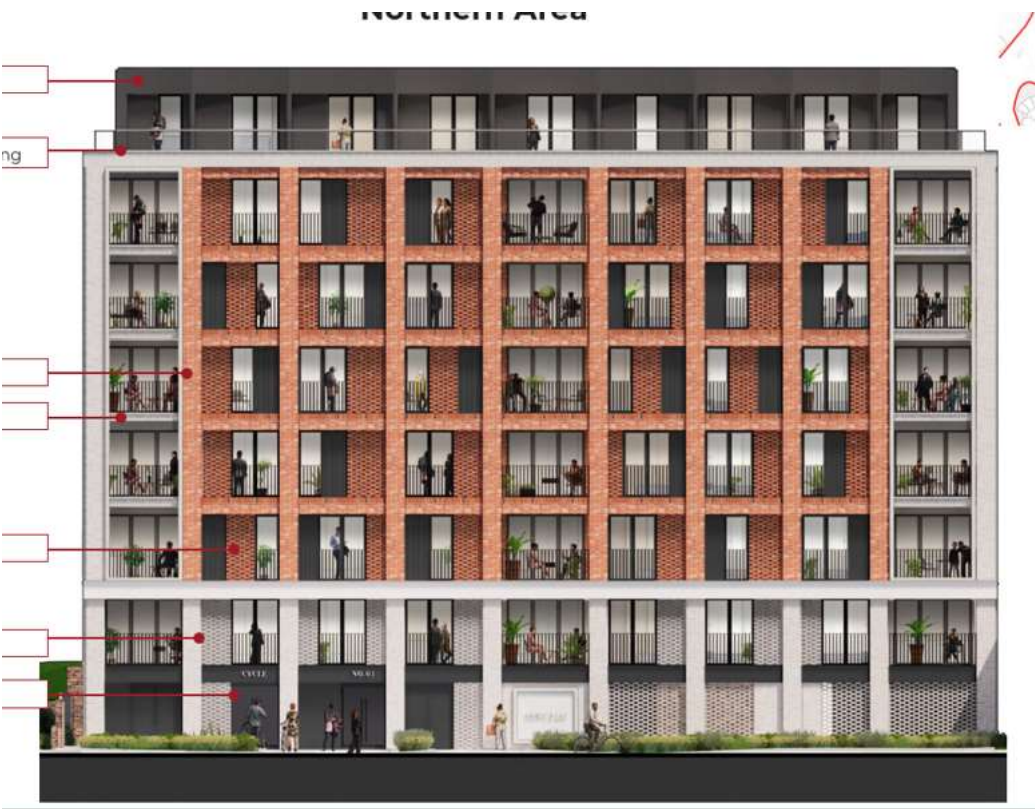
KEY PLAN

LEGEND

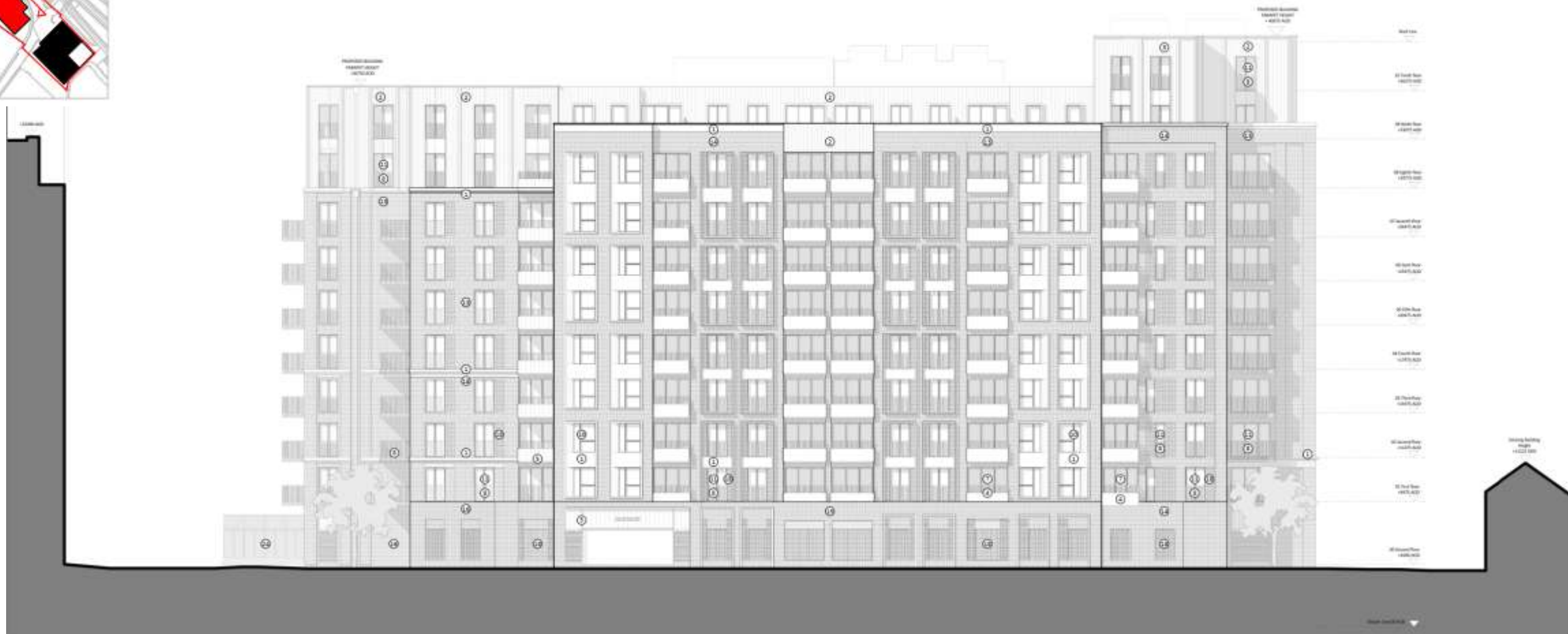
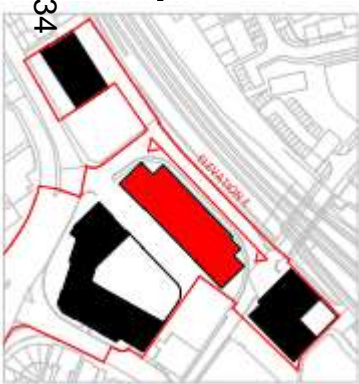
PLANNING

CORSTORPHINE + WRIGHT ARCHITECTS

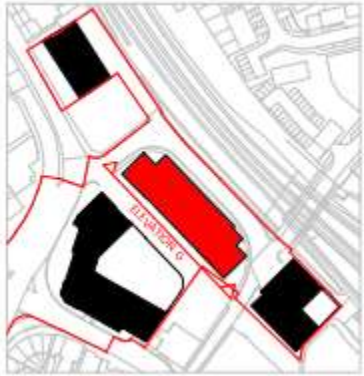
Comparison of proposed vs previously consented



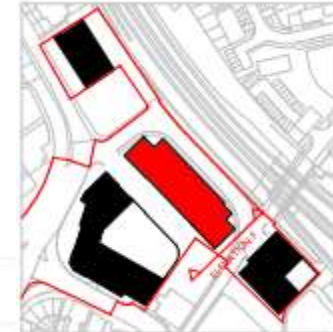
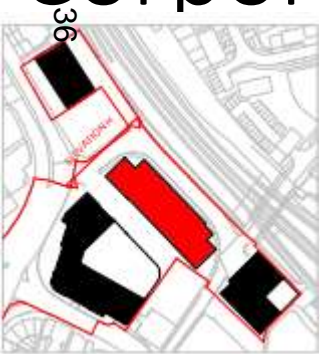
Proposed Central Area North Building fronting Corporation Street and Bardell Terrace Elevations



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



Proposed Central Area North Building 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)



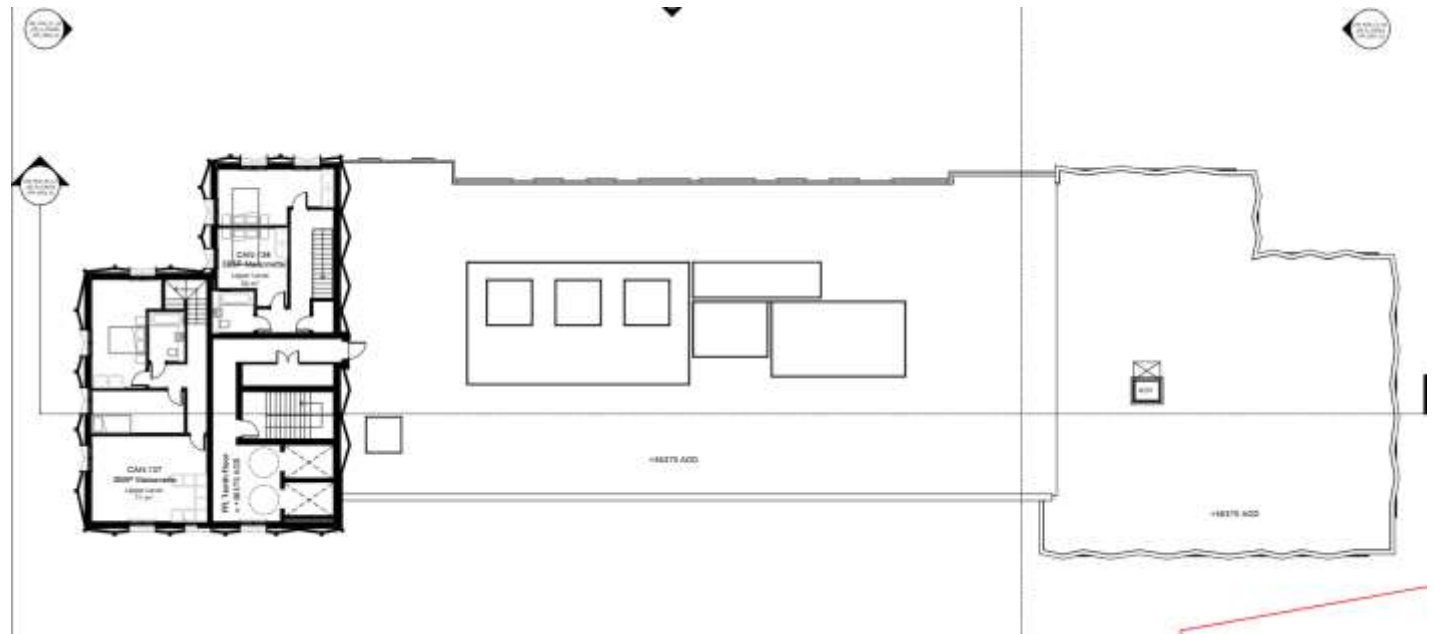
Proposed Central Area North Area Building Floor Plans – Ninth than tenth)

40

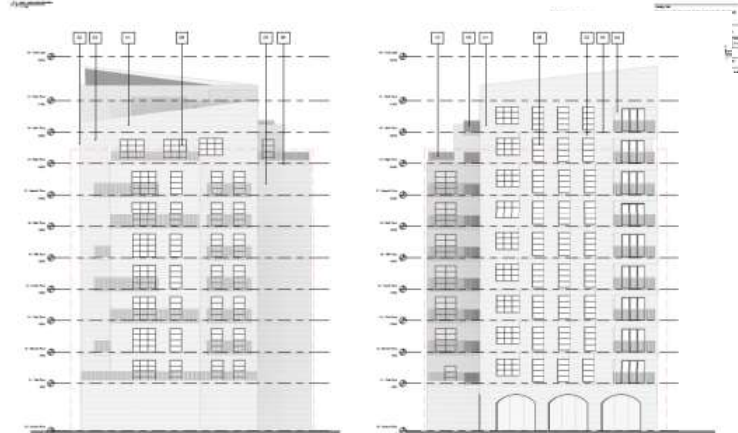
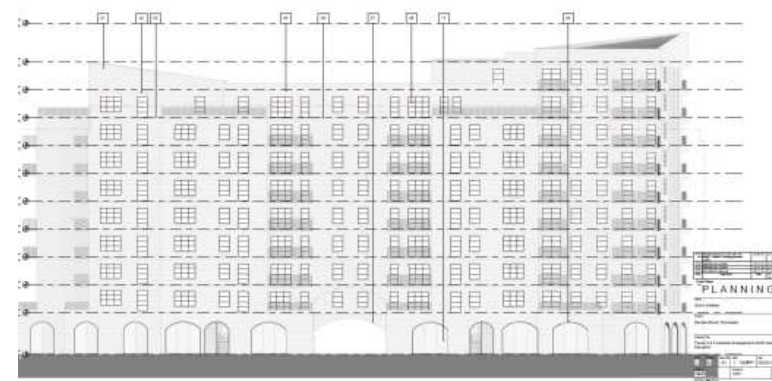
Ninth Floor



Tenth Floor

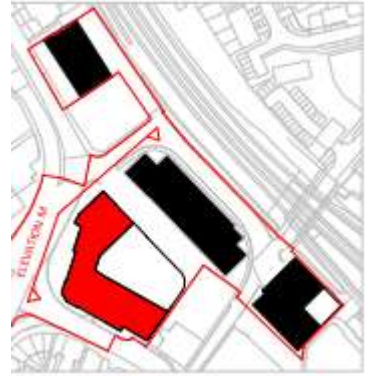


Comparison of proposed vs previously consented



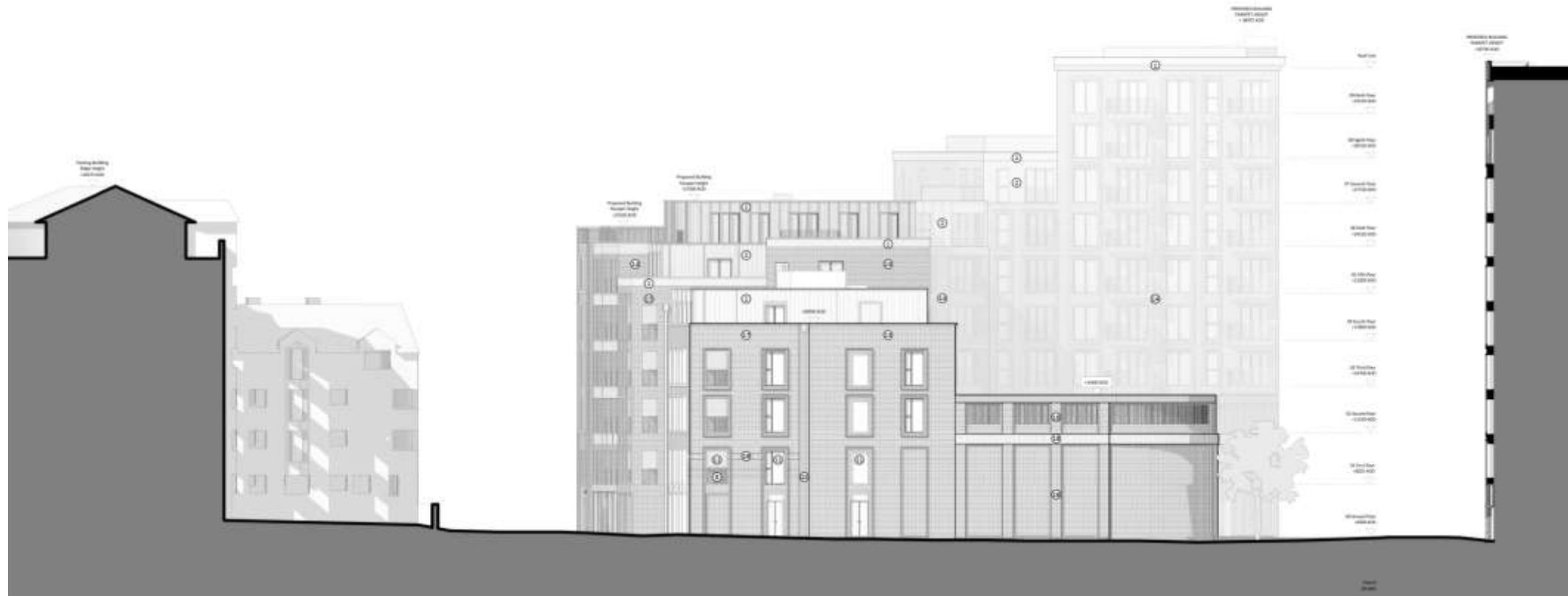
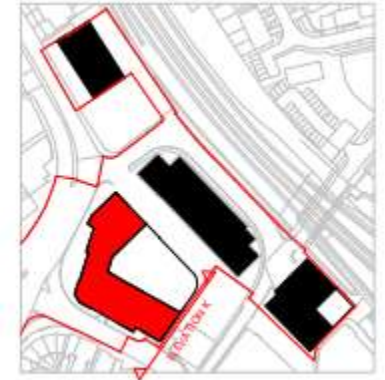
Proposed Central Area South Building fronting Corporation Street and Bardell Terrace Elevations

42

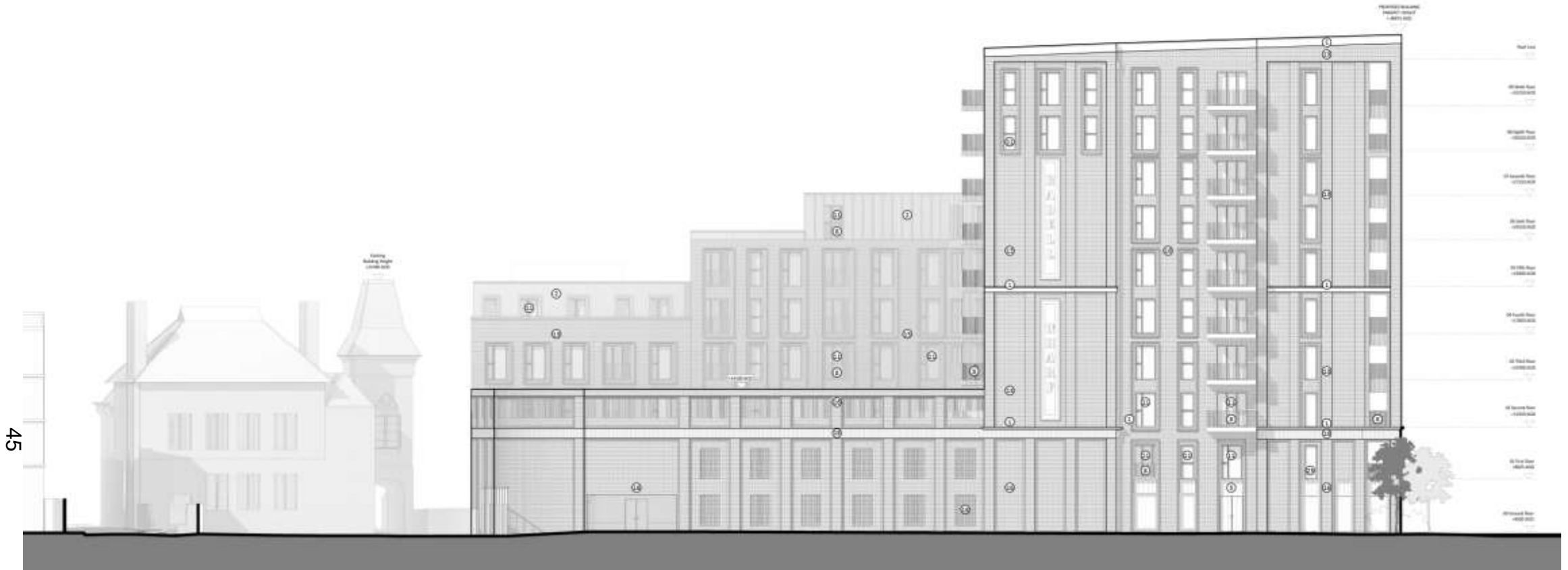
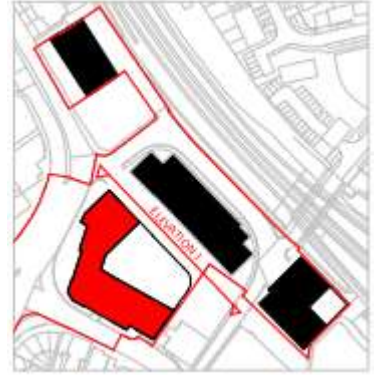


Proposed Central Area South Building fronting Corporation Street and Bardell Terrace Elevations

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

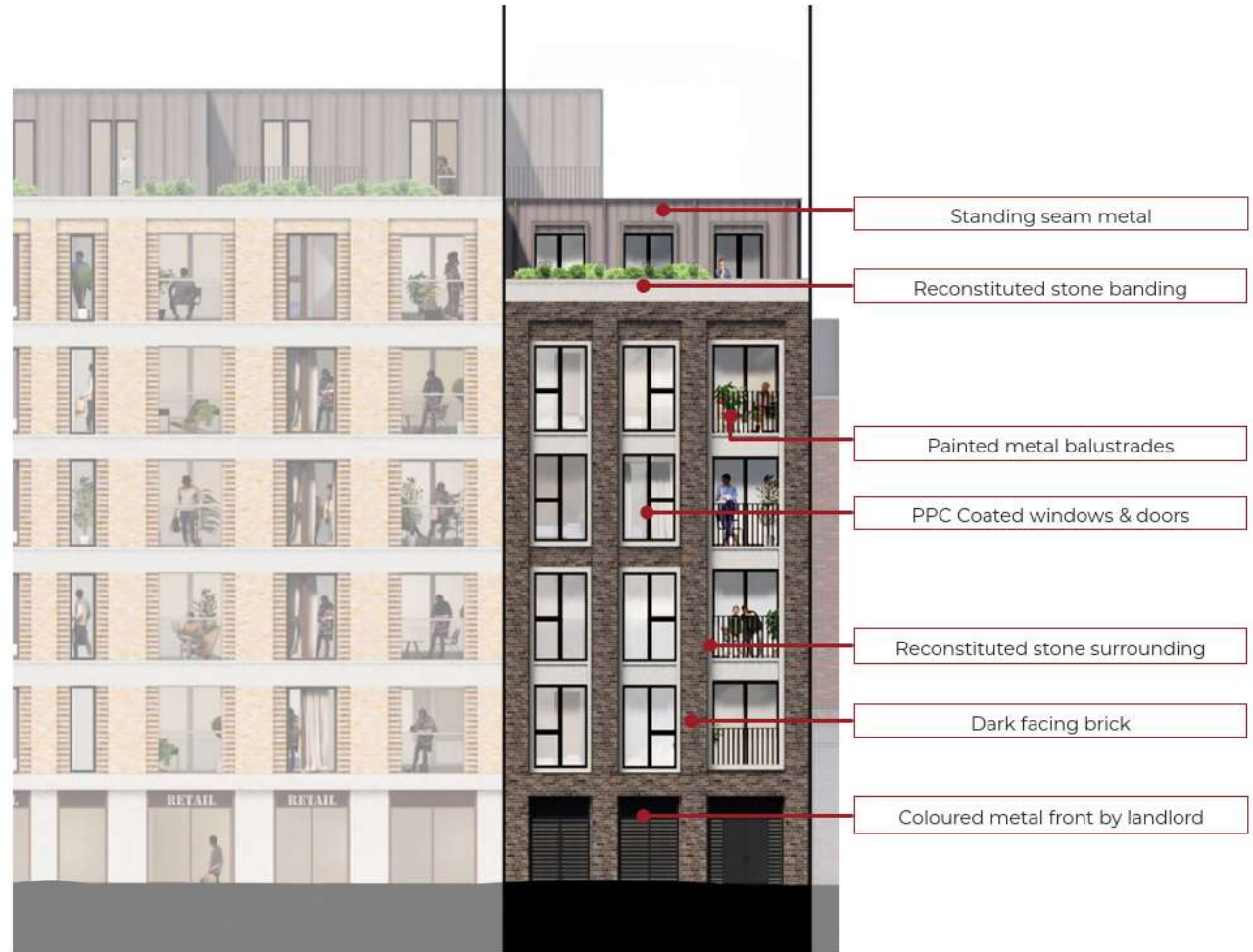


Proposed Central Area South Building materiality details from D&S

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

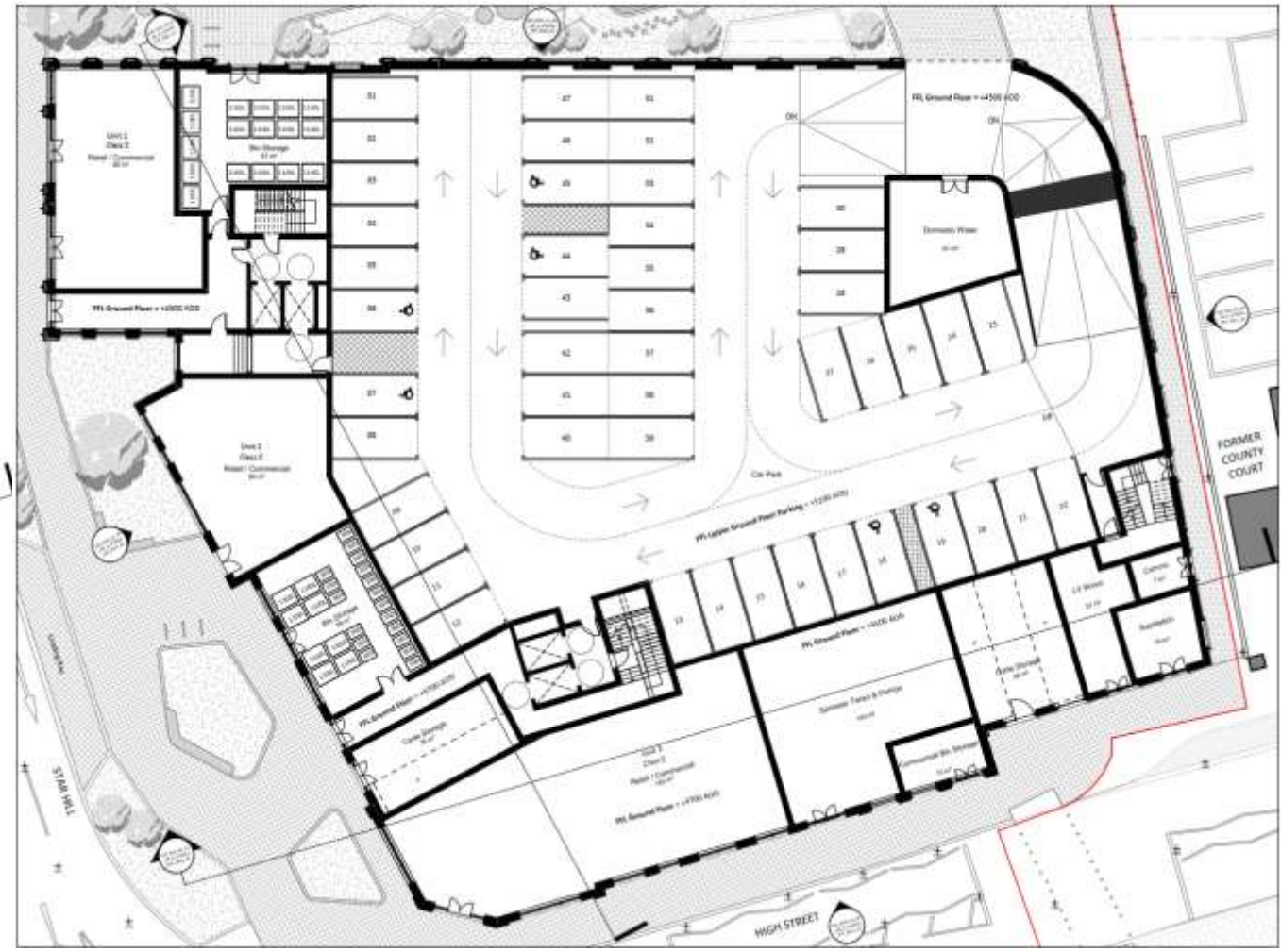
CENTRAL AREA SOUTH BUILDING

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



- 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

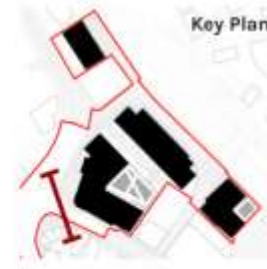


Comparison proposed vs consented scheme

54

4.21

MATERIAL ELEVATION 03

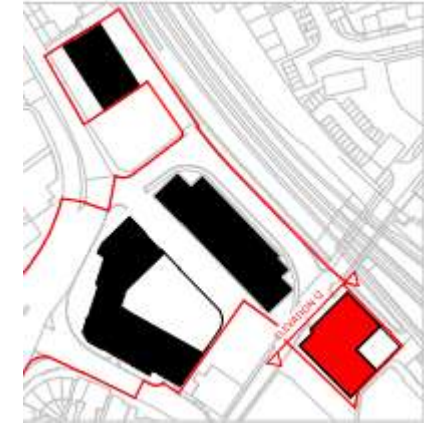


Note FOR DAVE:

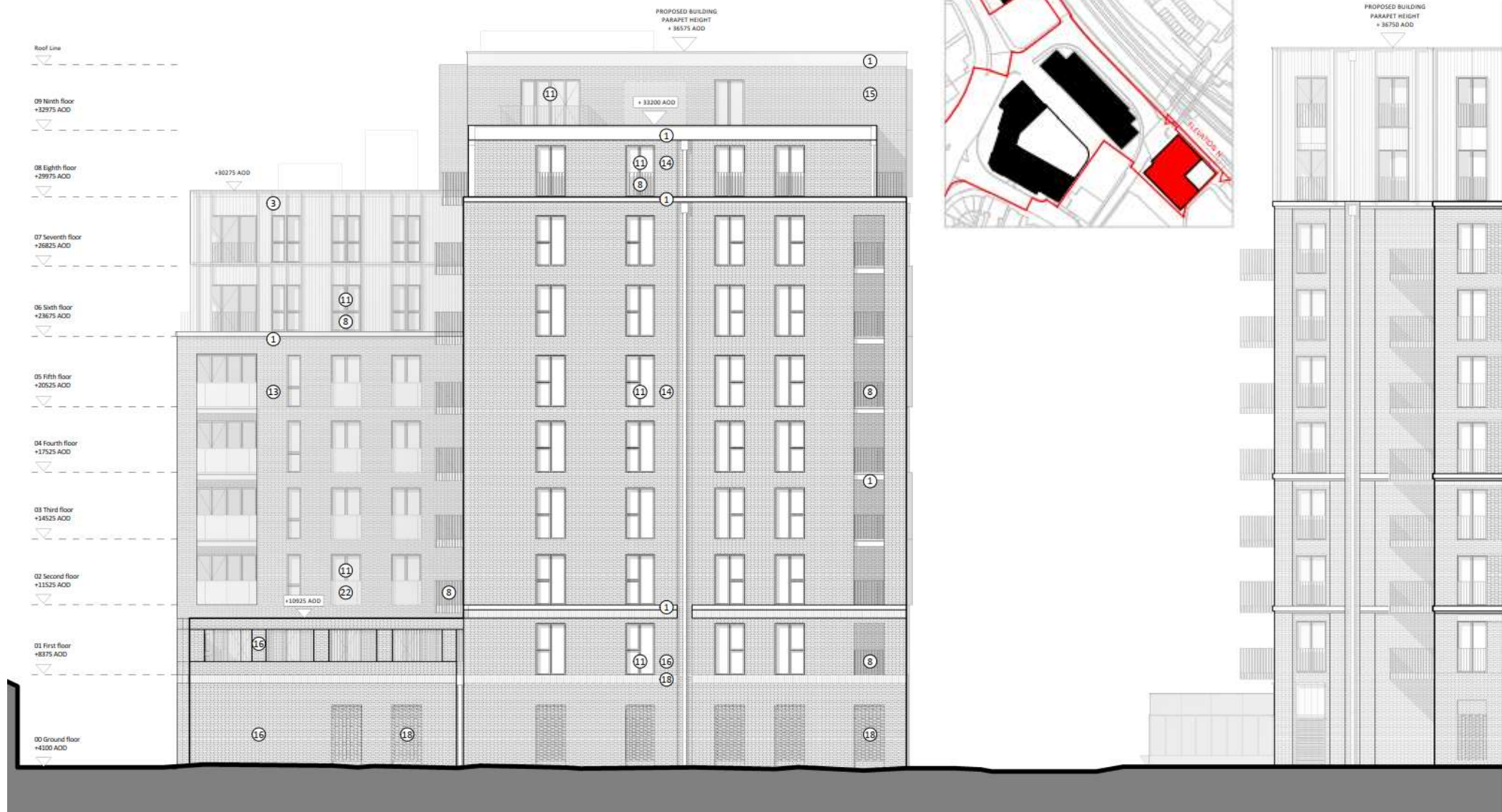
These detailed elevations for Quinn scheme don't show full height of building so not sure I should add



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

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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

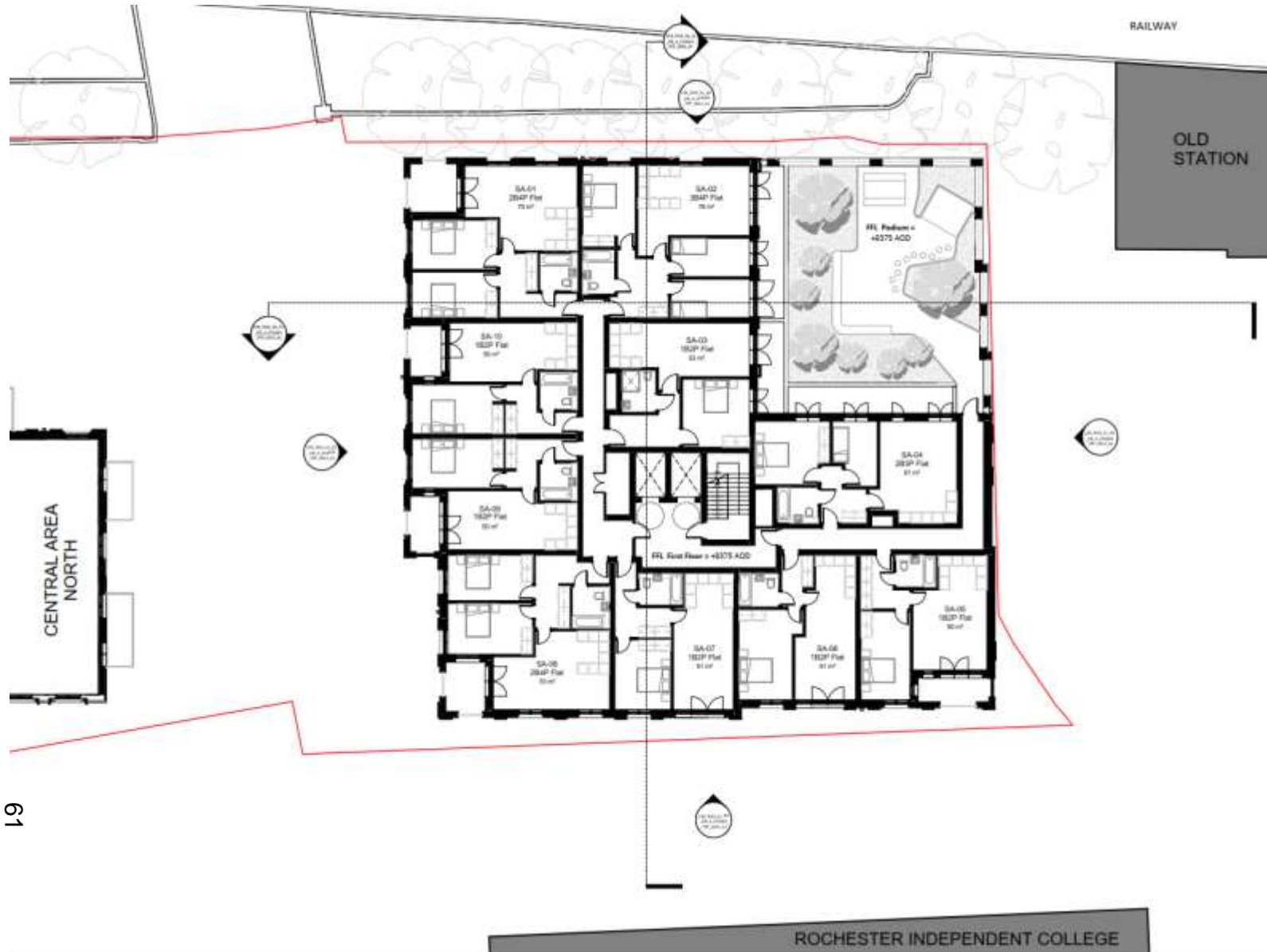


Proposed Southern Area Building Floor Plans - Ground

69

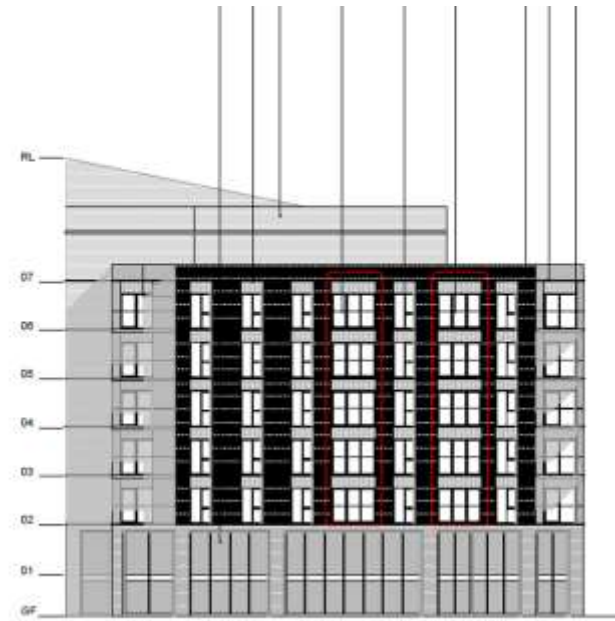
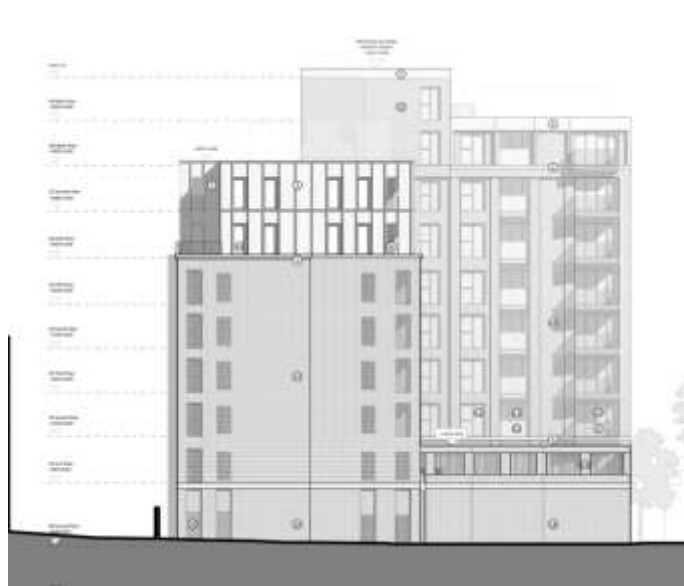
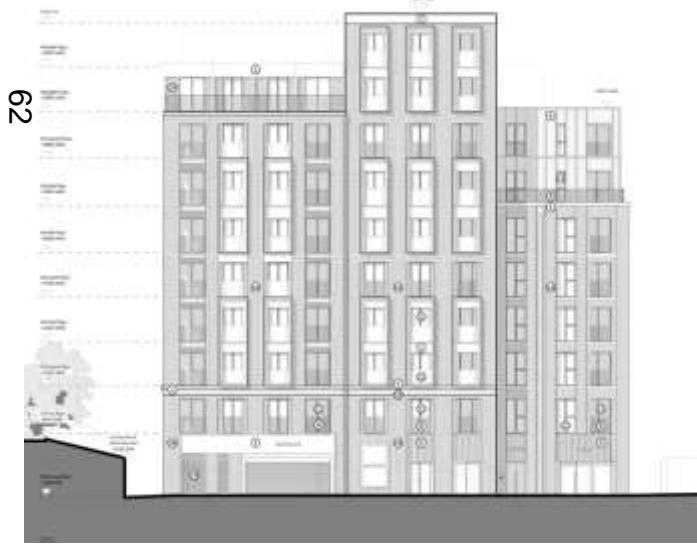


Proposed Southern Area Building Floor Plans - First



- 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

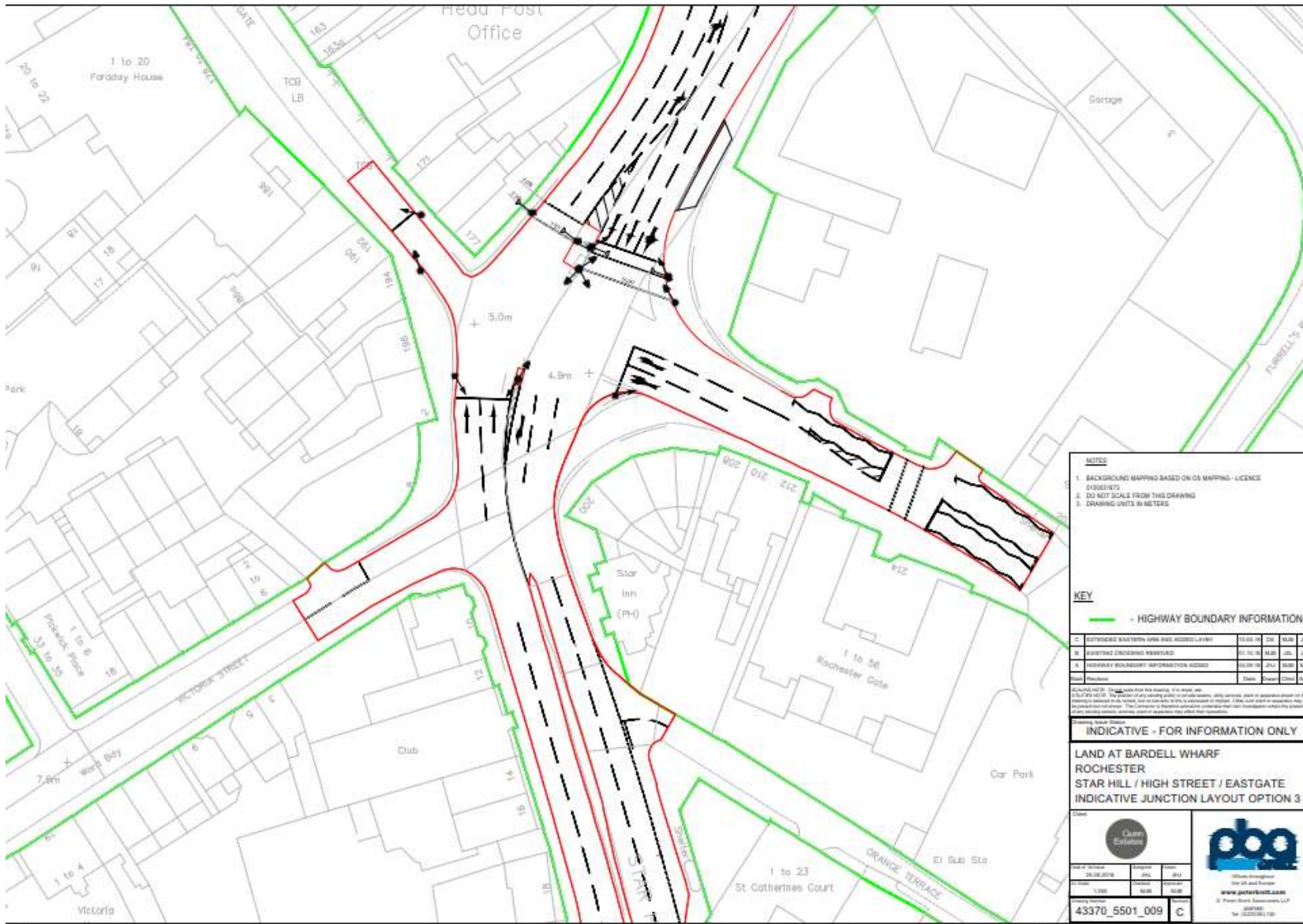


- 1 Bardell Walk - a pedestrian-focused route from the High Street to Rochester Riverside paved with brick pavers
- 2 Planting on either side of the route creates a green oasis. Where planting lies outside the easement it will dip down to form rain gardens, taking grey water runoff from the paving and/or 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)



NOTES

1. BACKGROUND MAPPING BASED ON OS MAPPING - LICENCE EXEMPT
2. DO NOT SCALE FROM THIS DRAWING
3. DRAWING UNITS IN METERS

KEY

— HIGHWAY BOUNDARY INFORMATION

REFERENCE	DESCRIPTION	DATE	BY	CHK
C	PROPOSED EASTERN AND WEST ASSESSMENT LAYOUT	10.05.19	DM	DM
B	EXISTING CROSSING REMOVAL	01.10.18	DM	DM
A	ROADWAY BOUNDARY INFORMATION ASSESS	01.10.18	DM	DM

SCALE: 1:500 (Horizontal) / 1:100 (Vertical) - IF NOT SHOWN

DISCLAIMER: This drawing is for information only and does not constitute an offer of any financial product or service. It is not intended to be used for any purpose other than that for which it is intended. It is not to be used for any purpose other than that for which it is intended. It is not to be used for any purpose other than that for which it is intended.

INDICATIVE - FOR INFORMATION ONLY

**LAND AT BARDELL WHARF
ROCHESTER
STAR HILL / HIGH STREET / EASTGATE
INDICATIVE JUNCTION LAYOUT OPTION 3**

20.08.2019 1:000 43370_5501_009	2019 1:000 C	

www.peterbatt.com
Peter Batt Associates LLP
100/101
Tel: 022385 110

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

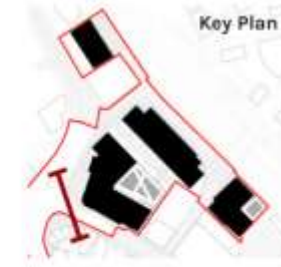
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Proposed Central Area South Building materiality details from D&S

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



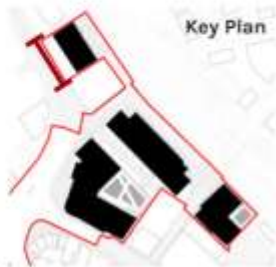
Proposed Northern Area Building Material details from D&S

4.25

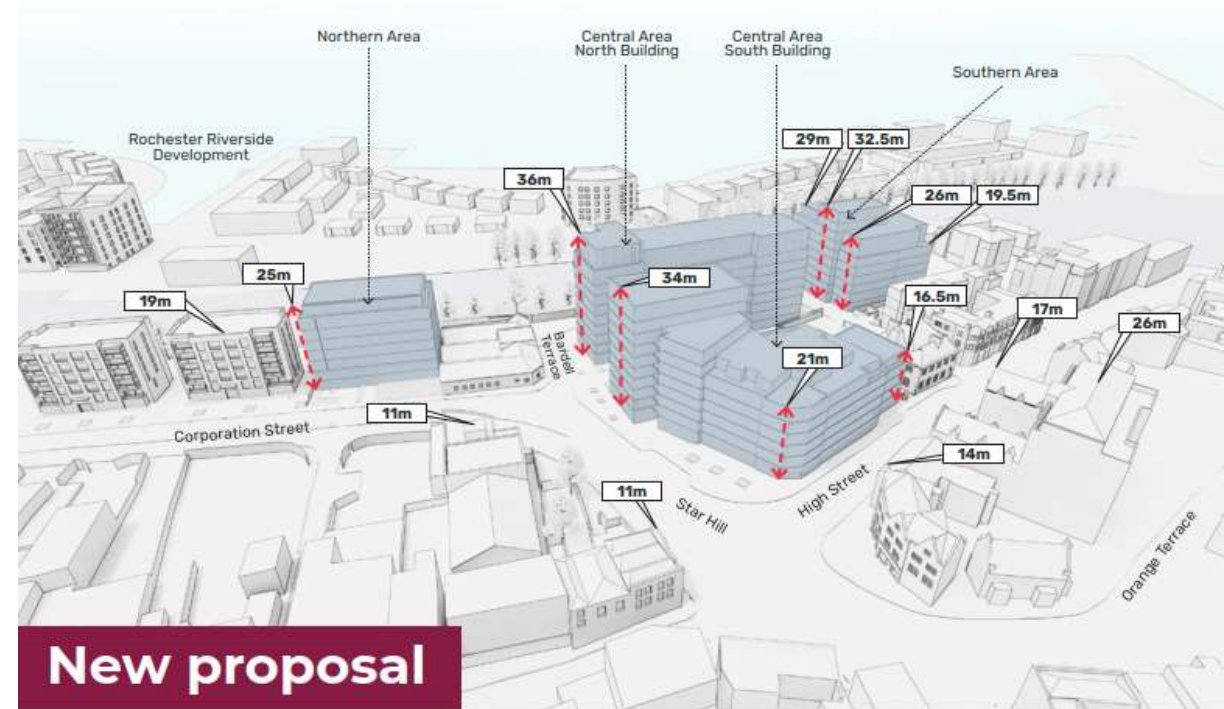
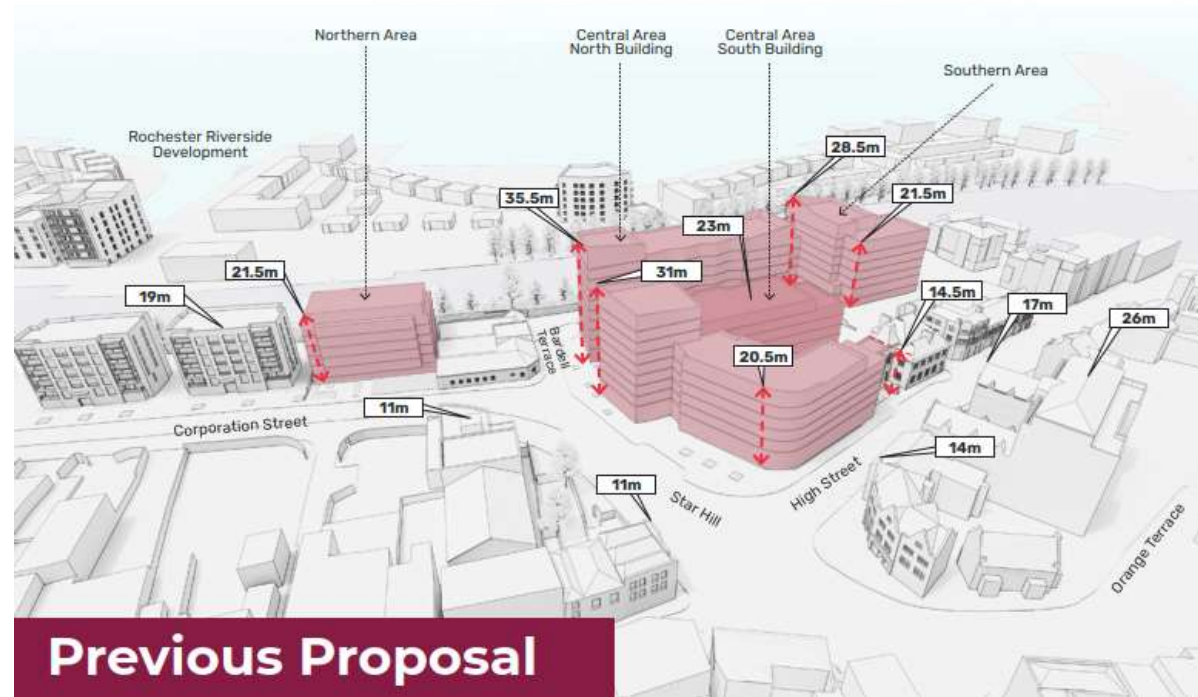
MATERIAL ELEVATION 07

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NORTHERN AREA Corporation Street / Northern Area

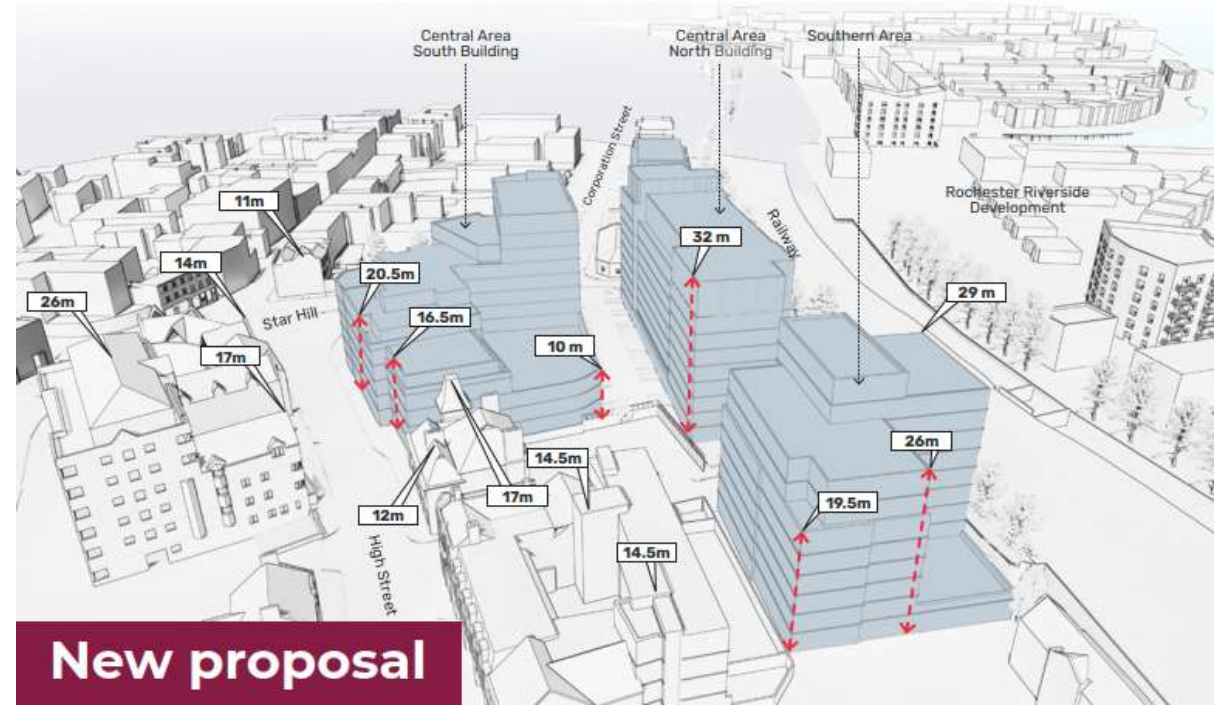


Comparison – Previous Scheme



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

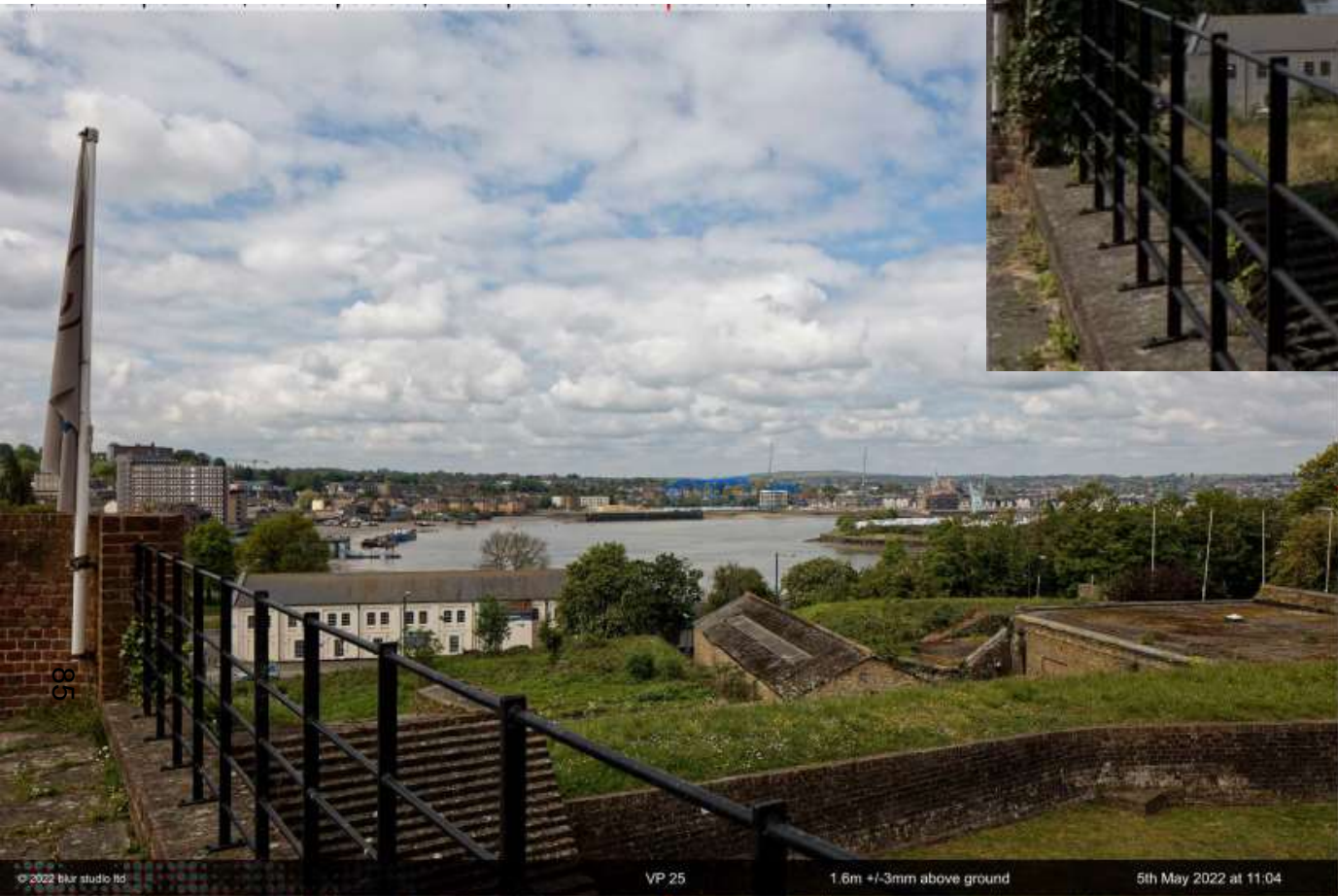


TVIA comparisons: Proposed vs Consented – Castle Hill Road

84



TVIA comparisons: Proposed vs Consented – Long View Fort Amerhurst



Other TVIA Views of interest – High Street

86



© 2022 blur studio ltd

VP 04

1.6m +/-7mm above ground

5th May 2022 at 13:14

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

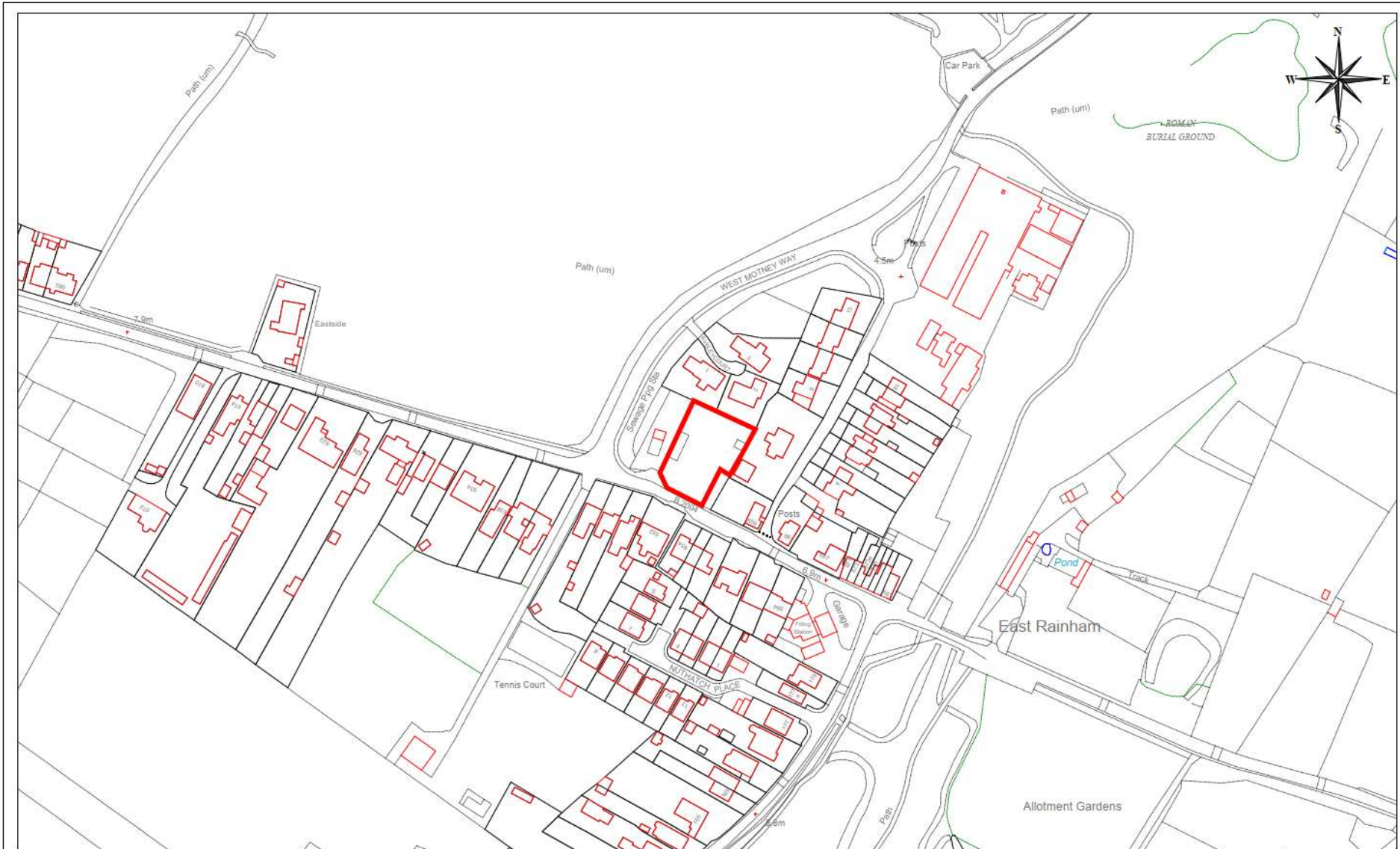
Other TVIA Views of interest – Sun Pier

06



MC/22/1867

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



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

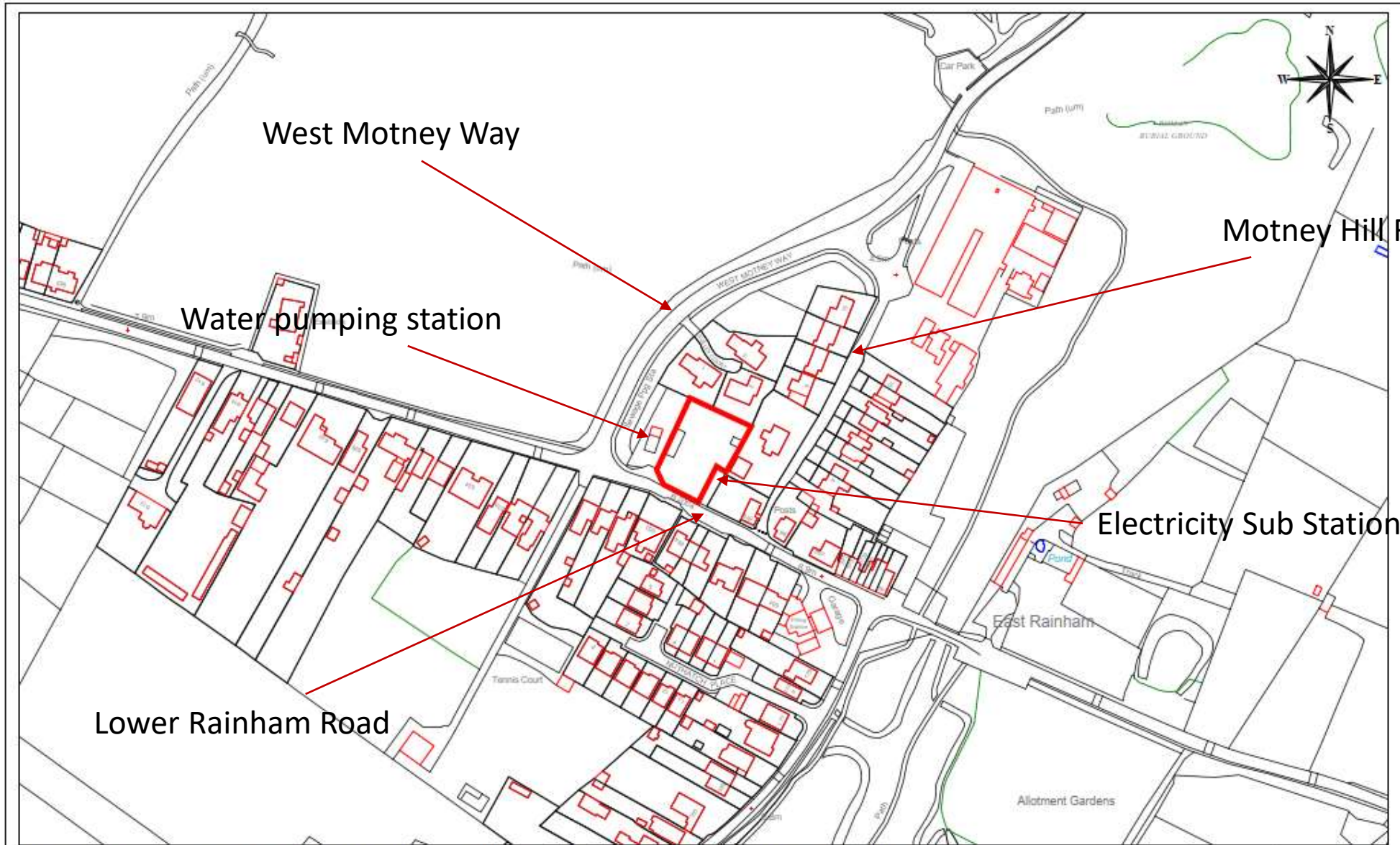


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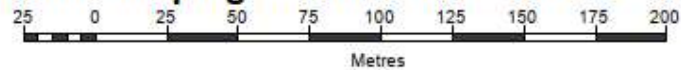


Scale:1:2500 30/11/22

© Medway Council 2022



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



Aerial 94 Photograph

Aveley Court

Traffic chicane area



Existing Layout

Gillingham Riverside
ALLI

Countryside

Main sewer
running across
the site



96

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



659 Lower Rainham Road



Traffic chicane



Houses in Aveley Court, north of the site



Taken from
inside site
towards
Aveley
Court



Proposed Layout



Proposed Site Layout Plan
1:250 @ A3

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:	LANDSCAPE 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 7BT

Title:
PROPOSED SITE LAYOUT PLAN

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

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

Tel: 01622 776226 Fax: 01622 776227
E: info@dhaplanning.co.uk W: www.dhaplanning.co.uk

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CAD Reference: DHA_15894_LAYOUT_C707

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

102



1. Proposed South West Elevation
1:100 @ A3



2. Proposed North West Elevation
1:100 @ A3



3. Proposed North East Elevation
1:100 @ A3



4. Proposed South East Elevation
1:100 @ A3

Proposed Elevations:
Set 1
1:100 @ A3



Proposed Ground Floor Plan
1:100 @ A3



Proposed First Floor Plan
1:100 @ A3

Previous proposal



1. Proposed South West Elevation
1:100 @ A3



2. Proposed North West Elevation
1:100 @ A3

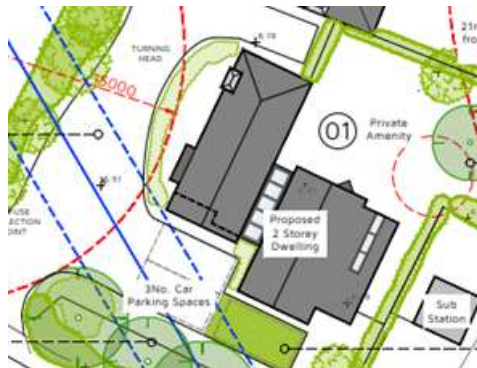


3. Proposed North East Elevation
1:100 @ A3



4. Proposed South East Elevation
1:100 @ A3

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



Proposed Elevations:
Set 1
1:100 @ A3

DATE: 15/01/2024
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1:100 @ A3

102

Plot 1 layout and elevations



1. Proposed North West Elevation
1:100 @ A3



2. Proposed North East Elevation
1:100 @ A3



Proposed Ground Floor Plan
1:100 @ A3



Proposed First Floor Plan
1:100 @ A3



3. Proposed South East Elevation
1:100 @ A3



4. Proposed South West Elevation
1:100 @ A3

Previous proposal



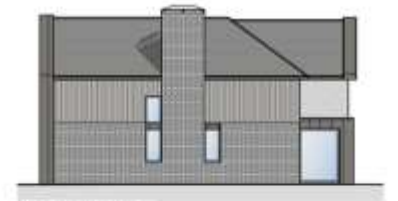
1. Proposed North West Elevation
1:100 @ A3



2. Proposed North East Elevation
1:100 @ A3



3. Proposed South East Elevation
1:100 @ A3



4. Proposed South West Elevation
1:100 @ A3



Proposed Elevations
Plot 1
1:100 @ A3

CLIENT DETAILS:
 Name: [Redacted]
 Address: [Redacted]
 Location: [Redacted]

DESIGNER DETAILS:
 Name: [Redacted]
 Address: [Redacted]
 Location: [Redacted]

DATE: 15/01/2024

PROJECT: [Redacted]

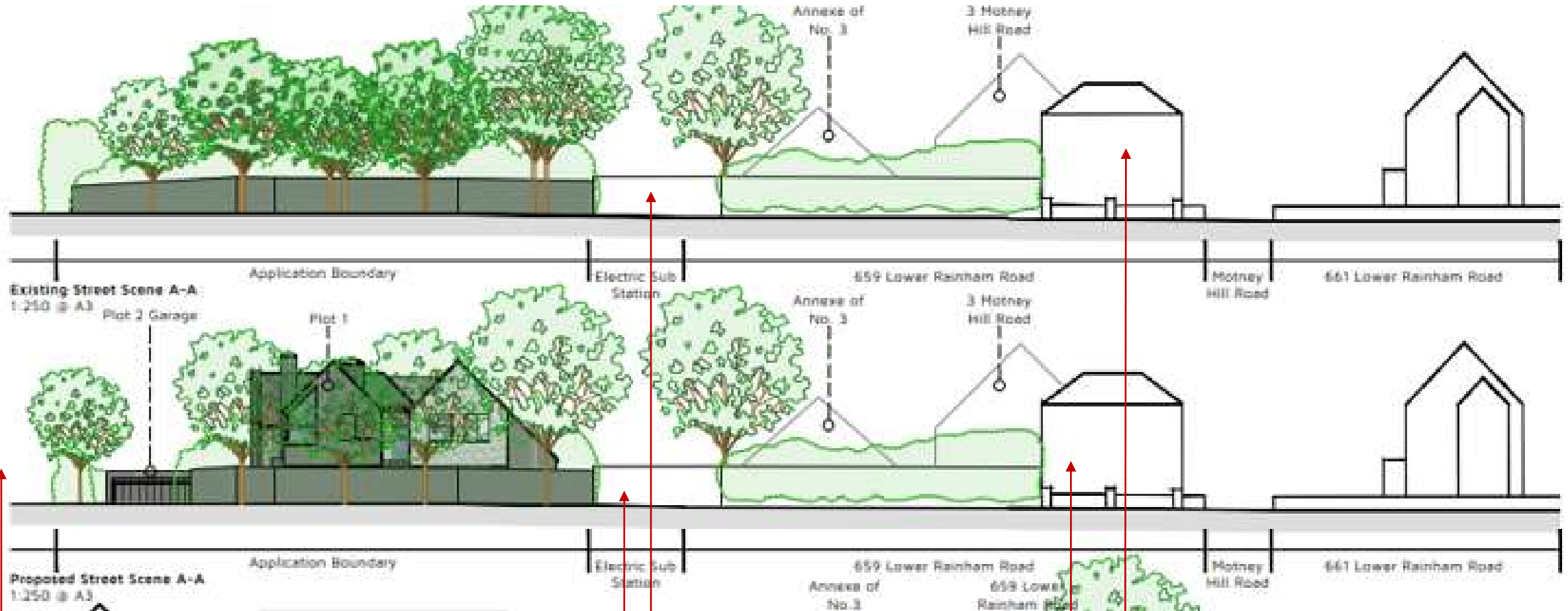
SCALE: 1:100 @ A3

DATE: 15/01/2024

PROJECT: [Redacted]

Proposed and Existing Streetscene – Lower Rainham Road

104



Water pumping
Station site

Elec sub station

659 Lower Rainham Road

Proposed and Existing Streetscene – West Motney Way



Overshadowing – midday 21st March

106



Proposed and previously refused MC/22/0534

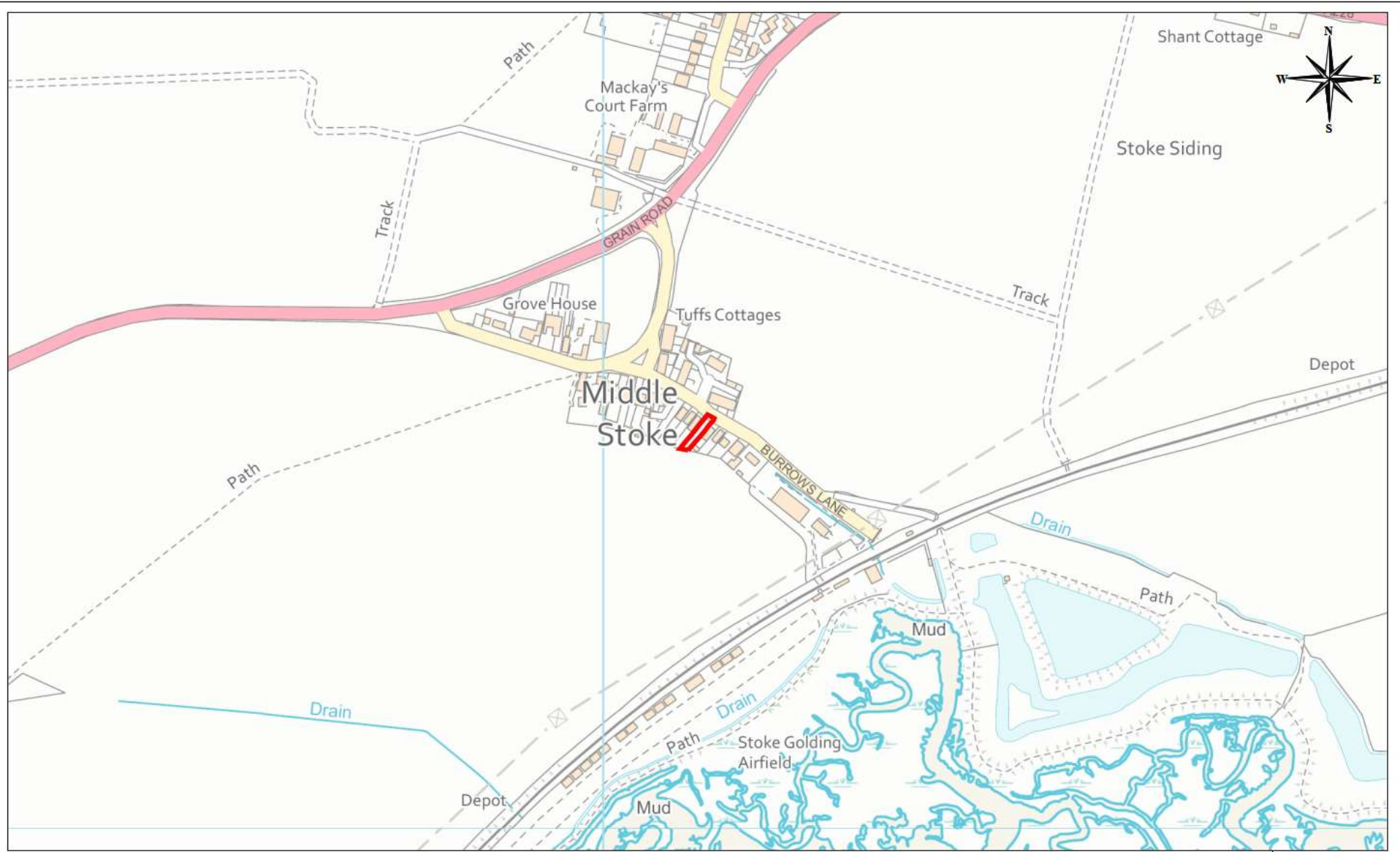


Reorientated dwelling Relocated garden
 Relocated parking Retained front boundary and more trees

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

MC/21/3587

16 Burrows Lane, Middle Stoke, Rochester



MC/21/3587 - 16 Burrows Lane, Middle Stoke, Rochester, ME3 9RN

Site

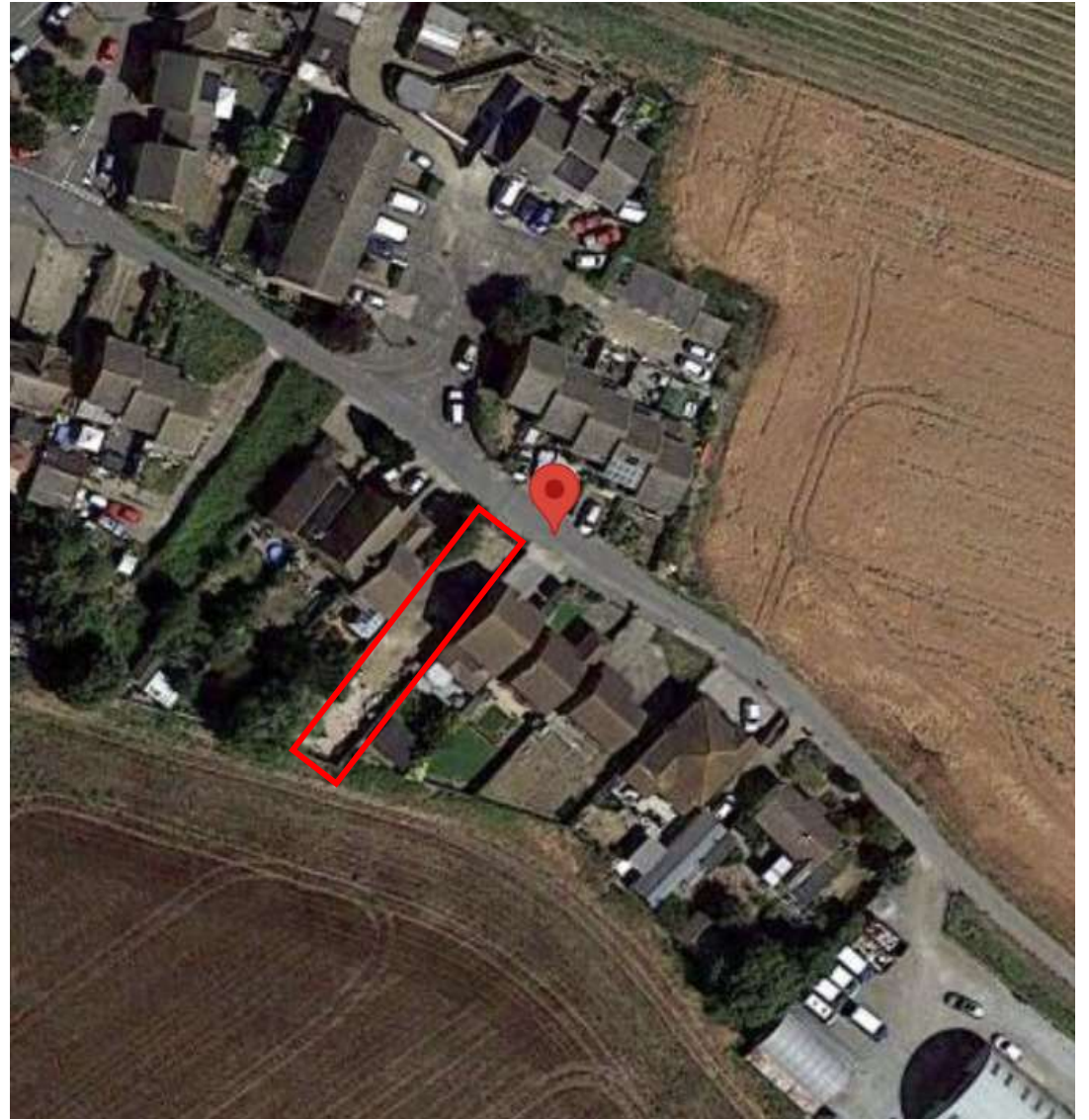


Image of the site in 2012



Photos

112



Elevations



1 Side Elevation
Scale 1/100



2 Front Elevation
Scale 1/100

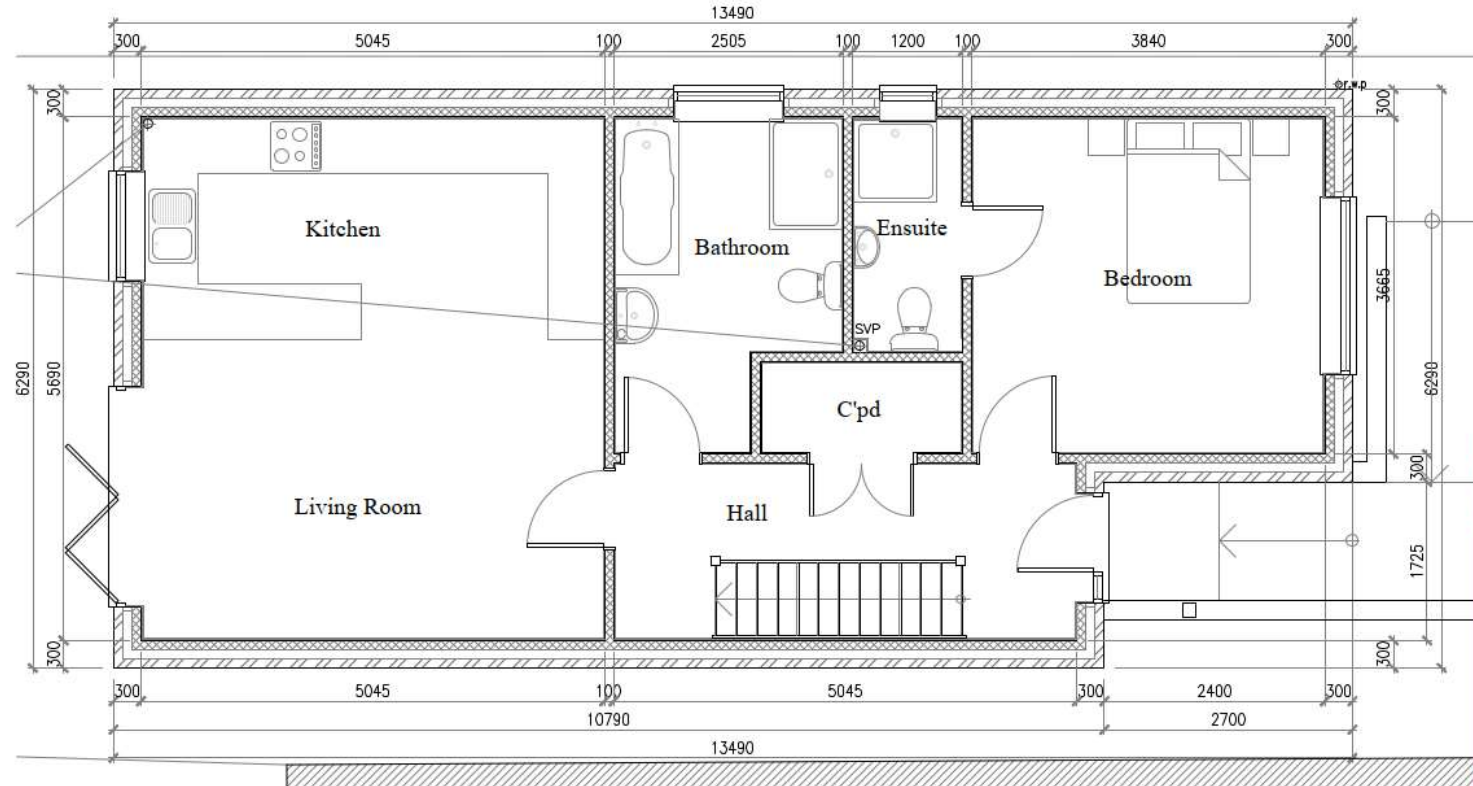


3 Side Elevation
Scale 1/100

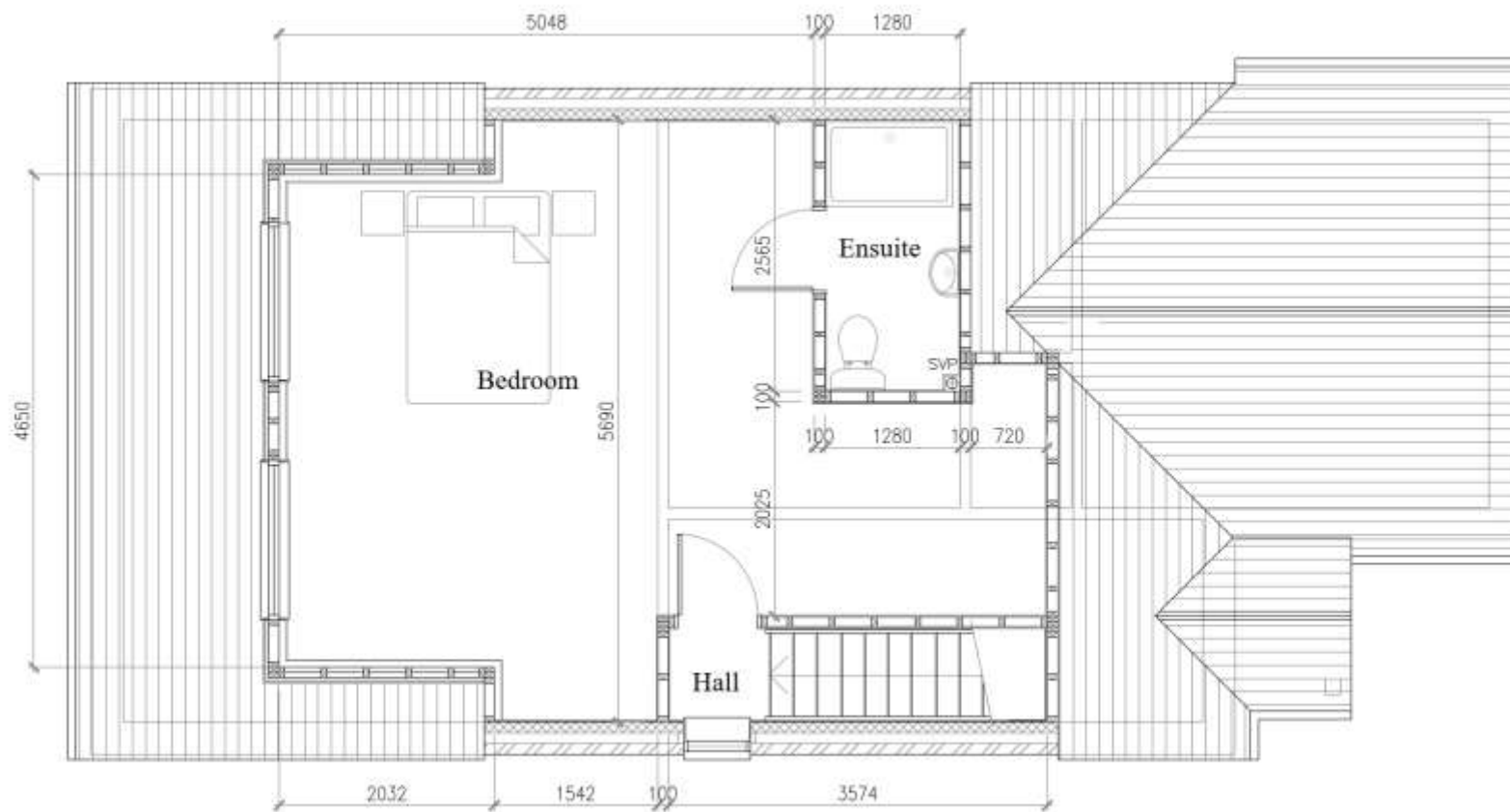


4 Rear Elevation
Scale 1/100

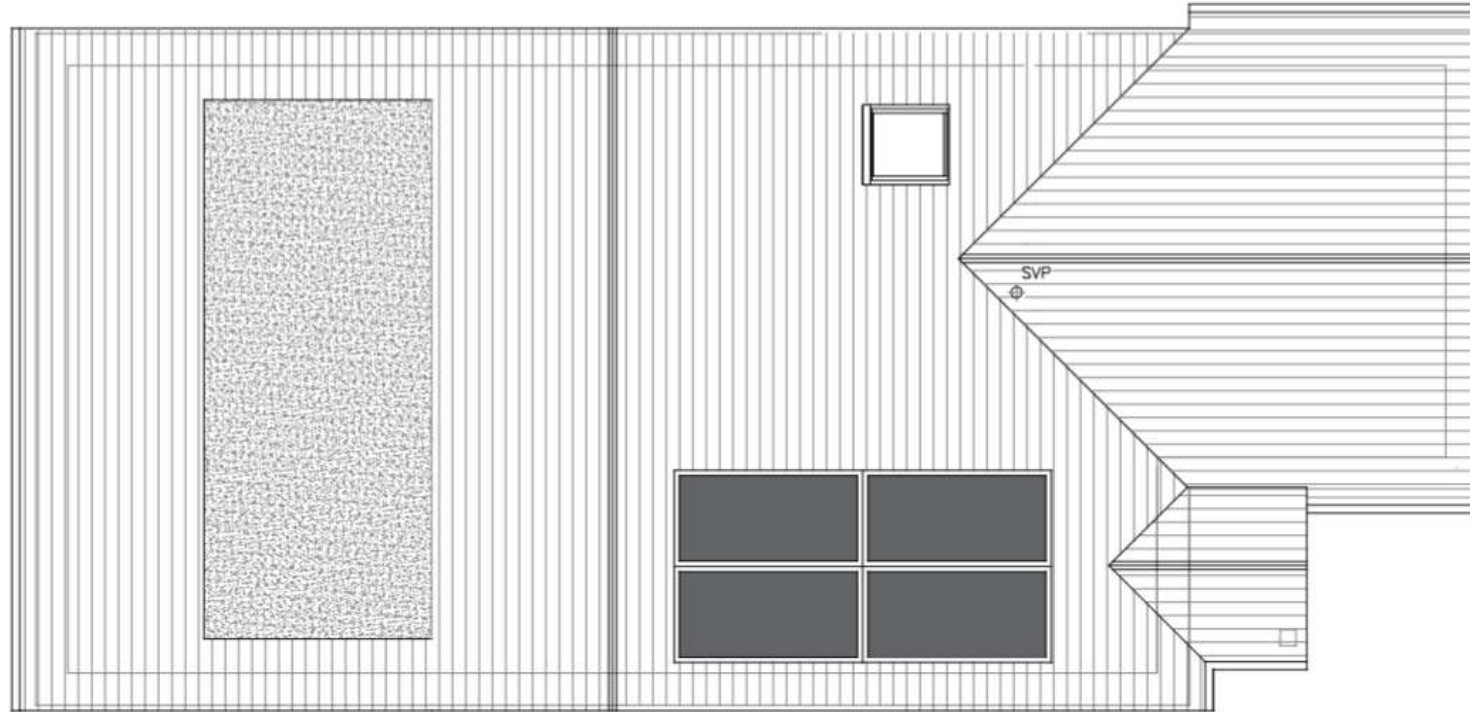
Ground Floor Plan



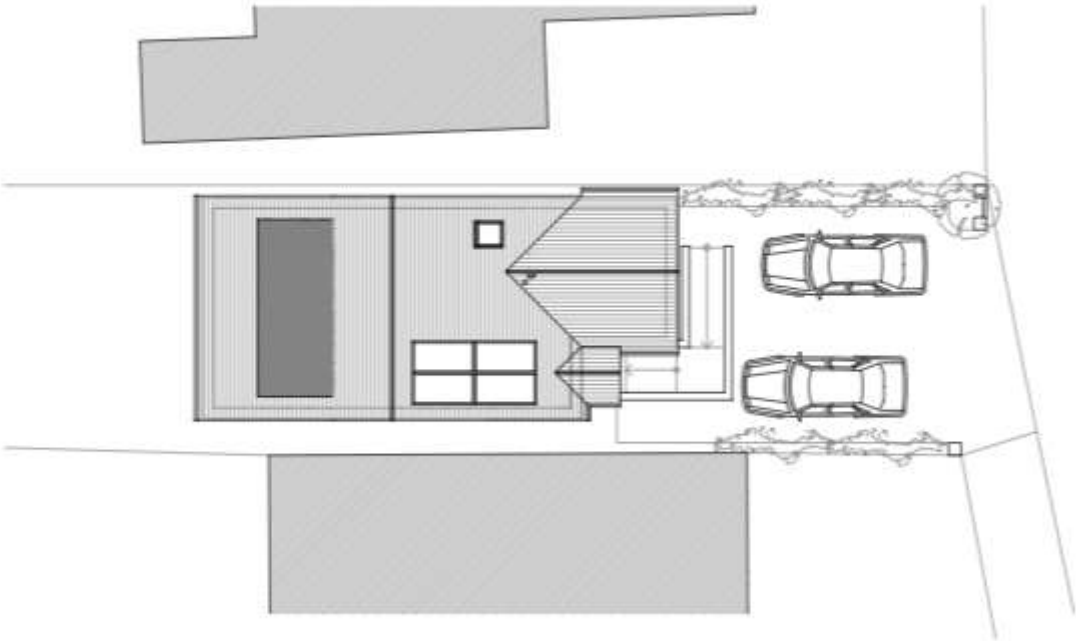
First Floor Plan



Roof Plan

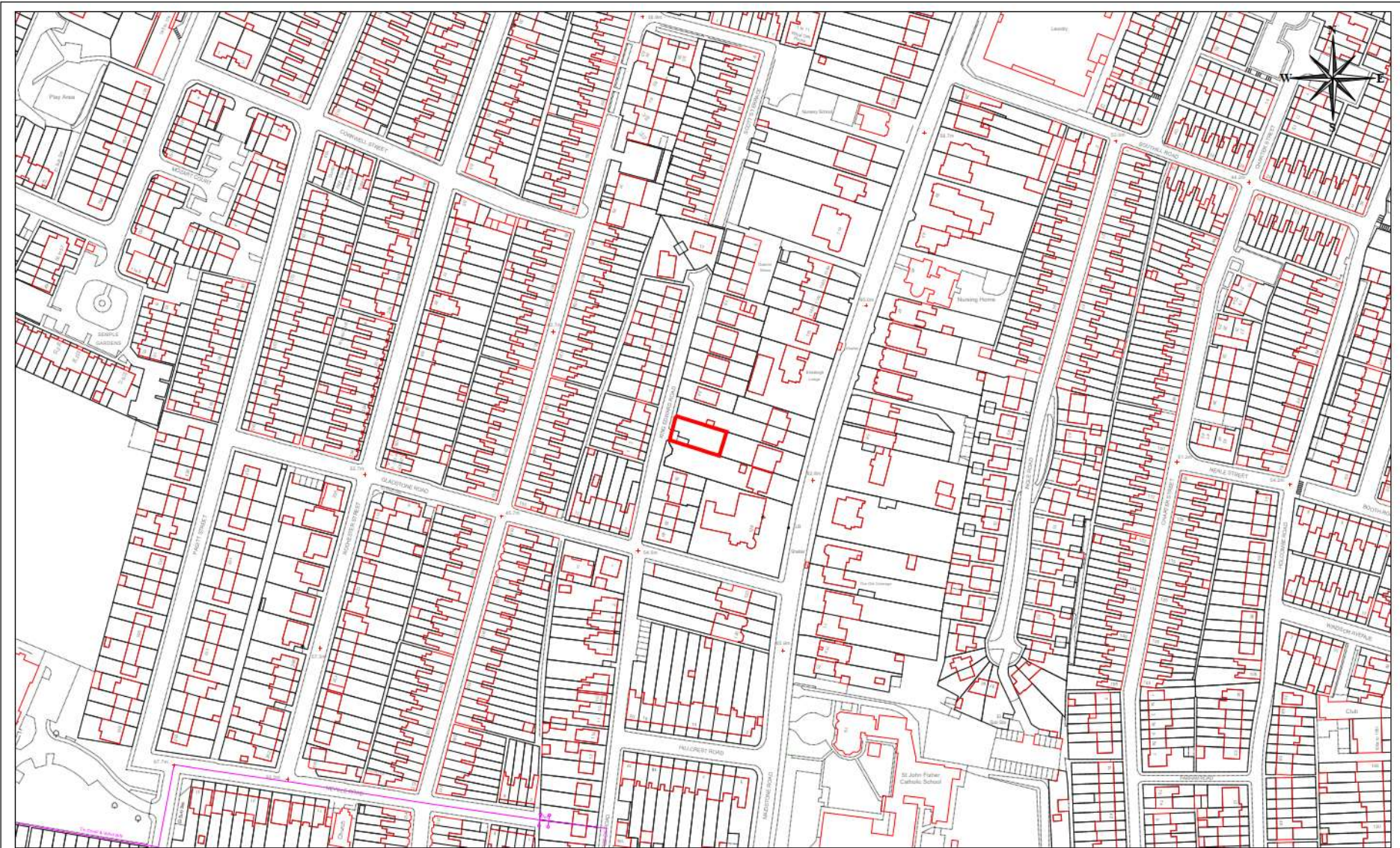


Site Layout Plan

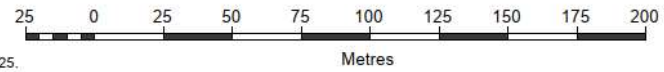


MC/22/2361

To The Rear Of 124 Maidstone Road, Chatham



MC/22/2361 - To The Rear Of 124 Maidstone Road, Chatham, ME4 6DQ



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Medway
Serving You

Scale: 1:2500 16/12/22

© Medway Council 2022

Site Location Plan



EXISTING BLOCK PLAN 1-500
Scale Bar at 1:500



Site Location



Site Location

122



Streetscene west side – King Edward Road



Previously Approved Developments



Proposed and Existing Block Plans



EXISTING BLOCK PLAN 1-500
Scale Bar at 1:500



PROPOSED BLOCK PLAN 1-500
Scale Bar at 1:500

Proposed and Existing Block Plans



Proposed Elevations

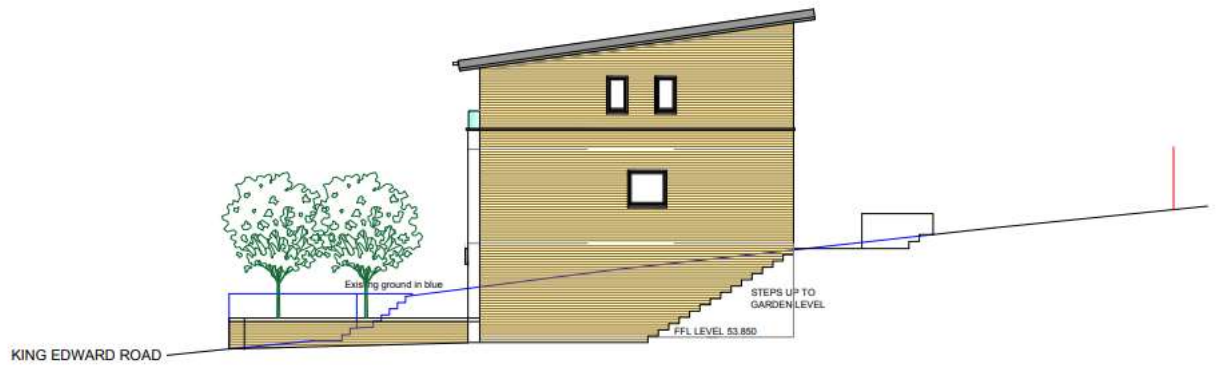


PLOT 4.

ELEVATION. No120

ELEVATION. No122
PLANNING PERMISSION
REF 21/2965

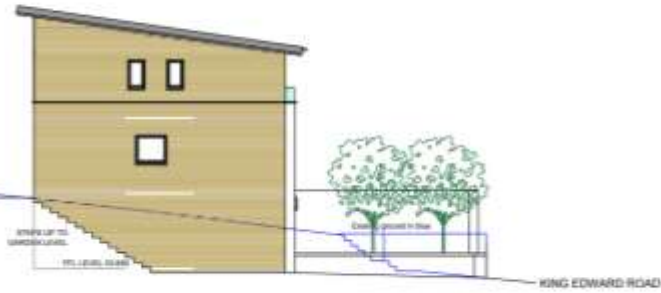
ELEVATION. No124
PROPOSED



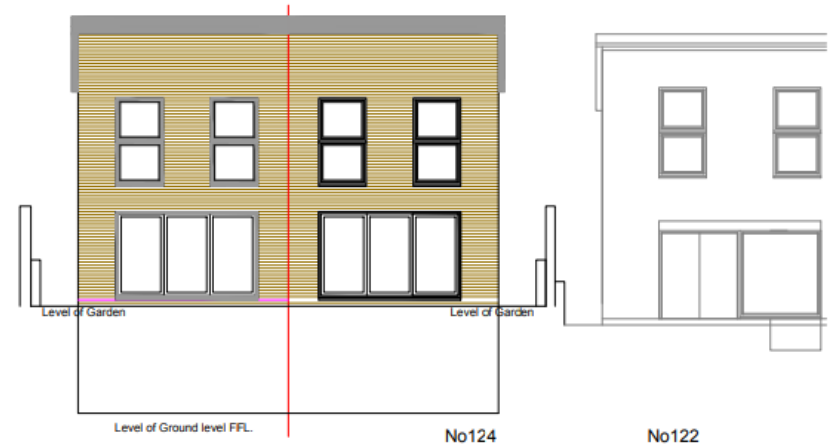
PROPOSED SIDE ELEVATION

Proposed Elevations

128

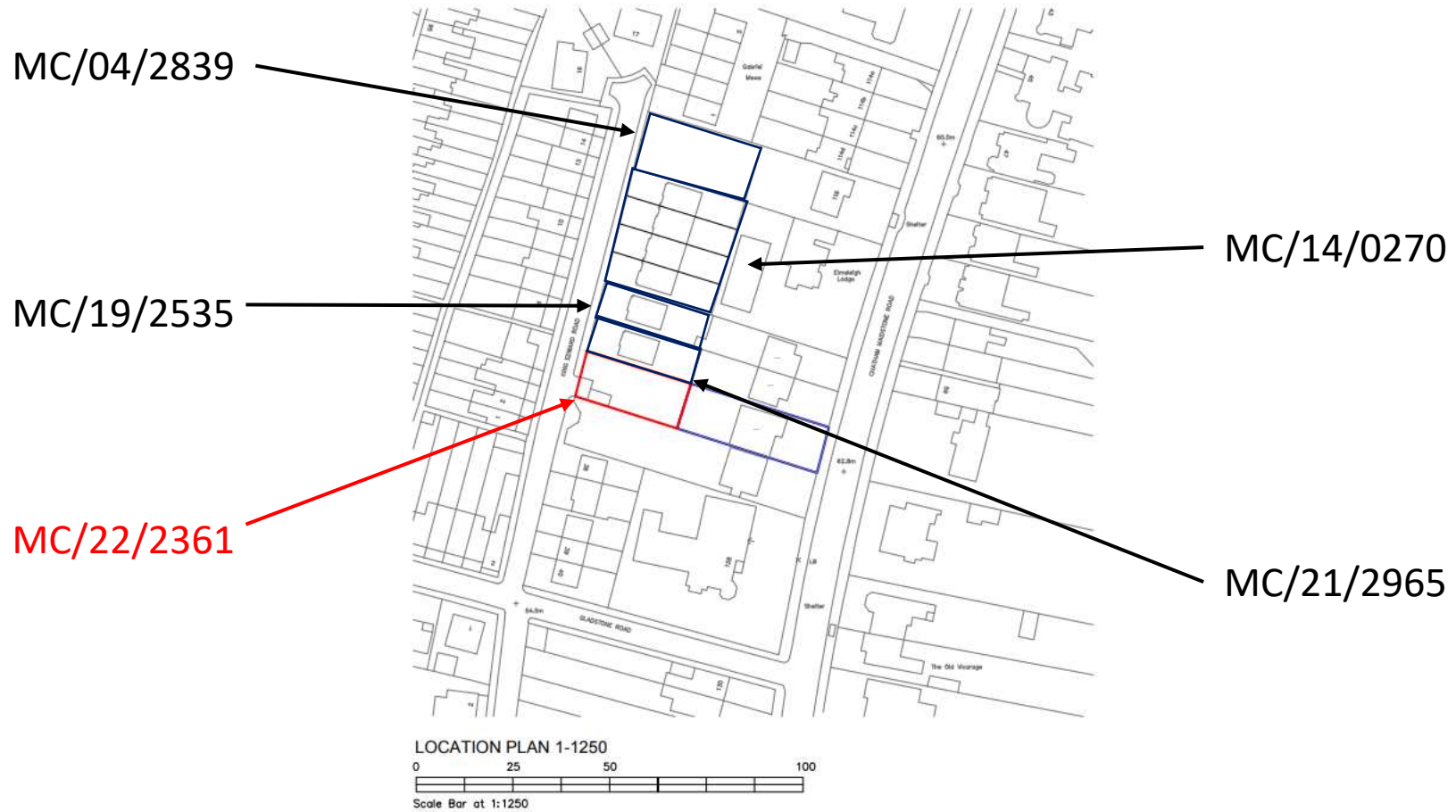


PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

Previously approved Developments



Previously approved Developments – Plans



MC/14/0270



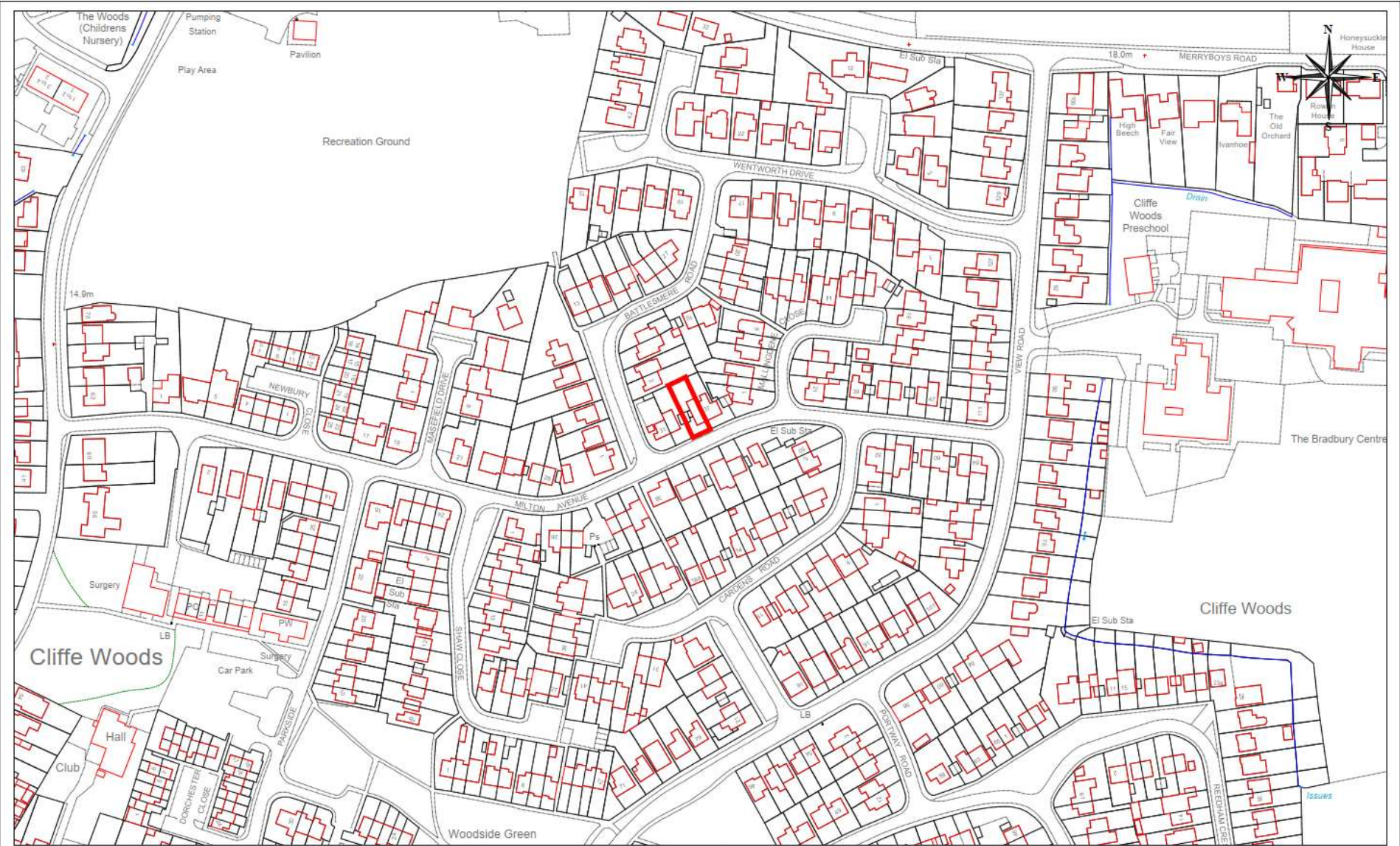
MC/16/2653
&
MC/19/2535



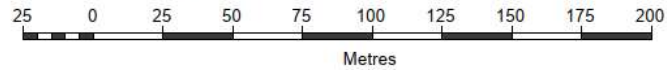
MC/21/2965

MC/22/1891

35 Milton Avenue, Cliffe Woods, Rochester



MC/22/1891 - 35 Milton Avenue, Cliffe Woods, Rochester, ME3 8TS





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scale



LOCATION PLAN
1/1250





Existing Plans

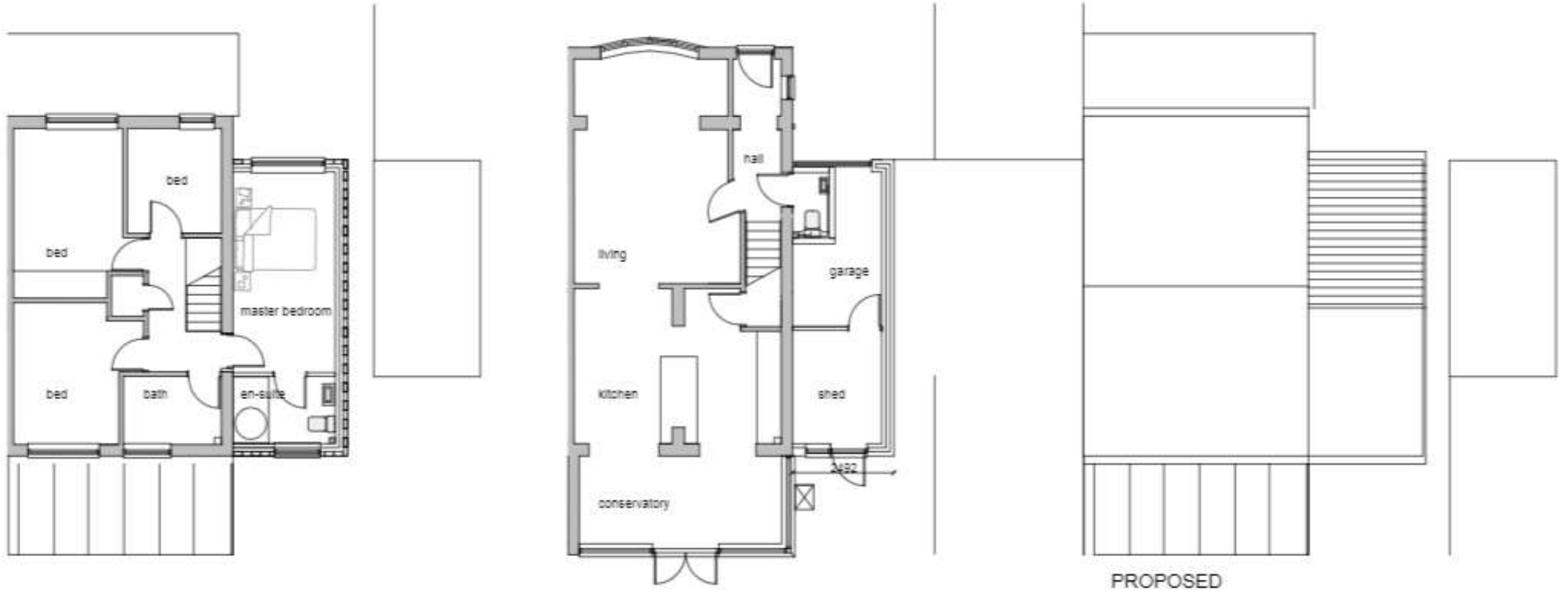


FIRST FLOOR



GROUND FLOOR

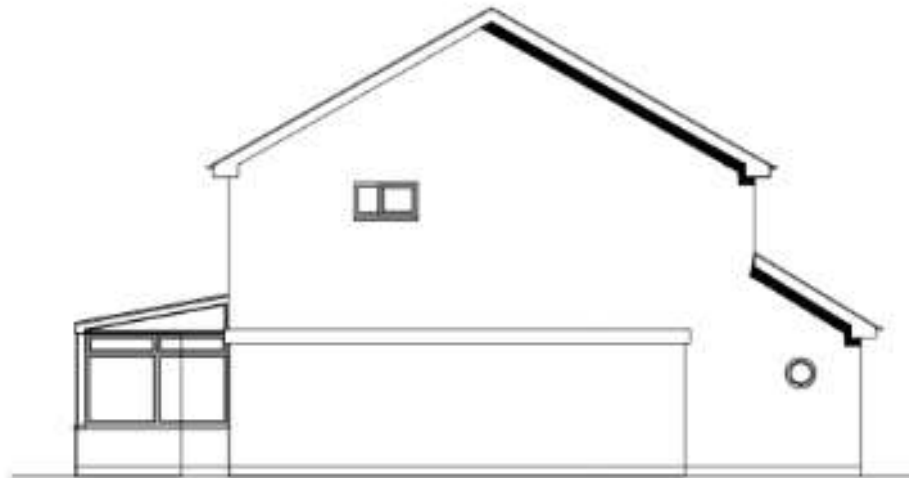
Proposed Plans



Existing Elevations



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

Proposed Elevations

