

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 23 October 2024

Time: 6.30pm

Venue: St George's Centre, Pembroke Road, Chatham Maritime, Chatham
ME4 4UH

Items

14 Additional Information - Presentation

(Pages
3 - 122)

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

Date: 24 October 2024

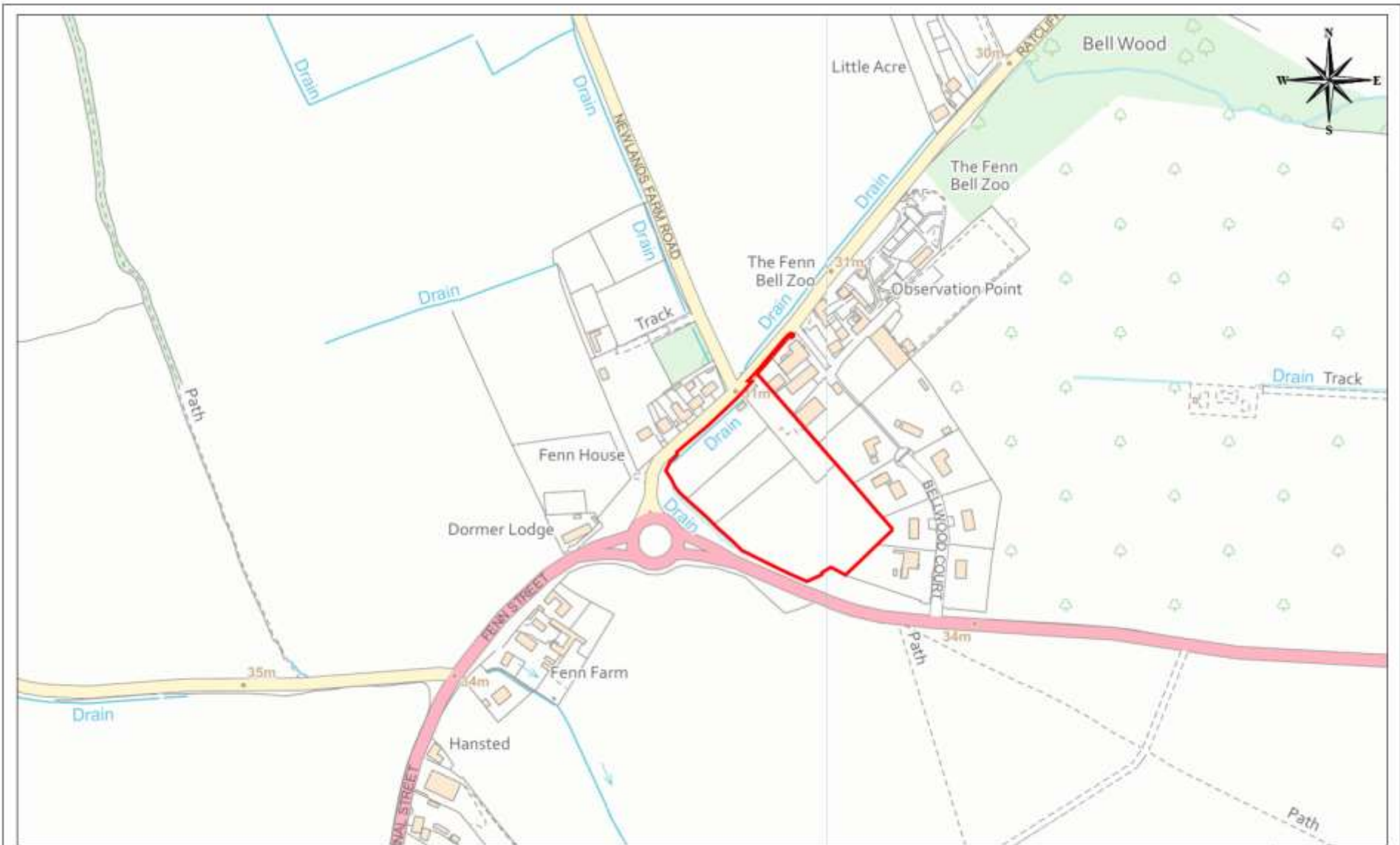
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Planning Committee

23rd October 2024

MC/24/0291

Land Adjacent Fenn Street and Ratcliffe Highway, St Mary, Hoo,
Rochester, ME3 8RF



MC/24/0291 - Land Adjacent Fenn Street And Ratcliffe Highway, St Mary Hoo, Rochester, ME3 8RF

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Scale 1:5000 09/08/24

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Aerial View of site



Photos from Ratcliffe Highway



View across to Former St Marys Hoo Church

∞



Drainage Ditch



Fenn Street

10



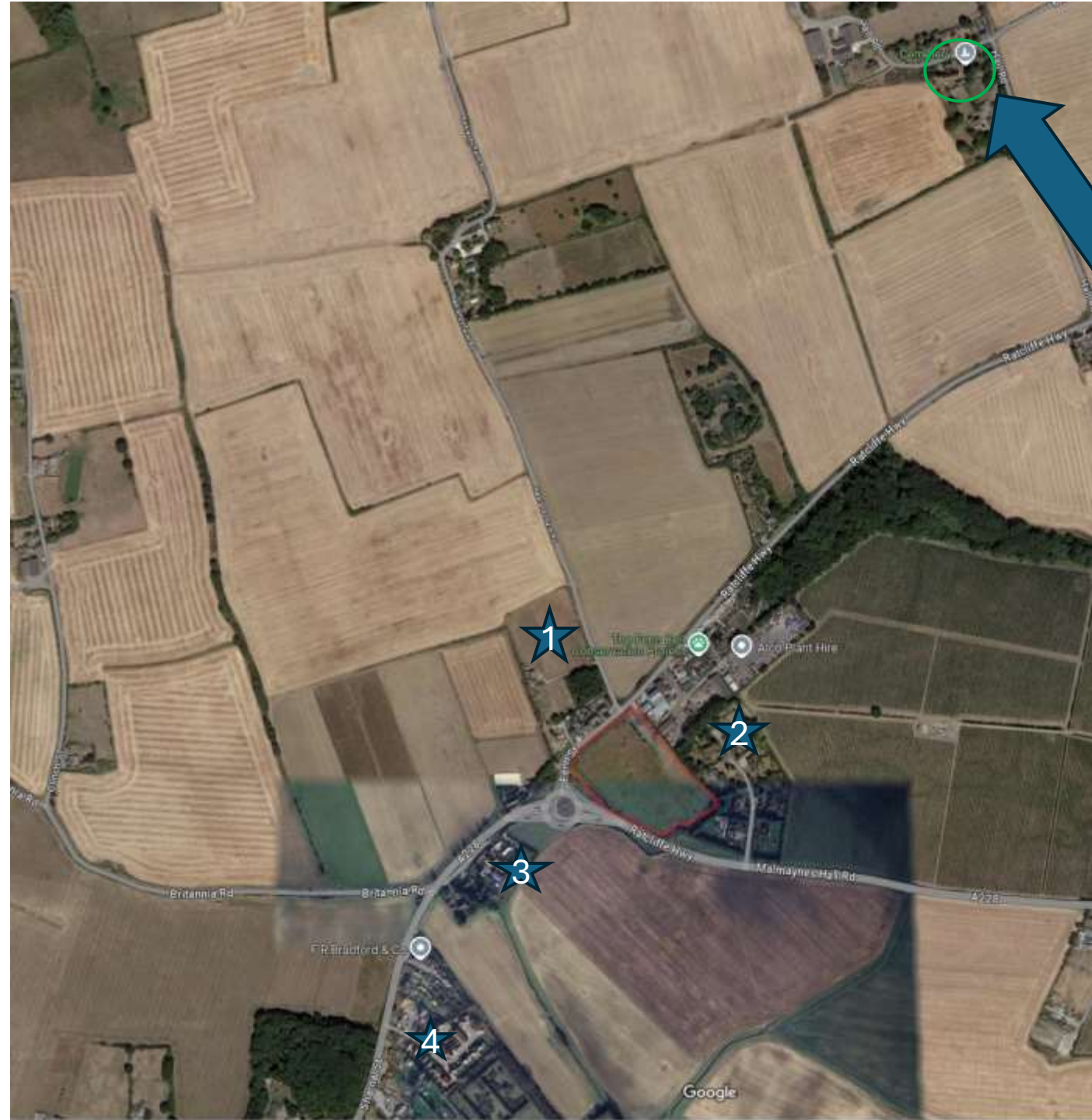
Aerial photos of site and context

1 MC/23/0568
Land west of Newlands Road Farm, St Marys Hoo, ME3 8QT
Outline application with all matters reserved for the construction of 4x four self build/custom home build plots.
Decision: Refused
Decided: 2 May 2023
Appeal: Dismissed 29 February 2024

2 MC/22/2934
5 Bellwood Court, St Marys Hoo, ME3 8RT
Construction of a detached dwelling with associated parking and landscaping
Decision: Refused
Decided: 13 February 2023
Appeal: Dismissed 23 January 2024

3 MC/20/1818
Fenn Farm, Fenn Street, St Mary Hoo, Rochester, Medway, ME3 8QS
Construction of 4 x four bedroom detached houses; 1 x three bedroom detached house with associated two detached garage blocks - one block incorporating a one bedroom flat over together with means of access and car parking provision
Decision: Refused
Decided: 19 February 2021
Appeal: Dismissed 12 August 2022

4 MC/21/2612
The Hollies And Southview Sharnal Street High Halstow Rochester ME3 8QR
Demolition of existing dwellings and outbuildings and construction of thirty five dwellings with creation of a new access from Sharnal Street and associated car parking, hardstanding, landscaping, open spaces, infrastructure including drainage and earthworks.
Decision: Approved with conditions
Decided: 30 May 2022



Former
Church
St Marys
Hoo

Proposed Roof Plan

12



1	Proposed Residential Development	1:100
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Unit Mix



Tenure



Proposed Elevation Street Scenes



Plot 01 Plot 02 Plot 03 Plot 04 Plot 05 Plot 06 Plot 07 Plot 08 Plot 09 Plot 10 Plot 11 Plot 12 Plot 13 Plot 14 Plot 15 Plot 16 Plot 17 Plot 18 Plot 19 Plot 20 Plot 21 Plot 22 Plot 23 Plot 24 Plot 25 Plot 26 Plot 27 Plot 28 Plot 29 Plot 30 Plot 31 Plot 32 Plot 33 Plot 34 Plot 35 Plot 36 Plot 37 Plot 38 Plot 39 Plot 40 Plot 41 Plot 42 Plot 43 Plot 44

Street Scene E-E

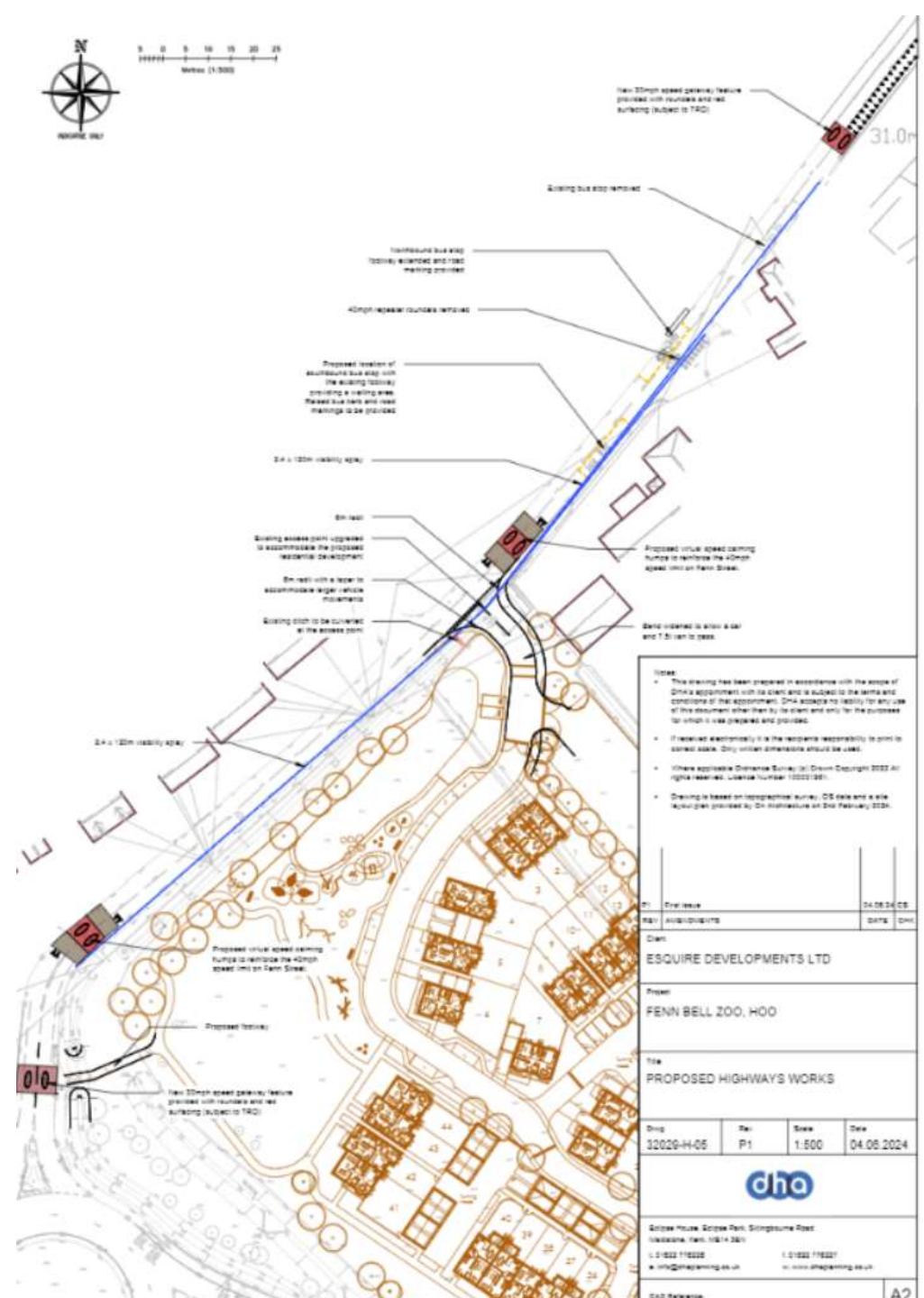
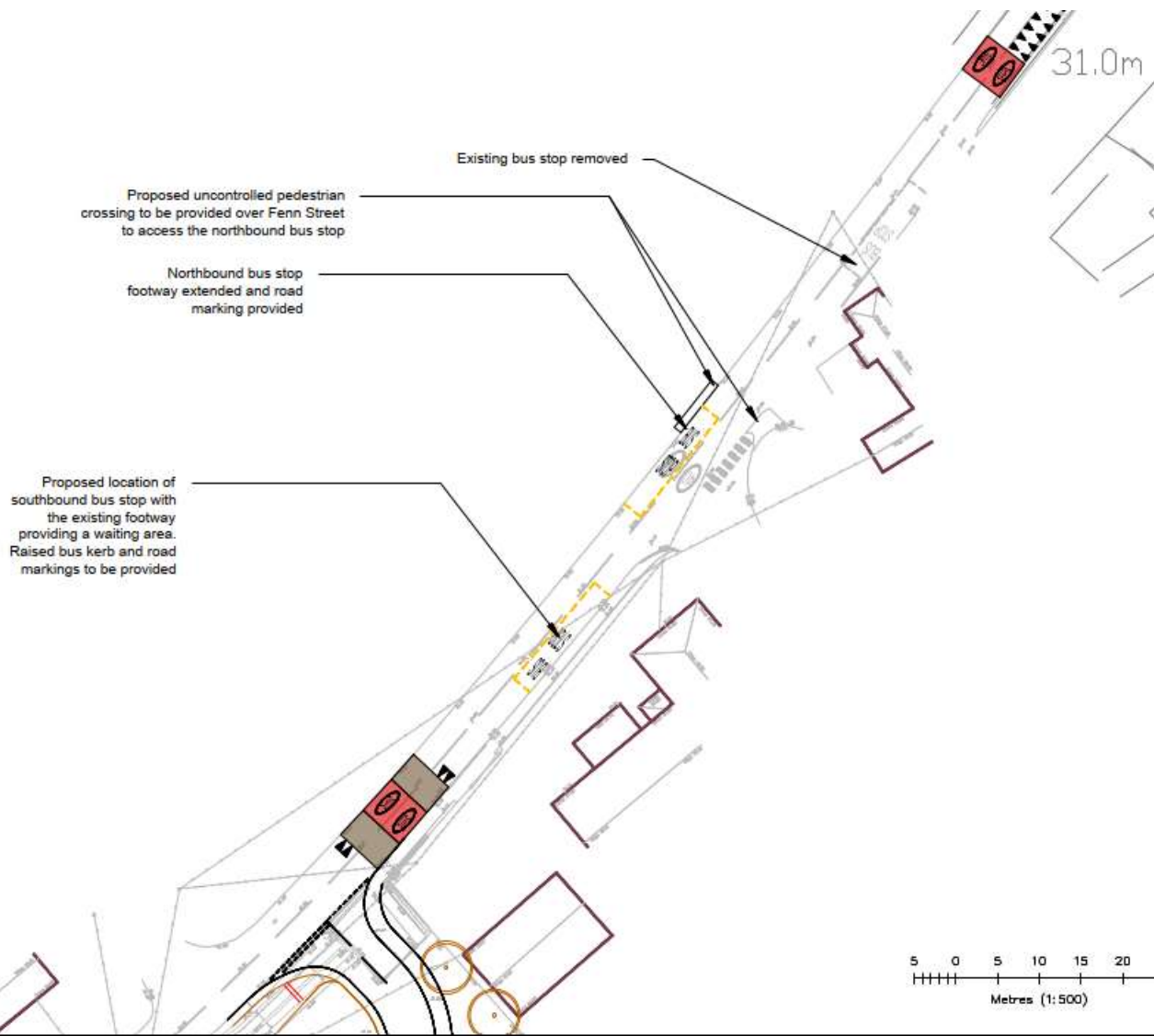
Scale: 1:200
0 2 6 10 20m

Site Plan Key (NTS):



Background - Google Maps

Proposed Highway Work



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- Drawing is based on topographic survey, OS data and a site plan/plan provided by the infrastructure on 04 February 2023.

Client	ESQUIRE DEVELOPMENTS LTD
Project	FENN BELL ZOO, HOOD
Title	PROPOSED HIGHWAYS WORKS
Drawn	32026-H-05
Rev	P1
Scale	1:500
Date	04.06.2024

Client: ESQUIRE DEVELOPMENTS LTD

Project: FENN BELL ZOO, HOOD

Title: PROPOSED HIGHWAYS WORKS

Draw: 32026-H-05

Rev: P1

Scale: 1:500

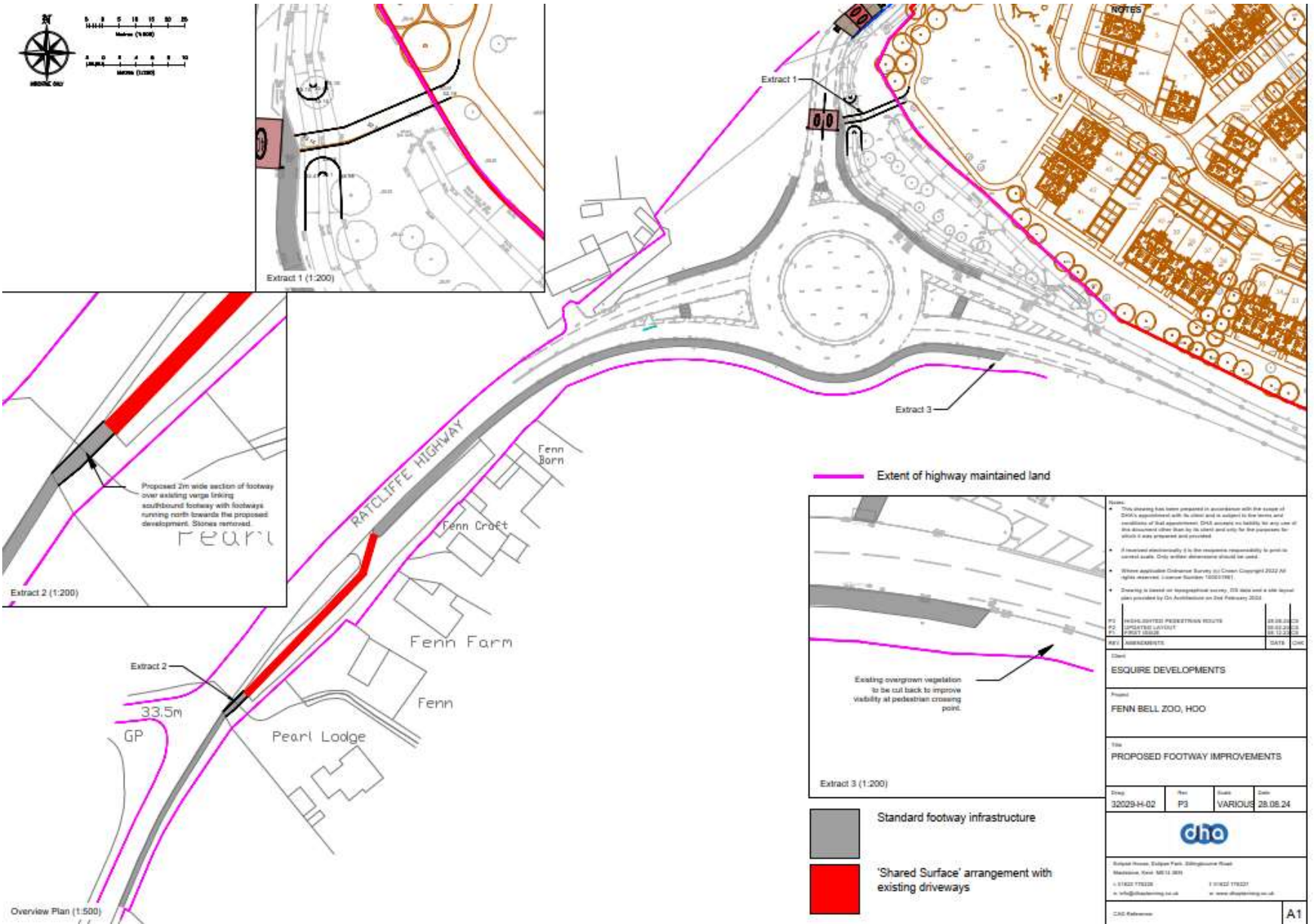
Date: 04.06.2024

dha

40000 House, 40000 Park, 40000 Road
 London, W1A 1AA, UK
 T: 01832 116222
 E: info@dhaengineering.co.uk

01832 116221
 www.dhaengineering.co.uk

Highway works



CGI of units fronting green space

20



View A

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onarchitecture.co.uk
info@onarchitecture.co.uk
01227 634334

Client Details
Esquire Developments

CGI Barn style Terrace fronting Ratcliffe Highway





Proposed Roof Plan



Project Information	
Project Name	Proposed Residential Development
Client	Esquire Developments Ltd
Site Address	Land adjacent to Fern Street and Kaitiaki Highway, Fern Street
Scale	1:500



Legend	
1	Proposed Building Footprint
2	Proposed Green Space
3	Proposed Path

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Site Name: Proposed Residential Development, Land adjacent to Fern Street and Kaitiaki Highway, Fern Street
Client: Esquire Developments Ltd
Project: Proposed Site Layout Plan (Roof Plans)

Scale	1:500	Date	February 2024	Sheet	02
Project	PLANNING	Scale	23.018	Sheet	02
Client	Esquire Developments Ltd	Scale	23.018	Sheet	02

MC/24/1289

Land West Of Edinburgh Road, Isle Of Grain, Rochester

Isle of Grain



MC/24/1289 - Land West of Edinburgh Road, Isle of Grain, Rochester



Aerial View 26 of site



Photos from Edinburgh Road



Looking into site from Edinburgh Road



Photos from Grain Road



Proposed Roof Plan

SUMMARY - 34 DWELLINGS			
No.	TYPE	TOTAL	%
4	1B2P	4	11.7
9	2B4P	9	26.5
19	3B5P	19	55.9
2	4B6P	2	5.9
TOTAL		34	

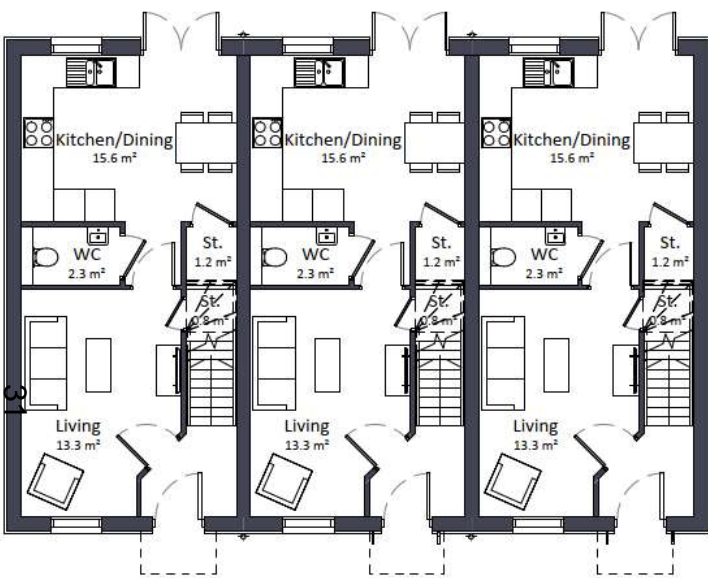


House Type 1

TERRACE 8 & 10:
 House Type 1 - Affordable - 2B4P - 79m²
 Plot 18, 19, 20, 25, 26, 27, 30, 31 & 32



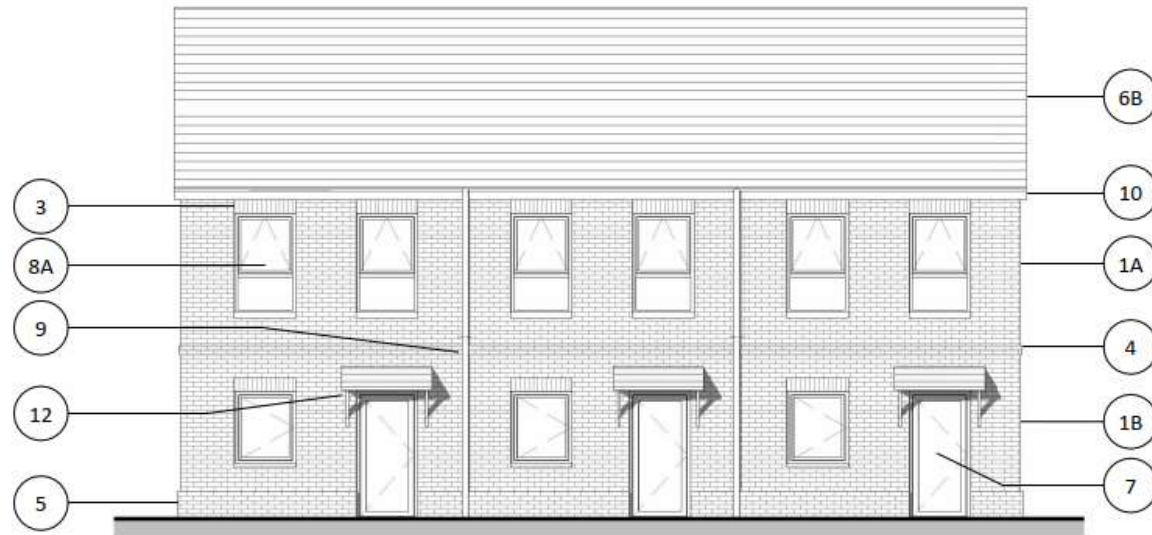
First Floor



Ground Floor



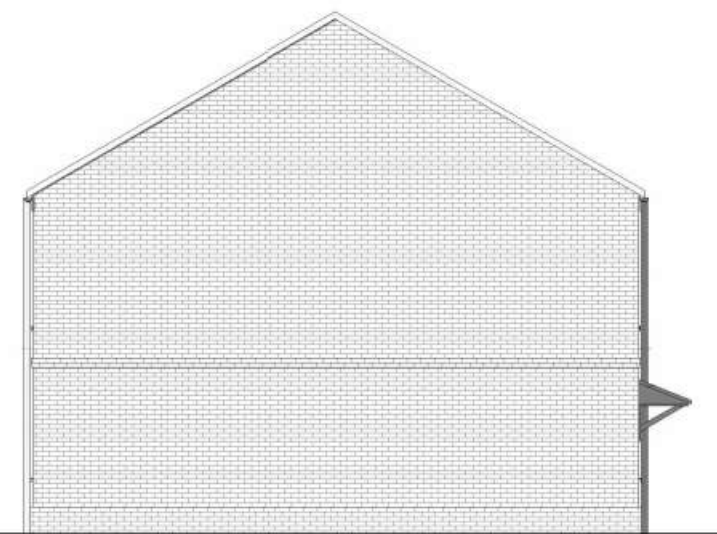
Location Plan



Front Elevation



Rear Elevation



Side Elevation

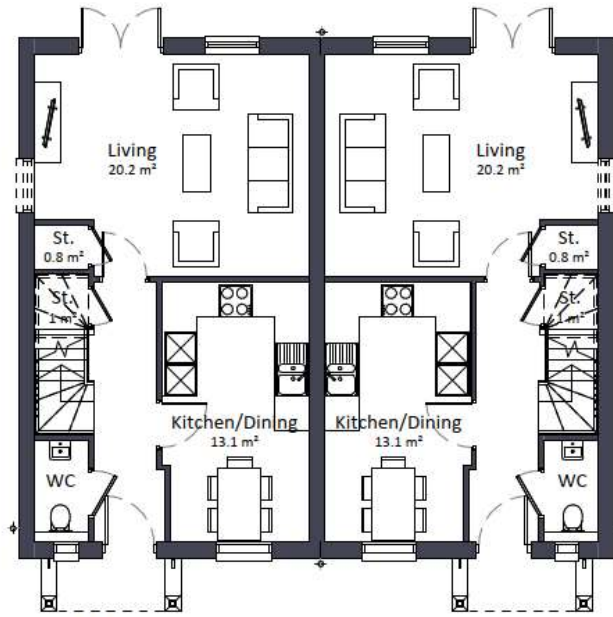
House Type 2

TERRACE 1, 2, 6, 7, 9, 10, 12 & 14:
 House Type 2 - Affordable - 3B5P - 93.4m²
 Plot 1, 2, 3, 4, 14, 15, 16, 17, 21, 22, 23, 24,
 28, 29, 33 & 34



Location Plan

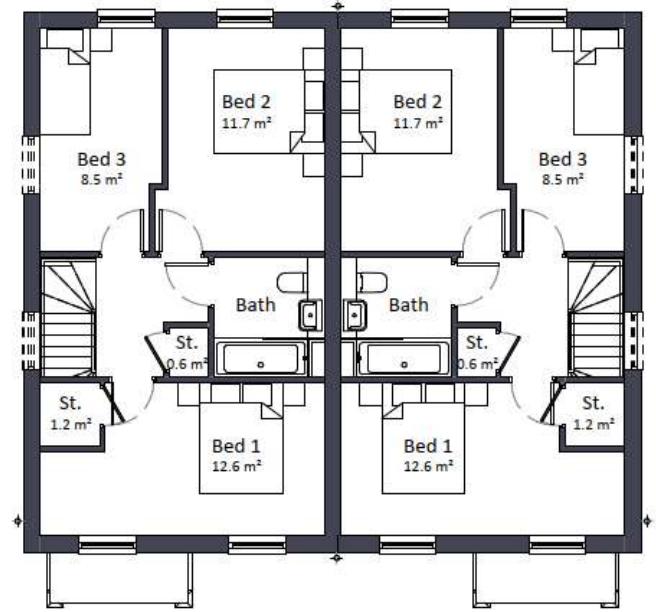
Flank Windows to
 Plot 16 - Terrace 7
 (Left) Only



Ground Floor

Flank Windows to
 Plot 23 - Terrace 10
 (Right) Only

Flank Windows to
 Plot 23 - Terrace 10
 (Right) Only

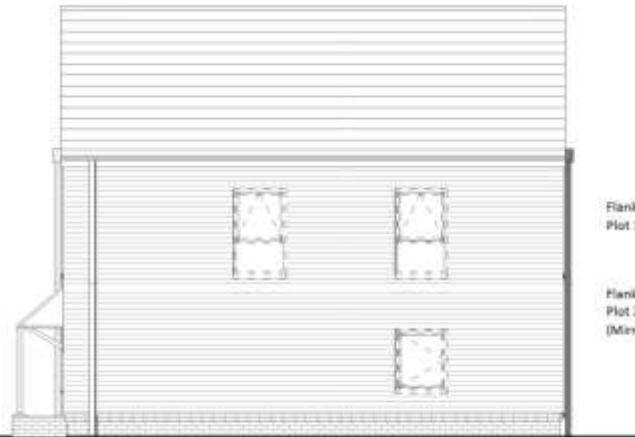


First Floor

Flank Windows to
 Plot 23 - Terrace 10
 (Right) Only



Rear Elevation



Side Elevations

Flank Windows to
 Plot 16 - Terrace 7
 Only

Flank Windows to
 Plot 23 - Terrace 10
 Only (Mirrored)



Front Elevation

House Type 3 & 4

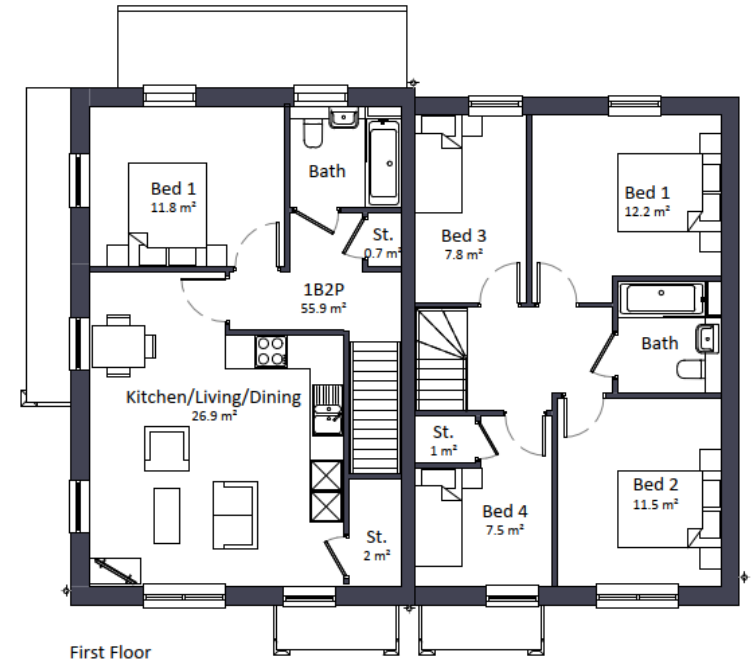
TERRACE 3 & 4:
 House Type 3 & 4 - 4B6P 107.8m² - 1B2P
 58.0m² (GF) & 1B2P 55.9m² (FF) Maisonette
 Plot 5, 6, 7, 8, 9 & 10



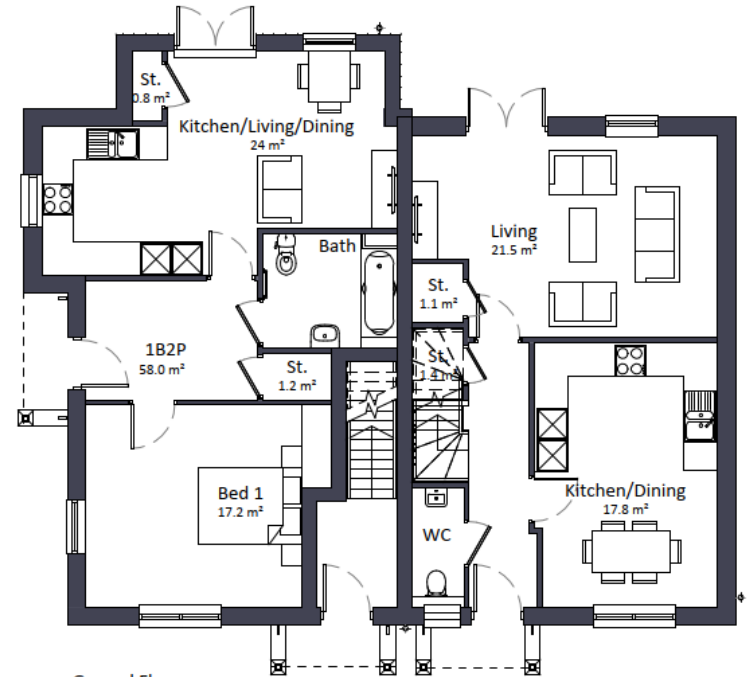
Front Elevation



Side Elevation



First Floor



Ground Floor

Proposed Street Scenes

34



Grain Road, Isle of Grain - Street Elevations



Landscape Masterplan

- Open areas comprising of nectar and pollen rich wild flower and grassland seed mix to provide a source of food for insects and invertebrates, and visual and seasonal interest.
- Open areas comprising of nectar and pollen rich wild flower and grassland seed mix to provide a source of food for insects and invertebrates, and visual and seasonal interest.
- Creation of open entry way into the residential development from the B2001, Grain Road.
- Open areas comprising of nectar and pollen rich wild flower and grassland seed mix to provide a source of food for insects and invertebrates, and visual and seasonal interest.
- Private front gardens to be planted with mosquito repellent planting to create an attractive setting to the dwelling whilst also adding to wider visual interest and ecological value.
- Proposed timber knee rail located along road verge to control access
- Where space permits large features trees are proposed to provide visual variety and focal points to the street scene.
- Ornamental clipped hedges used within residential gardens to front garden boundaries to define public from private spaces.
- New Woodland Buffer area created to provide localised screening from views to the west. Provide for ecology and bio-diversity requirements, and providing visual and seasonal interest.
- Ornamental clipped hedges used within residential gardens to front garden boundaries to define public from private spaces.
- New Native species hedgerow to be create along site boundary to provide for ecology and bio-diversity requirements and provide local screening of development creating a natural rural edge to the settlement.
- Private front gardens to be planted with mosquito repellent planting to create an attractive setting to the dwelling whilst also adding to wider visual interest and ecological value.
- Small upright trees planted along residential road to create a street lined road.



- Private front gardens to be planted with mosquito repellent planting to create an attractive setting to the dwelling whilst also adding to wider visual interest and ecological value.
- The existing boundary vegetation is to be retained where visible and reinforced with Site boundary vegetation to be retained and reinforced with new native field hedgerow and tree planting.
- Ornamental climbers and climbing shrubs to be planted along rear garden fences to soften appearance of boundary fences and create an attractive street scene.
- New Woodland Buffer area created to provide localised screening of the Kent Fire and Rescue Station. Provide for ecology and bio-diversity requirements, and providing visual and seasonal interest.
- Existing trees to be retained
- New Native species hedgerow to be create along site boundary to provide for ecology and bio-diversity requirements and provide local screening of development creating a natural rural edge to the settlement.
- New Access Road and pedestrian link to Edinburgh Road
- Existing trees to be retained
- New Native species hedgerow to be create along site boundary to provide for ecology and bio-diversity requirements and provide local screening of development creating a natural rural edge to the settlement.
- Existing trees to be retained
- New Woodland Buffer area created in the southern corner of site to provide localised screening from views to south. Provide for ecology and bio-diversity requirements, and providing visual and seasonal interest.

Visuals

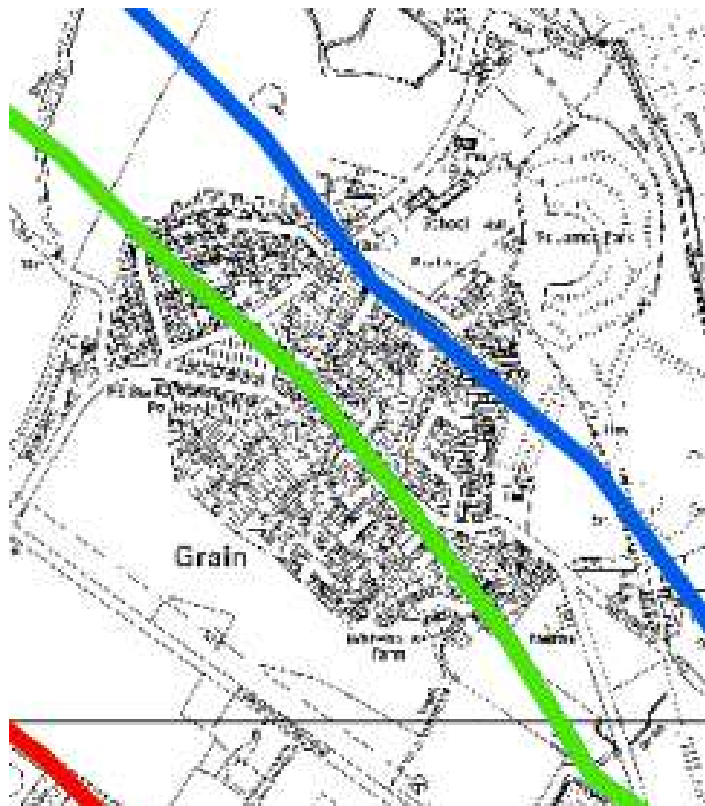
3.4 Street Views



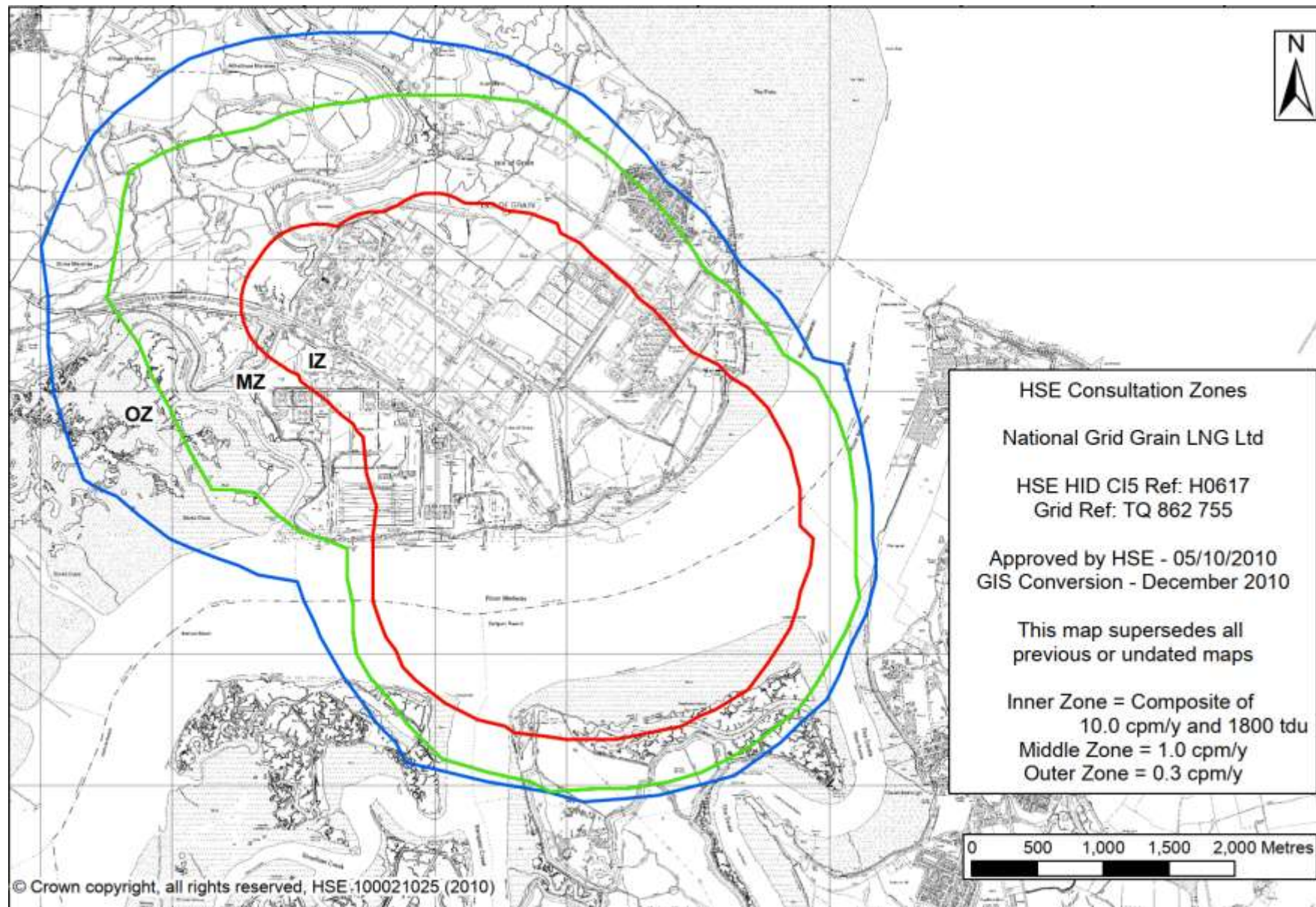
View Key



HSE/CHOMA



37



HSE Land Use Planning Methodology

Decision matrix

35. Having determined which consultation zone a Development Type falls into, after applying the straddling rule if necessary, and the Sensitivity Level of the development, the following matrix is used to decide HSE's advice.

Level of Sensitivity	Development in Inner Zone	Development in Middle Zone	Development in Outer Zone
1	DAA	DAA	DAA
2	AA	DAA	DAA
3	AA	AA	DAA
4	AA	AA	AA

DAA = Do not Advise Against development

AA = Advise Against development

Development Type	Examples	Development detail and size	Justification
DT2.1 - Housing	Houses, flats, retirement flats / bungalows, residential caravans, mobile homes	Developments up to and including 30 dwelling units and at a density of no more than 40 per hectare - Level 2	Development where people live or are temporarily resident. It may be difficult to organise people in the event of an emergency

Exclusions			
	Very small developments including infill and backland developments	DT2.1 x1 Developments of 1 or 2 dwelling units - Level 1	Minimal increase in numbers at risk
	Larger housing developments	DT2.1 x2 Larger developments for more than 30 dwelling units - Level 3	Substantial increase in numbers at risk
		DT2.1 x3 Any developments (for more than 2 dwelling units) at a density of more than 40 dwelling units per hectare - Level 3	High-density developments

Landscape Masterplan

Open areas comprising of nectar and pollen rich wild flower and grassland seed mix to provide a source of food for insects and invertebrates, and visual and seasonal interest.

Open areas comprising of nectar and pollen rich wild flower and grassland seed mix to provide a source of food for insects and invertebrates, and visual and seasonal interest.

Creation of open entry way into the residential development from the B2001, Grain Road.

Open areas comprising of nectar and pollen rich wild flower and grassland seed mix to provide a source of food for insects and invertebrates, and visual and seasonal interest.

Private front gardens to be planted with mosquito repellent planting to create an attractive setting to the dwelling whilst also adding to wider visual interest and ecological value.

Proposed timber knee rail located along road verge to control access

Where space permits large features trees are proposed to provide visual variety and focal points to the street scene.

Ornamental clipped hedges used within residential gardens to front garden boundaries to define public from private spaces.

New Woodland Buffer area created to provide localised screening from views to the west. Provide for ecology and bio-diversity requirements, and providing visual and seasonal interest.

Ornamental clipped hedges used within residential gardens to front garden boundaries to define public from private spaces.

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Small upright trees planted along residential road to create a street lined road.



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New Woodland Buffer area created to provide localised screening of the Kent Fire and Rescue Station. Provide for ecology and bio-diversity requirements, and providing visual and seasonal interest.

Existing trees to be retained

New Native species hedgerow to be create along site boundary to provide for ecology and bio-diversity requirements and provide local screening of development creating a natural rural edge to the settlement.

New Access Road and pedestrian link to Edinburgh Road

Existing trees to be retained

New Native species hedgerow to be create along site boundary to provide for ecology and bio-diversity requirements and provide local screening of development creating a natural rural edge to the settlement.

Existing trees to be retained

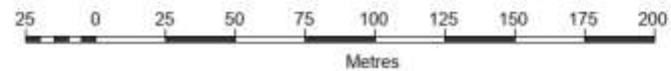
New Woodland Buffer area created in the southern corner of site to provide localised screening from views to south. Provide for ecology and bio-diversity requirements, and providing visual and seasonal interest.

MC/24/1213

Land Rear Of The Old Vicarage, High Street, Isle Of Grain, Rochester,
ME3 0BS



MC/24/1213 - Land Rear Of The Old Vicarage, High Street, Isle of Grain, Rochester, ME3 0BS



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Site Location

42



Photographs

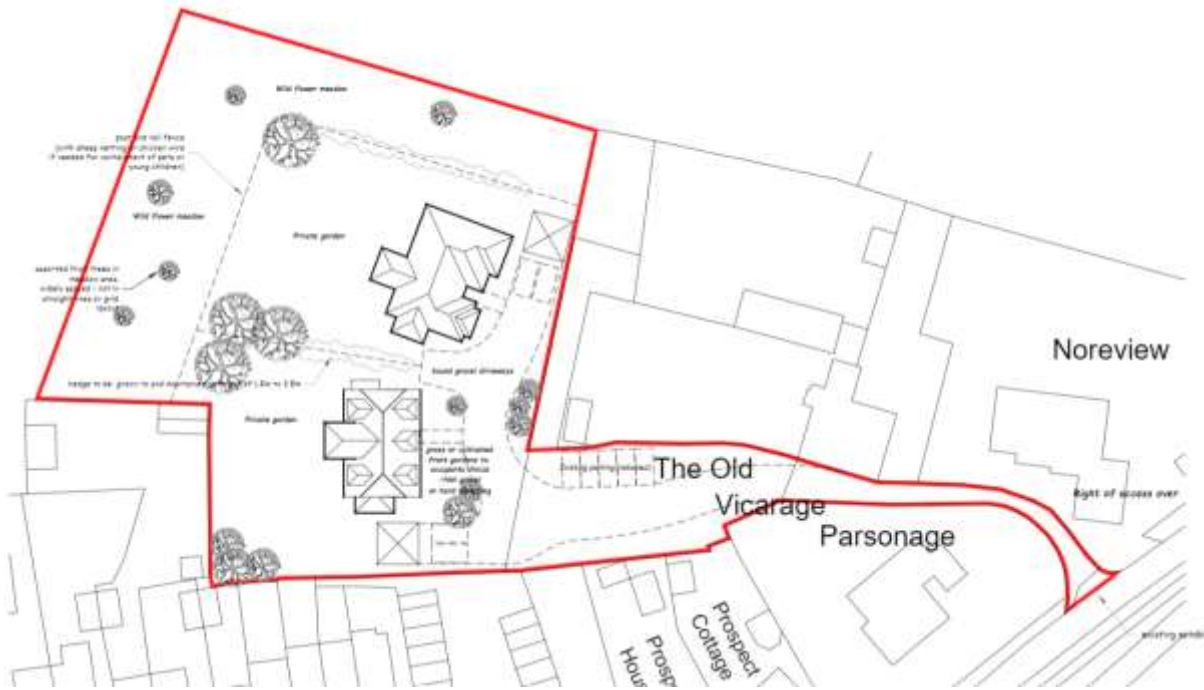


Photographs

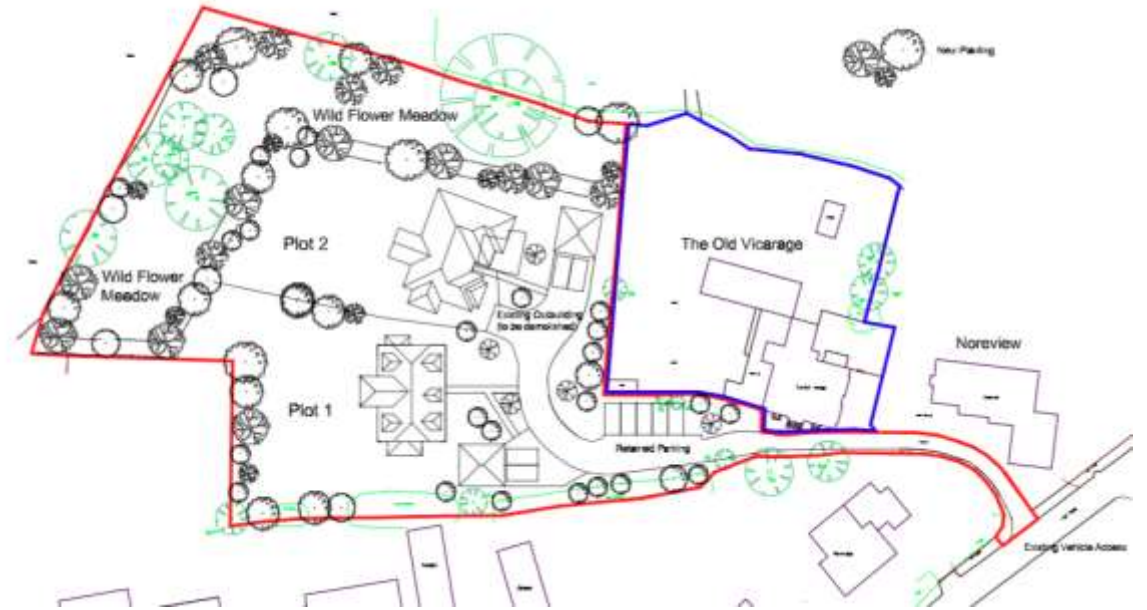


Proposed Site Layout and Previously Approved Site Layout MC/18/2092

Proposed Application



Approved Outline Application



Proposed Plot 1 Elevations and Previously Approved Plot 1 Elevations MC/18/2092

Proposed Application

As an outline design for planning purposes
all dimensions to be checked on site and any discrepancies notified

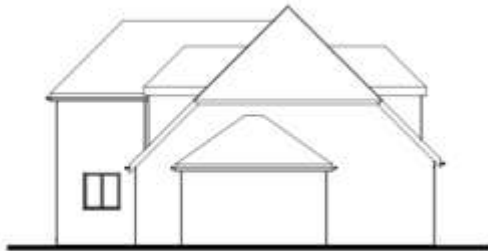
Note: As self-build properties the internal layouts and details will be to the needs and preferences of the self-builders themselves, and may vary from that shown, however the external building envelope will be in accordance with the design illustrated here



Front elevation



Right flank elevation

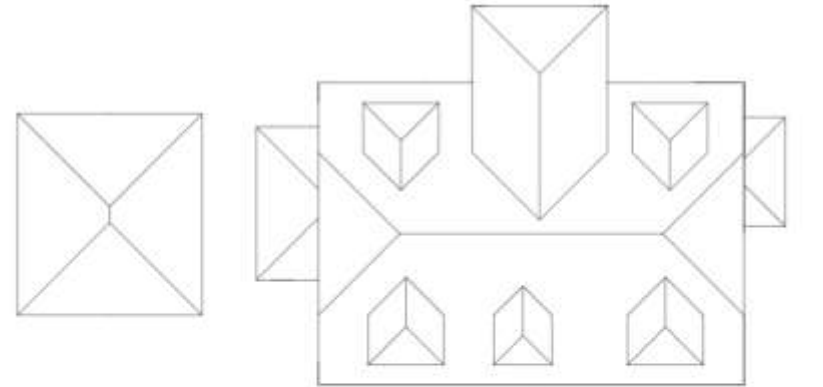


Left flank elevation



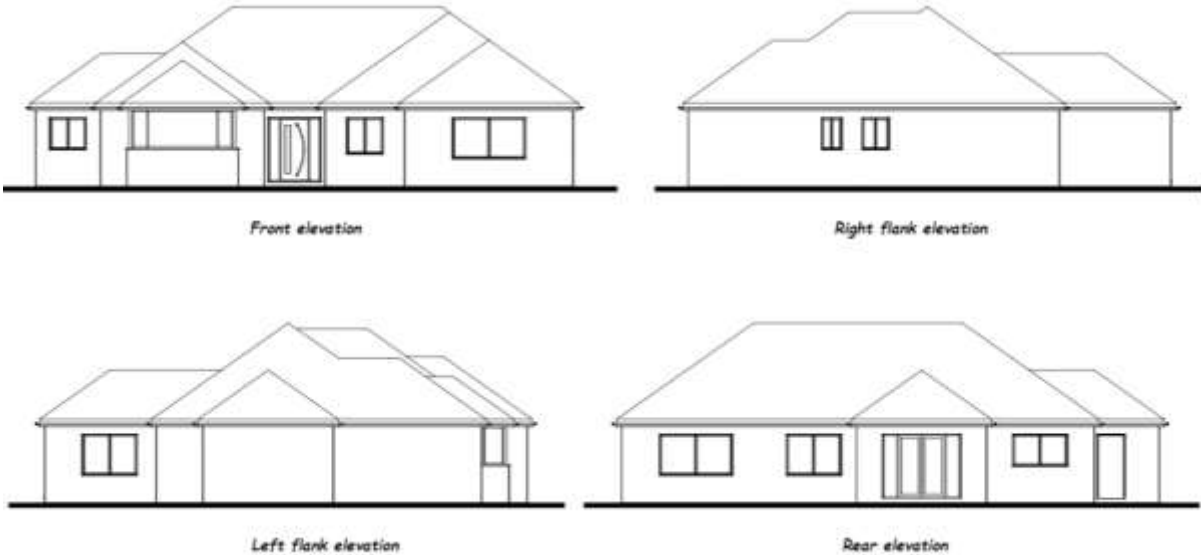
Rear elevation

Approved Outline Application



Proposed Plot 2 Elevations and Previously Approved Plot 2 Elevations MC/18/2092

Proposed Application



Approved Outline Application



MC/23/0284

Land At Blowers Wood, Maidstone Road, Hempstead, Gillingham



MC/23/0284 - Land At Blowers Wood, Maidstone Road, Hempstead, Gillingham, ME7 3RD

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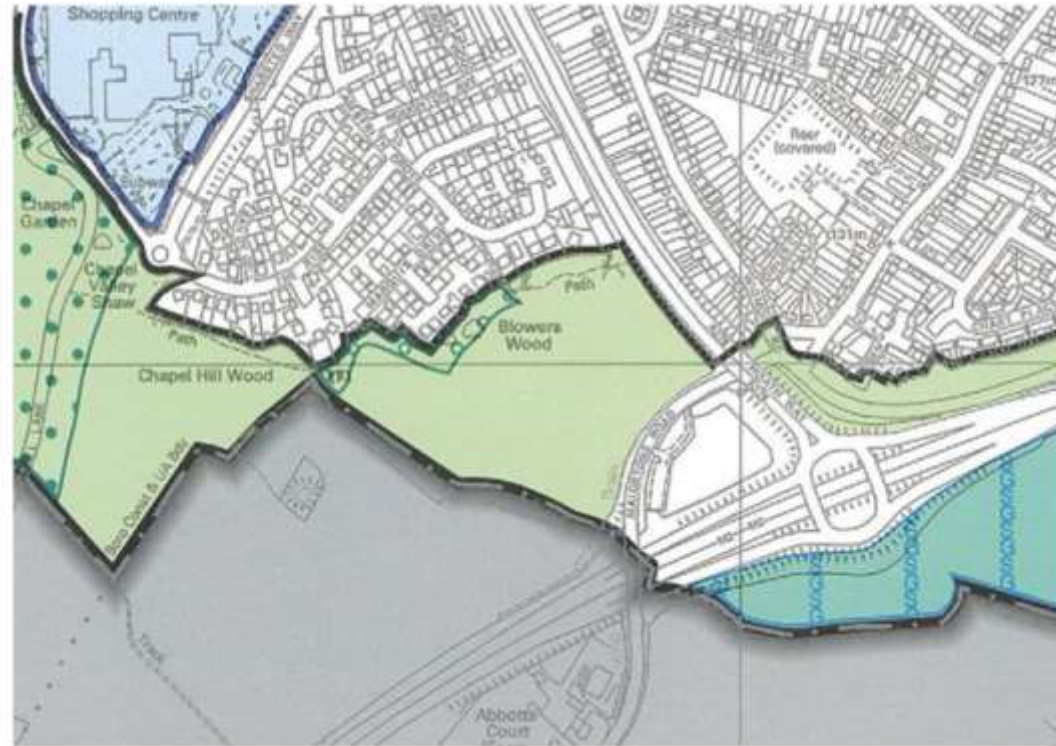
Aerial Image of Application Site



Site Specific Context



 Ancient Woodland



-  Boundary of Urban Area
-  Area of Local Landscape Importance
-  Protection of Open Space
-  Strategic Gap
-  Area of Outstanding Natural Beauty and Special Landscape Area
-  New Leisure Facilities
-  Retail Allocations



otos

52

Maidstone Road

Chapel Wood

The Site

Blowers Wood

Hoath Way (A278)



Maidstone Road

The Site (beyond vegetation)

Wignore Coach Park and Ride





Hooth Way (beyond vegetation)

The Site

Maidstone Road (beyond vegetation)

PRoW Footpath GB40





Existing PROW from Lambsfrith Grove



Existing PROW through Blowers Wood



Historical Surfacing to PROW



Deanwood Drive

Hoath Way

Maidstone Road

The Site (beyond Hoath Way)

Wigmore Road



M2

Chapel Wood

M2 Embankment

The Site (beyond vegetation)

Maidstone Road





Proposed Site Layout



Proposed House Types



Dart Mews & Maisonette – 1 & 3 Bed



Apartments – 1 & 2 Bed



Buxton – 2 Bed



Letchworth – 2 Bed



Stratford – 3 Bed



Leamington - 3 Bed



Cambridge - 3 Bed



Oxford - 3 Bed



Overton - 4 Bed



Henley - 4 Bed



Harrogate - 4 Bed

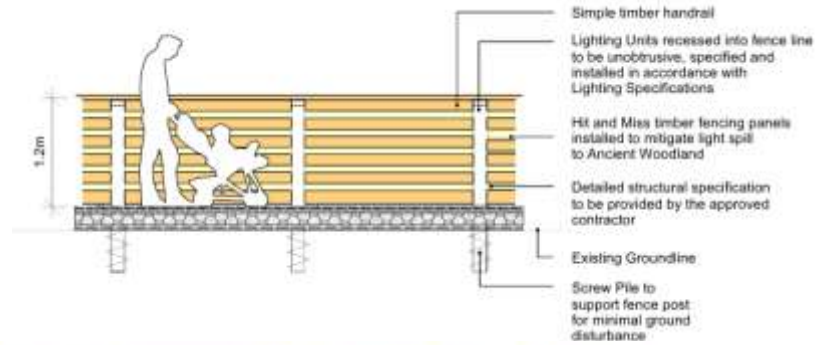
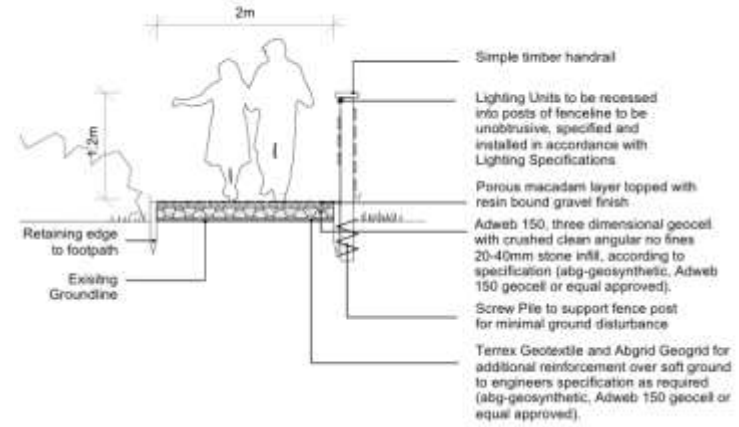
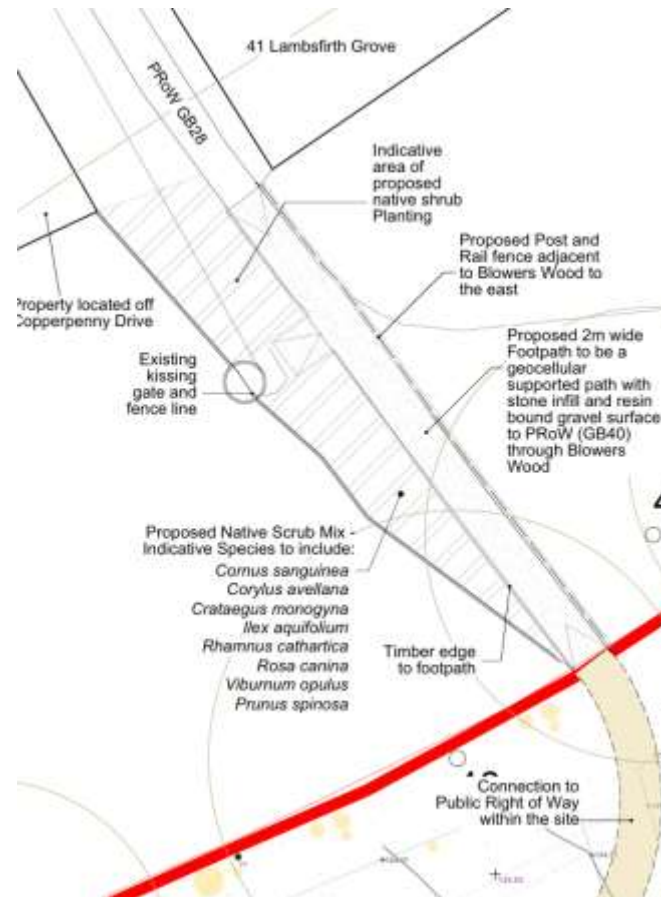


Hampstead - 5 Bed

Maidstone Road Street Scene



PROW Improvements



Maidstone Road Footway Improvements



CGI's

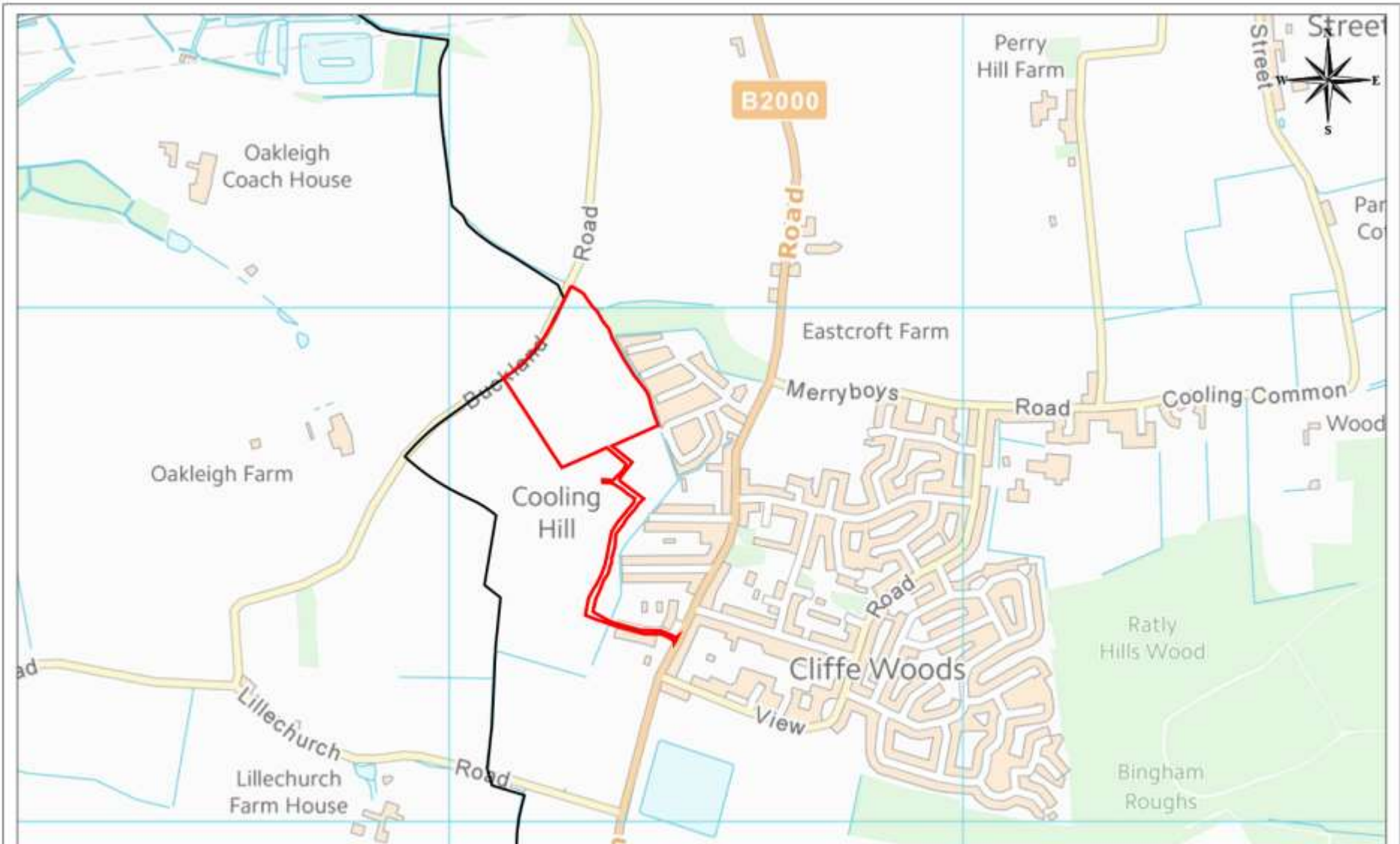


CGI's



MC/23/0531

Land South Of Buckland Road, Cliffe Woods, Rochester



MC/23/0531 -Land South Of Buckland Road, Cliffe Woods, Rochester



MC/23/0531 - Land south of Buckland Road

Esquire development site



Redrow's – Town Road, Cliffe Woods development

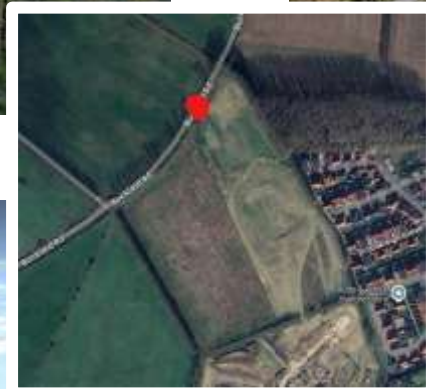
MC/23/0531 - Land south of
Buckland Road

89

Little Acres Day
Nursery and Pre-School







MC/23/0531 - Land south of
Buckland Road

72

Bund

13.4m



Footpath

Gaps in fencing in courtyard areas

Houses fronting open space

Entrance in from Town
Road site

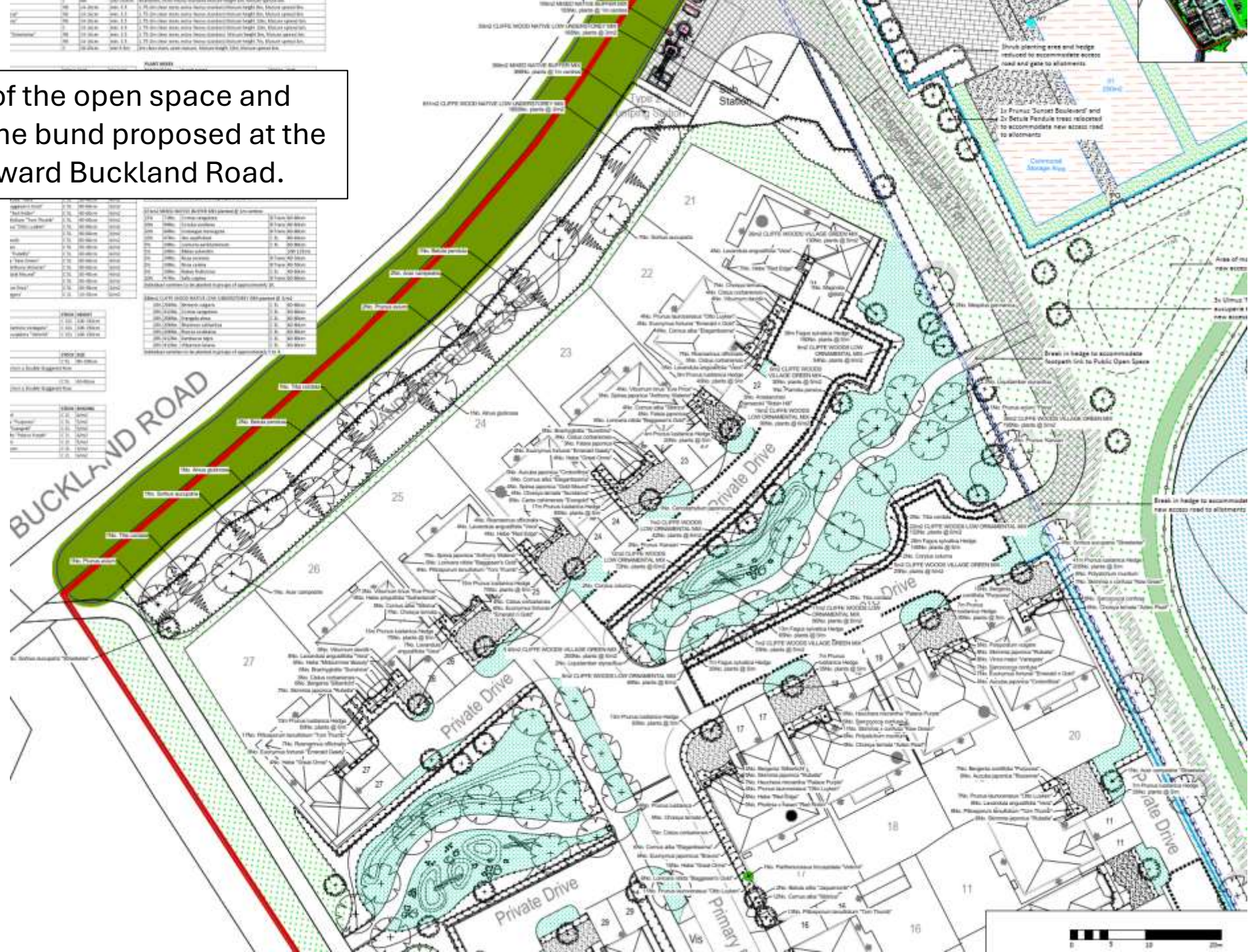
MC/23/0531 - Land south of
Buckland Road



Attenuation SuDS, Allotments and Open Space as proposed
as part of this application.

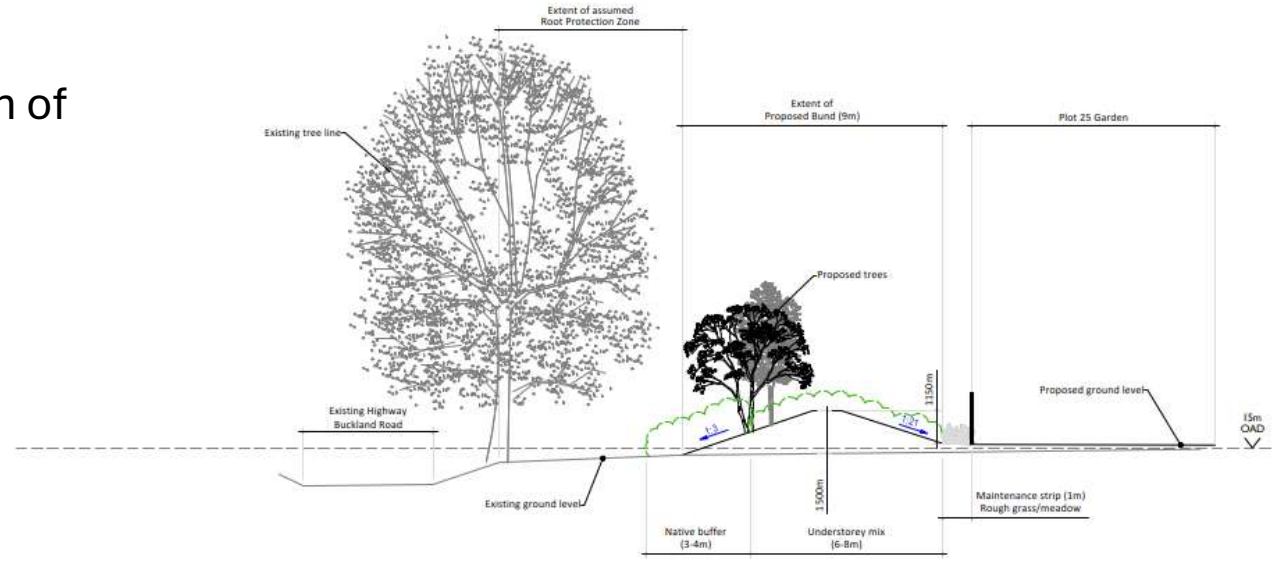
Attenuation SuDS, Allotments and Open Space as
approved in MC/19/0287

Details of the open space and also of the bund proposed at the rear – toward Buckland Road.

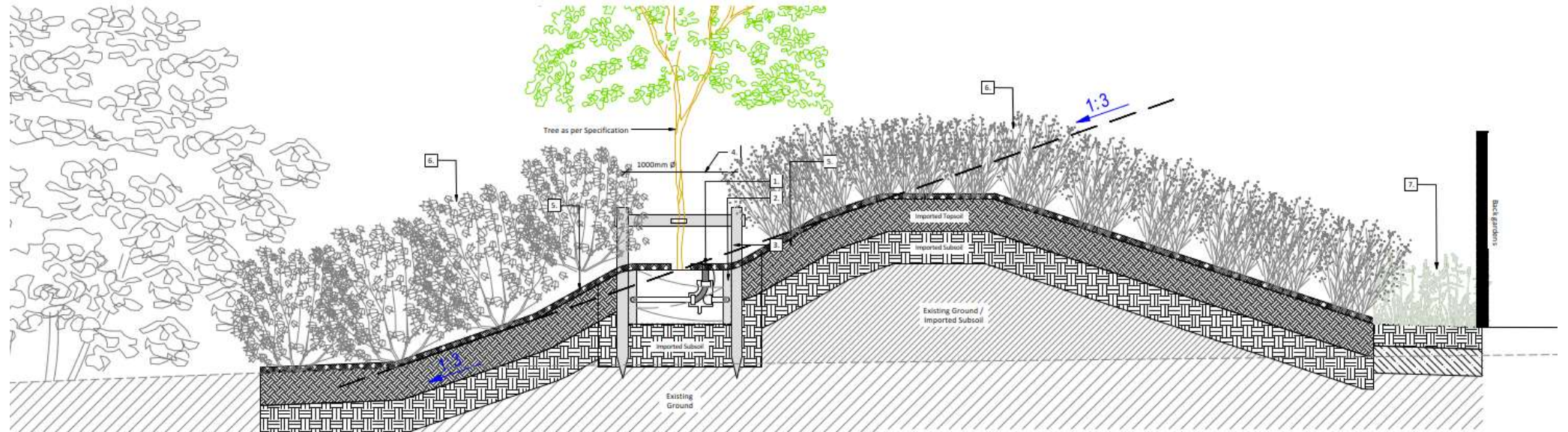


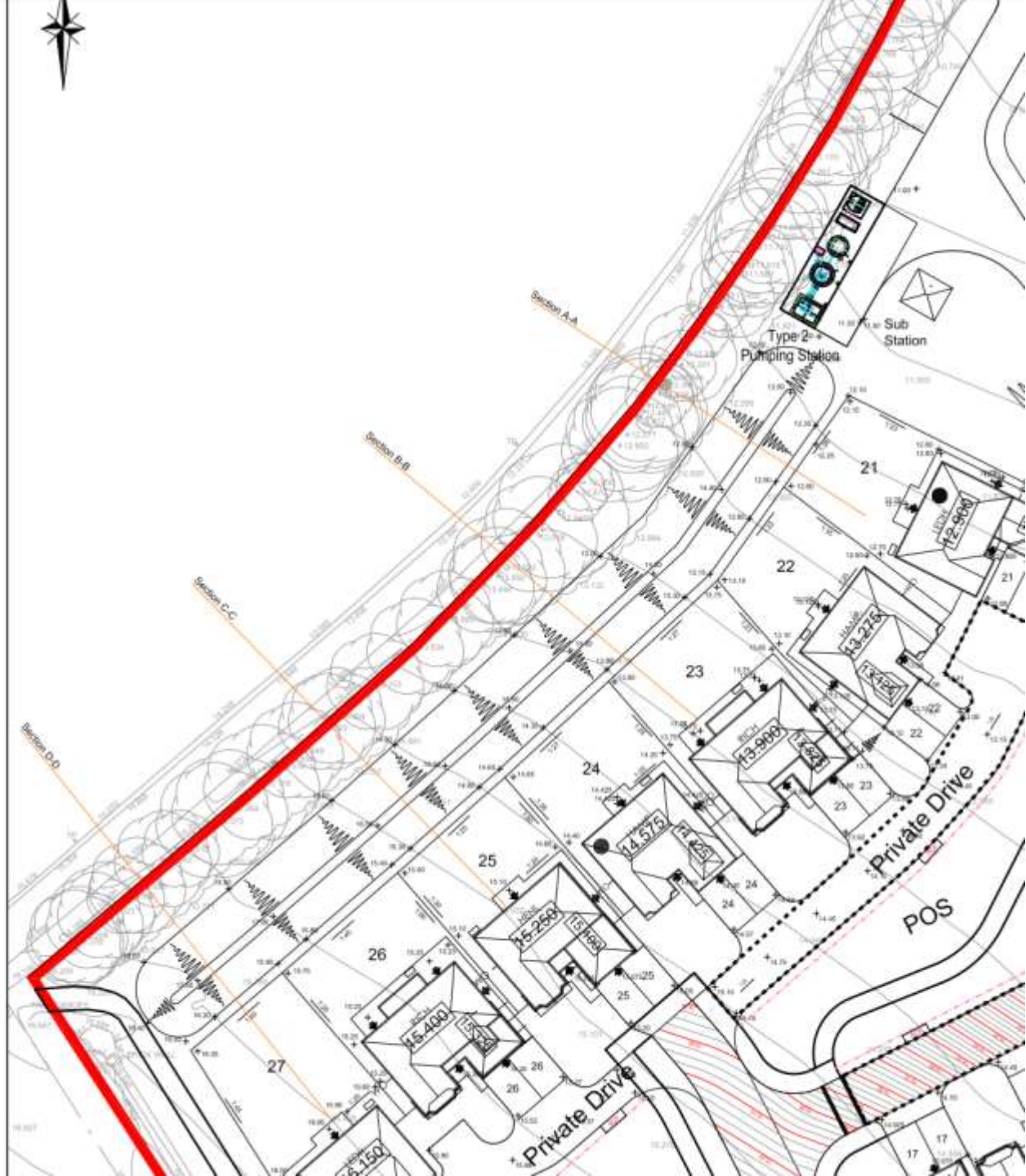
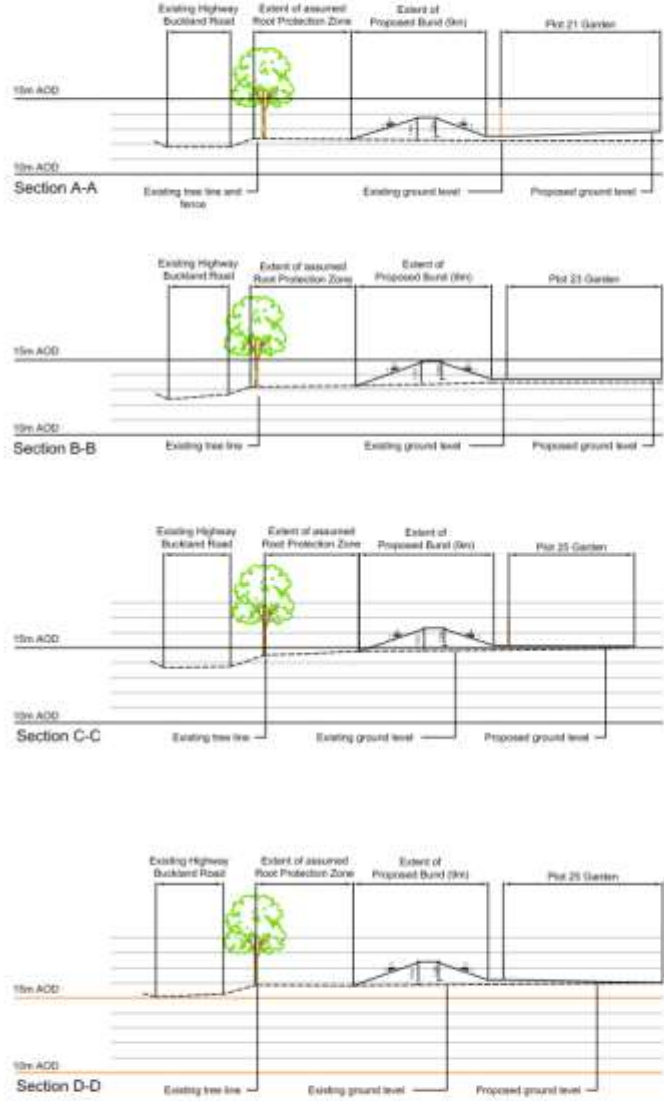
MC/23/0531 - Land south of Buckland Road

Details of the bund proposed at Buckland Road end of the site



01 CROSS SECTION THROUGH PROPOSED BUND
DT-01 Scale 1:100





Street Scene A - A

Site Boundary



Site Boundary

Ledsham Plot 27

Path

Overton Plot 28

Letchworth Plot 30

Letchworth Plot 31



Street Scene B - B

Site Boundary



Site Boundary

Private Drive

Richmond Plot 1

Hampstead Plot 10

Richmond Plot 9

Hampstead Plot 8

Road

Hampstead Plot 13

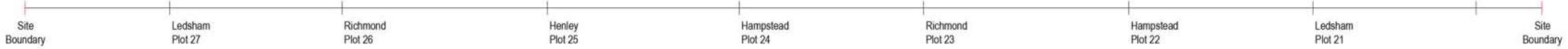
Richmond Plot 12

Street Scene C - C

78
Boundary

Houses backing on to Buckland Road

Site
Boundary



Street Scene D - D

Site
Boundary

Site entrance

Site
Boundary



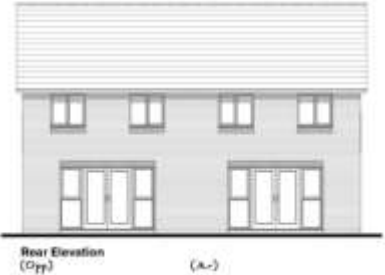
House Type Examples



Tavy Spey
1 bed (maisonettes)
2 bed terrace



Letchworth
3 bed semi



Tavy Spey



Leamington Lifestyle
3 bed



Harrogate
4 bed



Richmond
4 bed



Cambridge
4 bed



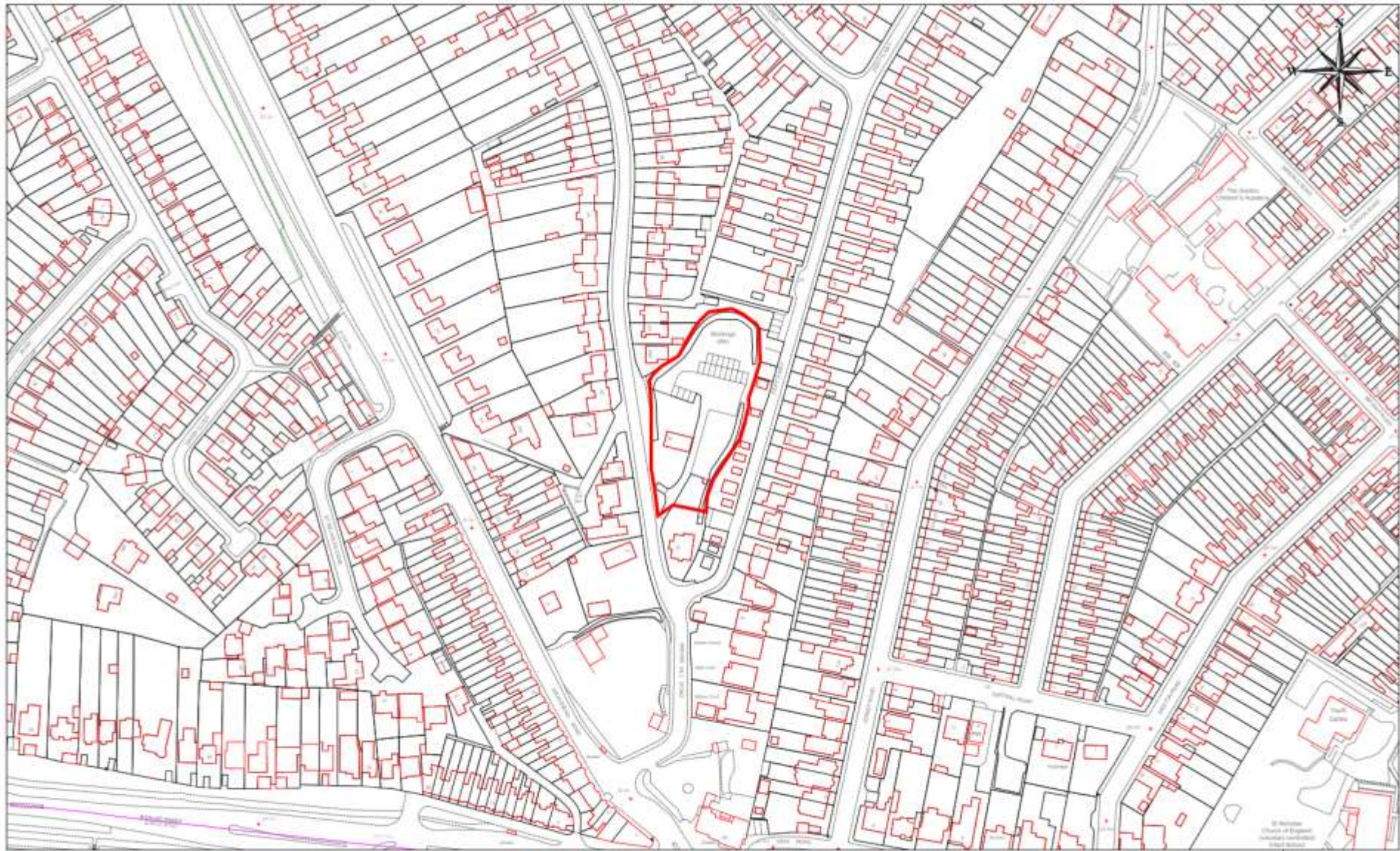


Some of the house type examples from the Redrow site at Town Rd, Cliffe Woods.



MC/23/0685

20 Broom Hill Road And Land To The Rear, Strood, Rochester, ME2
3LE



MC/23/0685 - 20 Broom Hill Road And Land To The Rear, Strood, Rochester, ME2 3LE



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Scale: 1:2500 04/09/24

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Aerial View of site



Photo of site Access on Broom Hill Road

84



Photo of site from the access



At time of submission



Today

Green space and Garages on Pepy's Way

88



Photos from on top of the quarry from Pepy's Way



At time of Submission



Today

Block A Elevations

06



BLOCK A - ELEVATION A
As Proposed



BLOCK A - ELEVATION B
As Proposed



BLOCK A - ELEVATION C
As Proposed



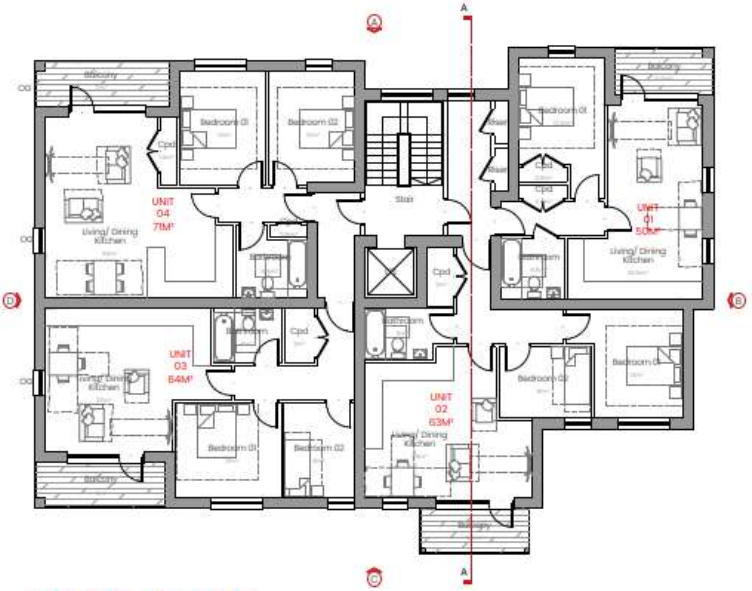
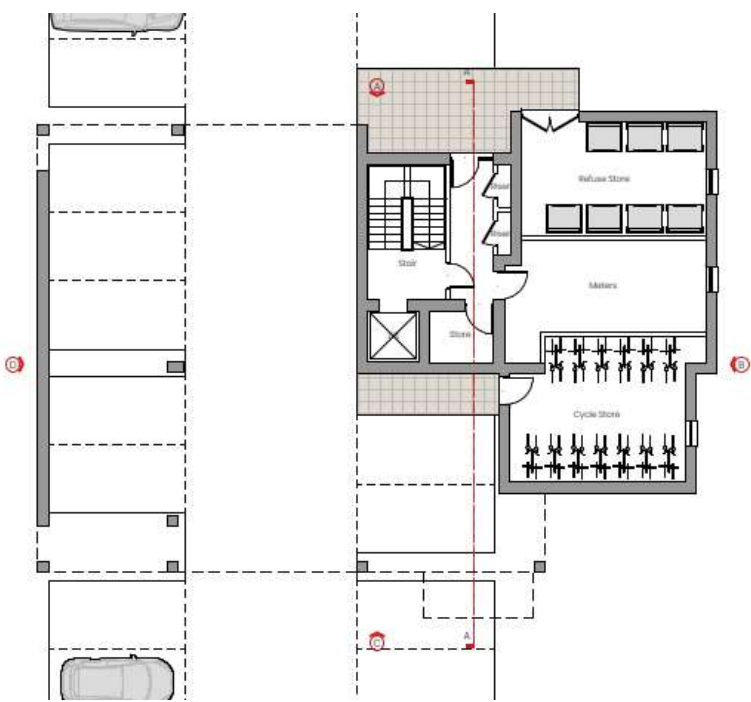
BLOCK A - ELEVATION D
As Proposed



BLOCK A - SECTION A-A
As Proposed

Block A Floor Plans

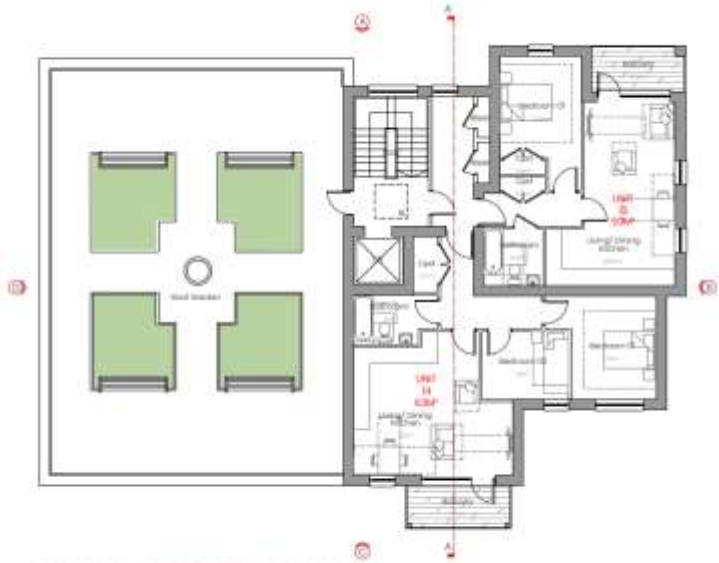
BLOCK A	FT01 1B/2P m ²	FT02 2B/3P m ²	FT03 2B/4P m ²	TOTAL
TOTAL	4	7	3	14
UNIT				TENURE
1	50			PRIVATE
2		63		PRIVATE
3		64		PRIVATE
4			71	PRIVATE
5	50			PRIVATE
6		63		PRIVATE
7		64		PRIVATE
8			71	PRIVATE
9	50			PRIVATE
10		63		PRIVATE
11		64		PRIVATE
12			71	PRIVATE
13	50			PRIVATE
14		63		PRIVATE



BLOCK A - FLOORS 1-3

AS PROPOSED
GFA: 300.30m²

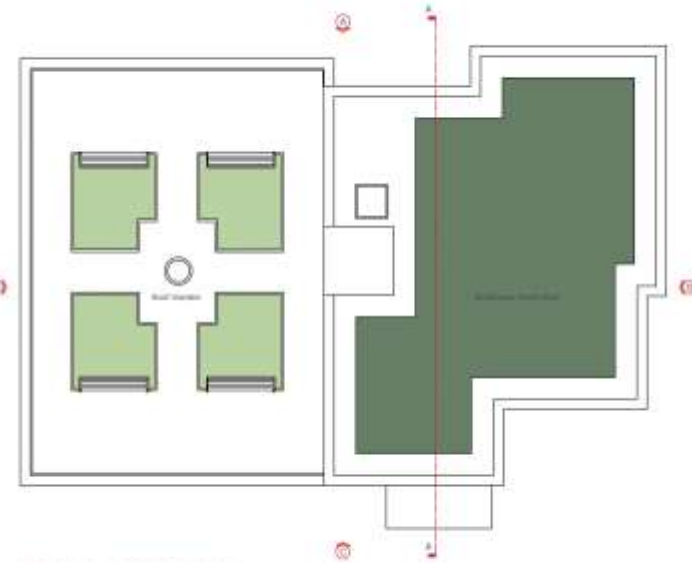
1/00



BLOCK A - FOURTH FLOOR PLAN

AS PROPOSED
GFA: 342.00m²

1/00



BLOCK A - ROOF PLAN

AS PROPOSED

1/00

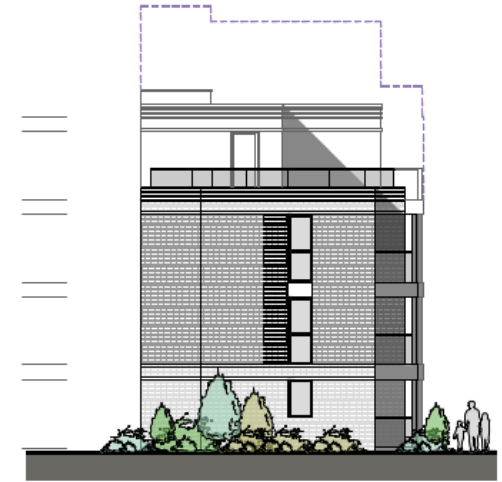
Block B

92



BLOCK B - ELEVATION A
As Proposed

1:100



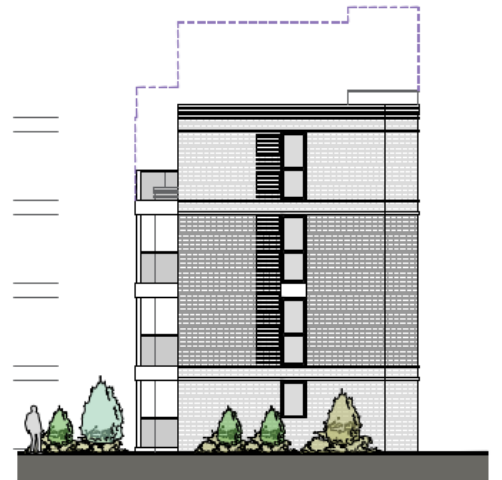
BLOCK B - ELEVATION B
As Proposed

1:100



BLOCK B - ELEVATION C
As Proposed

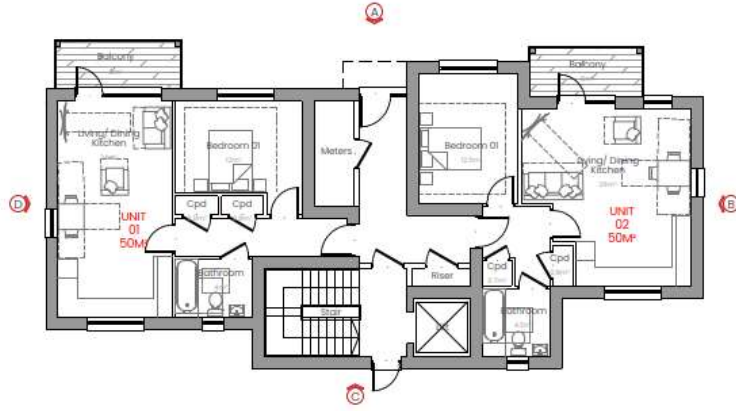
1:100



BLOCK B - ELEVATION D
As Proposed

1:100

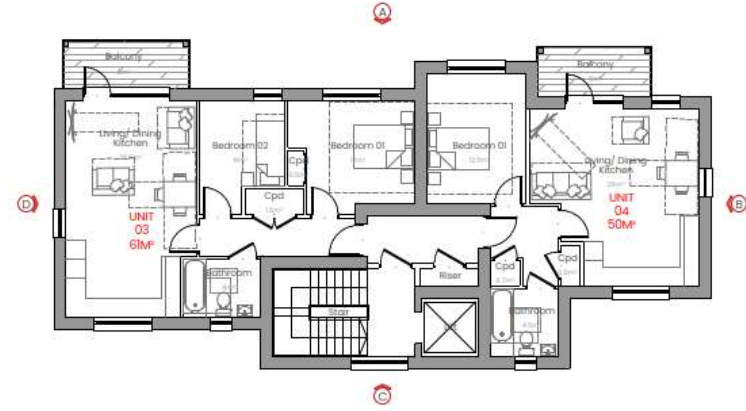
Block B



BLOCK B - GROUND FLOOR PLAN

AS PROPOSED
GFA= 141.56m²

1:100

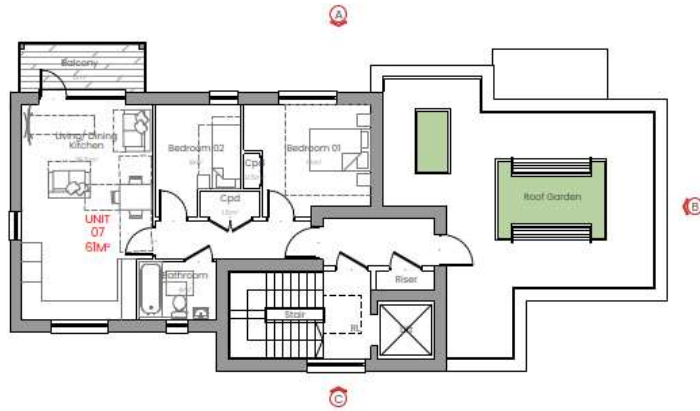


BLOCK B - FLOORS 1-2

AS PROPOSED
GFA= 141.56m²

1:100

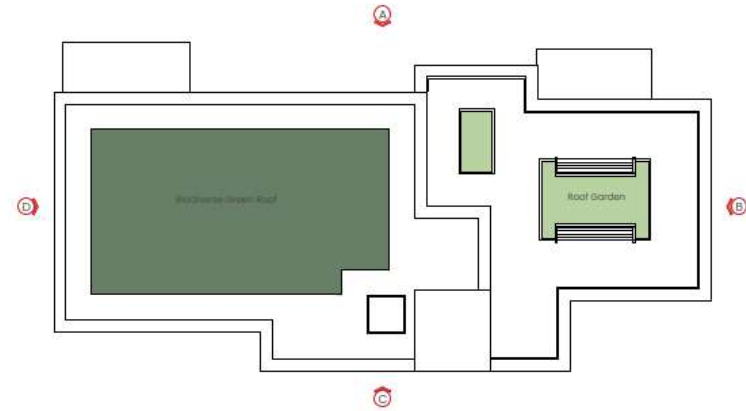
BLOCK B	FT01 1B/2P m²	FT02 2B/3P m²	TOTAL
TOTAL	4	3	7
UNIT			TENURE
1	50		AFFORDABLE
2	50		PRIVATE
3		61	PRIVATE
4	50		PRIVATE
5		61	PRIVATE
6	50		PRIVATE
7		61	PRIVATE



BLOCK B - THIRD FLOOR PLAN

AS PROPOSED
GFA= 87.84m²

1:100



BLOCK B - ROOF PLAN

AS PROPOSED

1:100

Block C

94



BLOCK C - ELEVATION A
As Proposed

1:100



BLOCK C - ELEVATION B
As Proposed

1:100



BLOCK C - ELEVATION C
As Proposed

1:100



BLOCK C - ELEVATION D
As Proposed

1:100

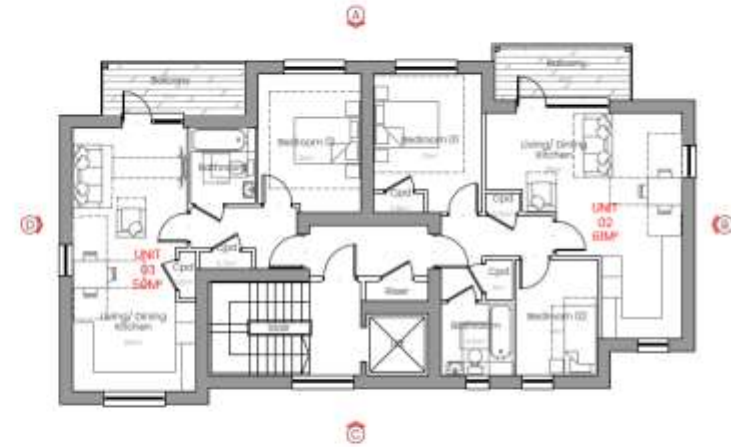
Block C



BLOCK C - GROUND FLOOR PLAN

AS PROPOSED
GrA= 142.25m²

1:100



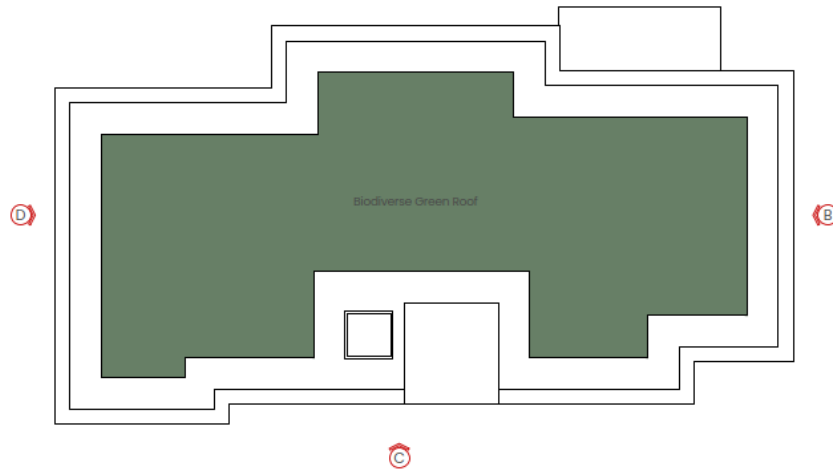
BLOCK C - FLOORS 1-2

AS PROPOSED
GrA= 142.25m²

1:100

BLOCK C	FT01 1B/2P m²	FT02 2B/3P m²	TOTAL
TOTAL	2	3	5
UNIT			TENURE
1		61	AFFORDABLE
2		61	AFFORDABLE
3	50		AFFORDABLE
4		61	AFFORDABLE
5	50		AFFORDABLE

96

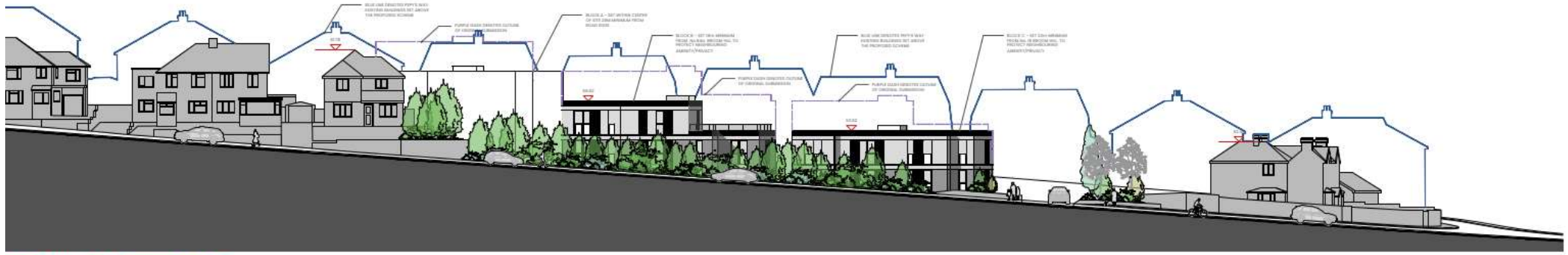


BLOCK C - ROOF PLAN

AS PROPOSED

1:100

Street Scenes



3 ROOM HILL ROAD STREET SCENE
As Proposed

1:200



LOCATION PLAN
AS EXISTING
SITE AREA = 3580MP
1:250
0 20m 40m 60m 80m 100m 120m

SITE SECTION B-B
As Proposed

1:200



SITE SECTION A-A
As Proposed

1:200

1:200
0 4m 8m 12m 16m 20m



BLOCK PLAN
AS PROPOSED
SITE AREA = 3580MP
1500 0 10m 20m 30m 40m 50m
1:500

Visuals



BROOM HILL PROPOSED STREET SCENE - INDICATIVE VISUAL



INDICATIVE VISUAL 04



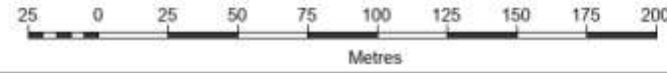
INDICATIVE VISUAL - 01

MC/23/2421

14 Brompton Farm Road, Strood, Rochester, ME2 3QY



MC/23/2421 - 14 Brompton Farm Road, Strood, Rochester, ME2 3QY



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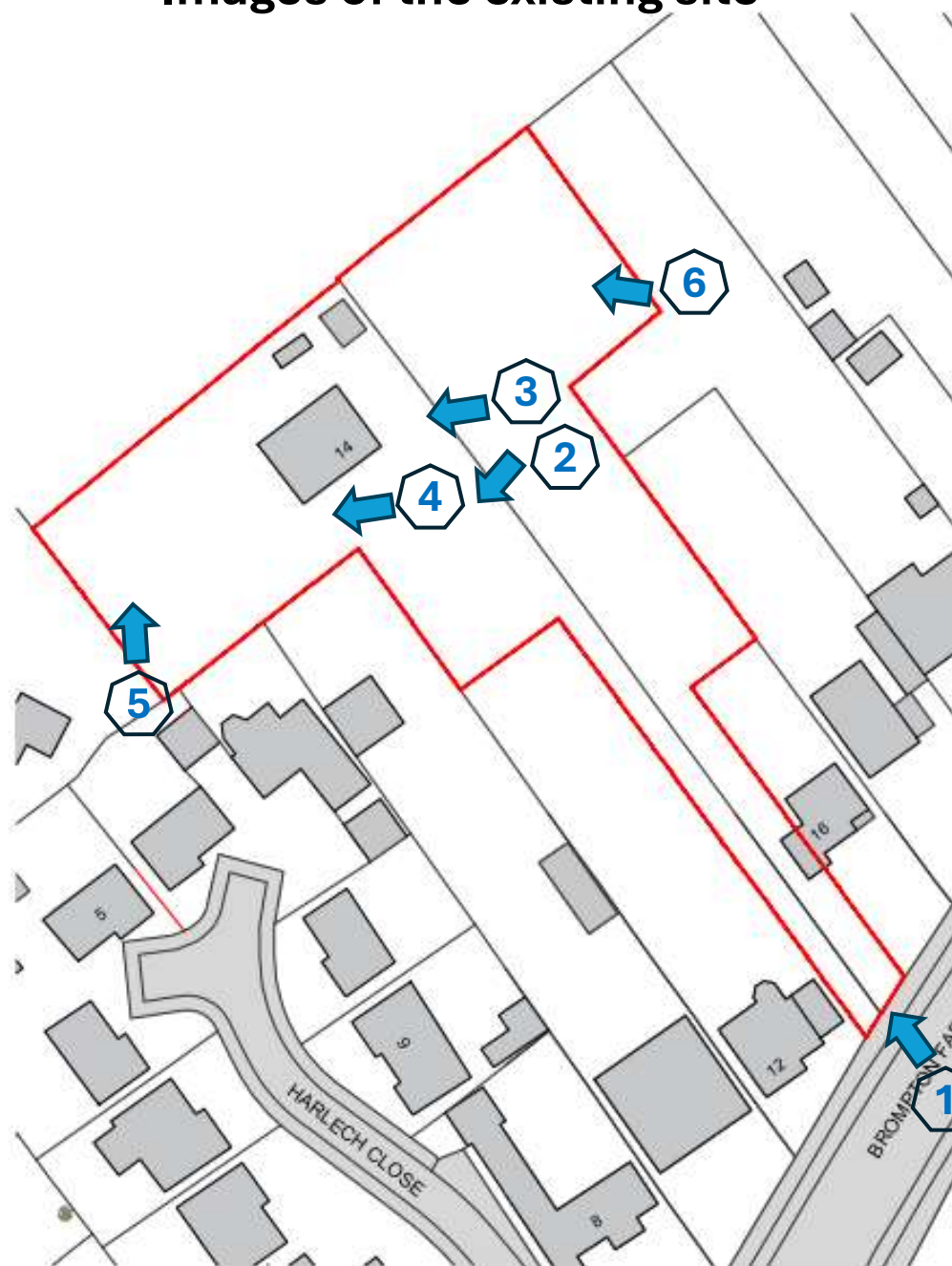
Site plan and aerial views of the site

102





Images of the existing site



Proposed block plan



Proposed elevations and floor plans plot 1



North-West Elevation



South-East Elevation



South-West Elevation



North-East Elevation



Ground Floor Plan



First Floor Plan



Section A-A



Proposed elevations and floor plans plot 2

106



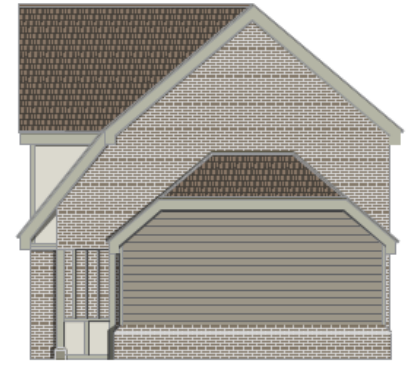
North-West Elevation



South-East Elevation



North-East Elevation



South-West Elevation



Ground Floor Plan



First Floor Plan



Section B-B



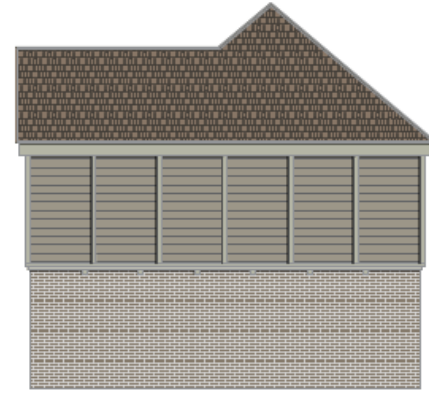
Proposed elevations and floor plans plot 3



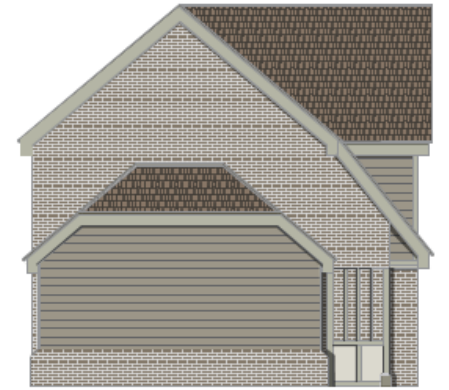
North-West Elevation



South-East Elevation



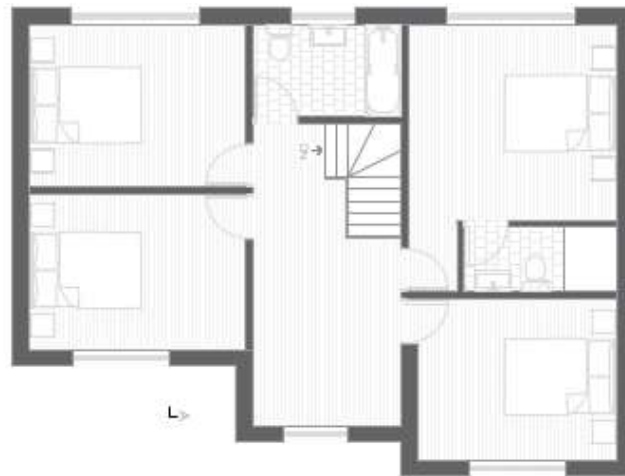
South-West Elevation



North-East Elevation



Ground Floor Plan



First Floor Plan



Section C-C

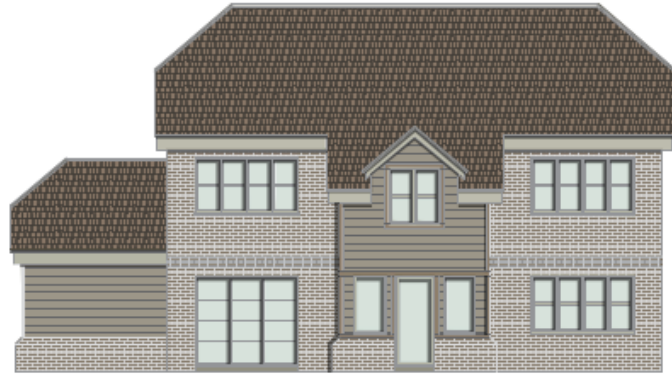


Proposed elevations and floor plans plot 4

108



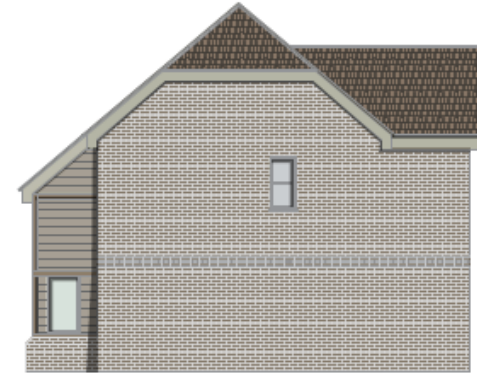
North-West Elevation



South-East Elevation



South-West Elevation



North-East Elevation



Ground Floor Plan



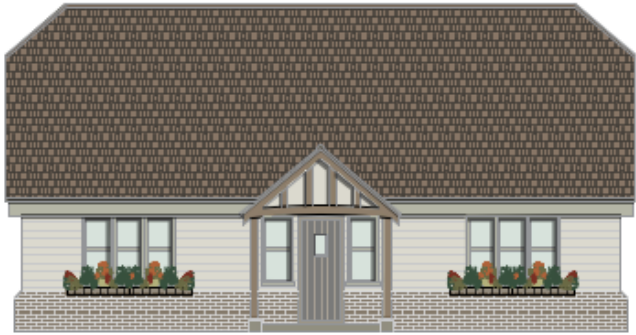
First Floor Plan



Section D-D



Proposed elevations and floor plans plot 5



North-West Elevation



South-East Elevation



South-West Elevation



North-East Elevation



Ground Floor Plan



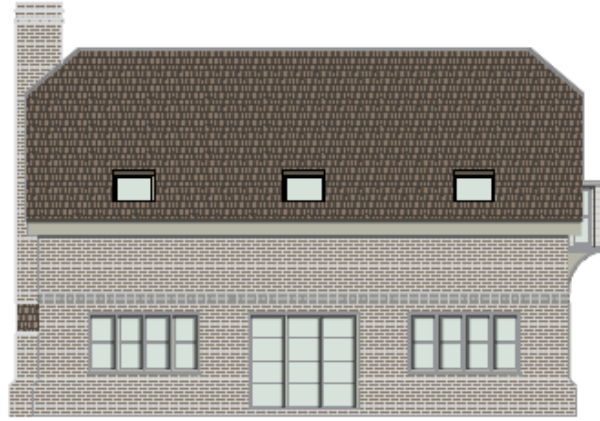
Section E-E



Proposed elevations and floor plans plot 6



South-West Elevation



North-East Elevation



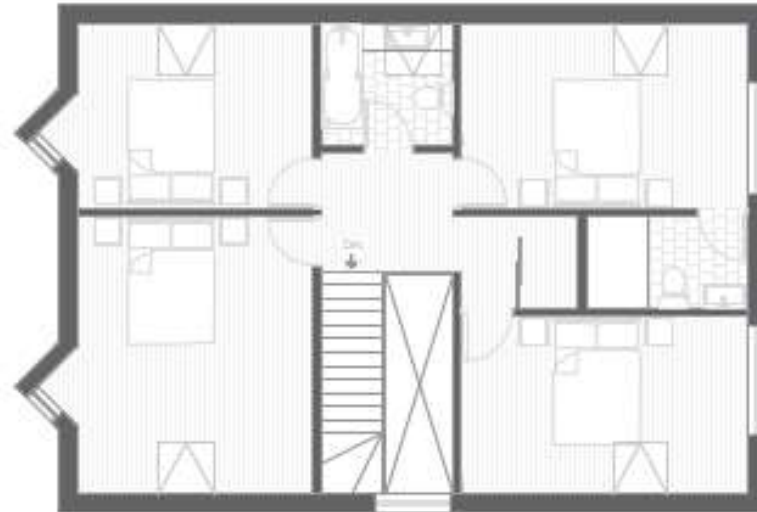
South-East Elevation



North-West Elevation



Ground Floor Plan



First Floor Plan



Section F-F



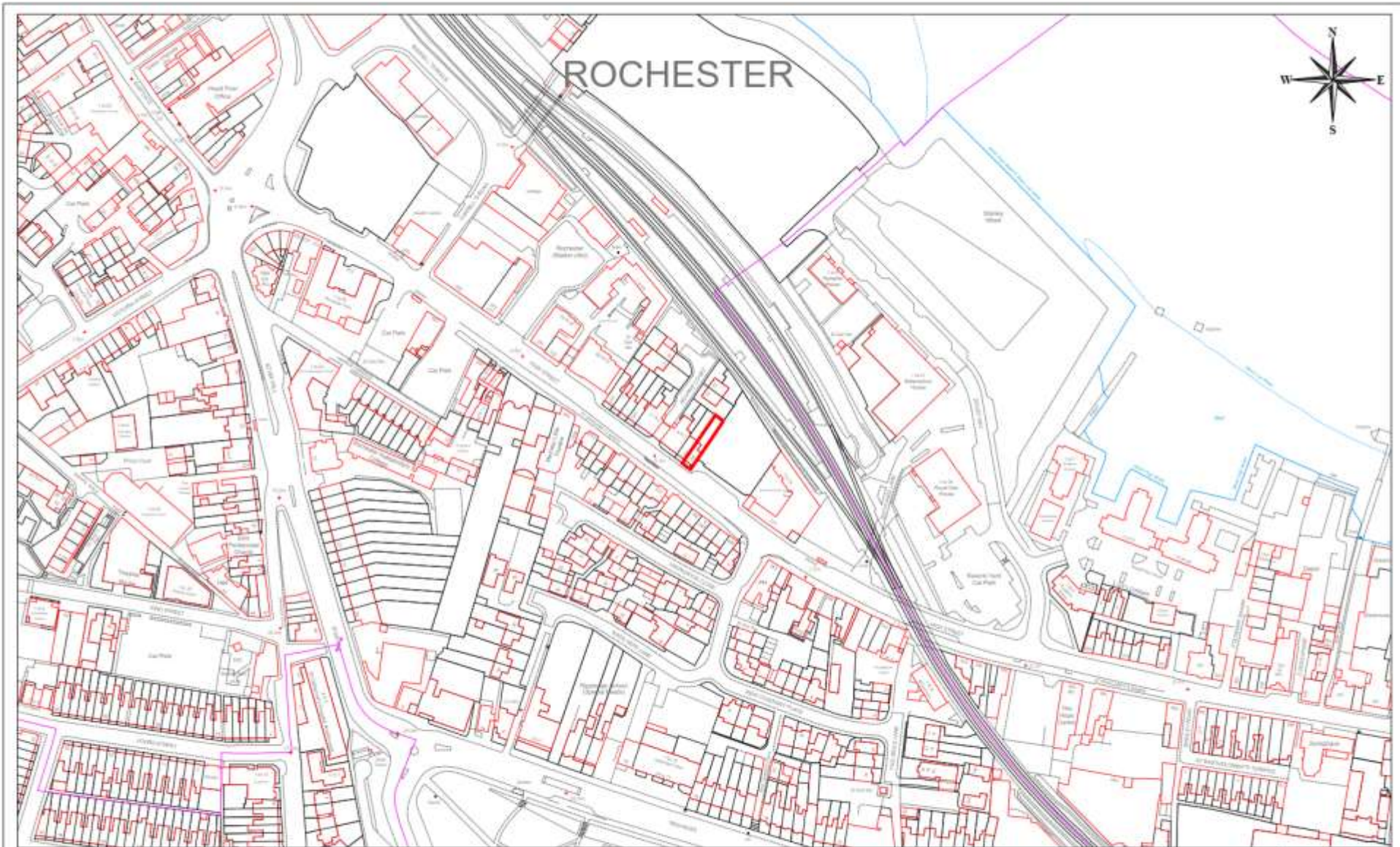
Proposed street scene plots 1-4



North-West Street Scene

MC/23/2834

257 High Street, Rochester, ME1 1HQ



MC/23/2834 - 257 High Street, Rochester, ME1 1HQ



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Site Location



3D Site Photos



Northeast View



Northwest View

3D Site Photos



Southeast View



Southwest View

Site Photos



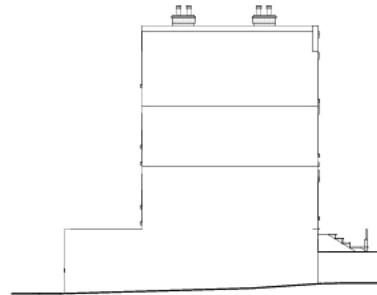
Site Photos



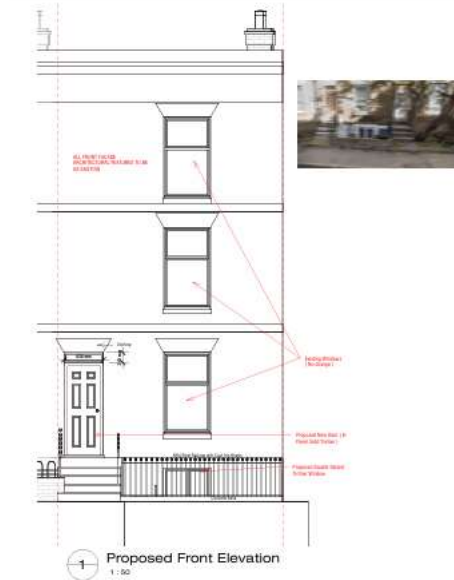
Existing & Proposed Elevations



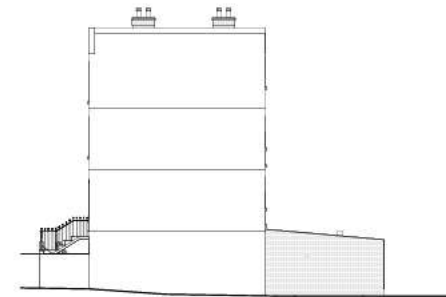
1 Existing Front Elevation
1:50



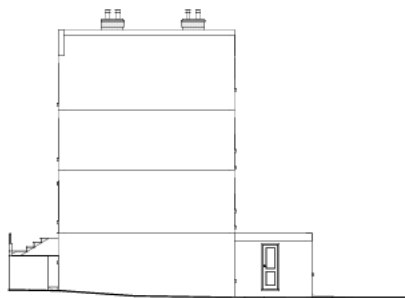
2 Existing Left Side Elevation
1:100



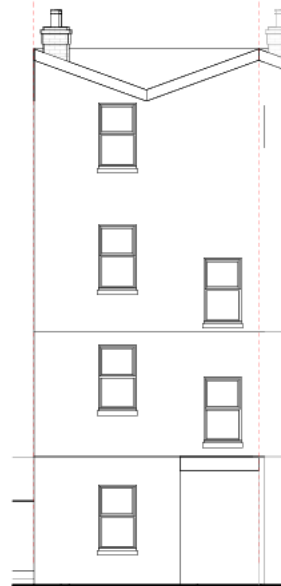
Proposed Front Elevation
1:50



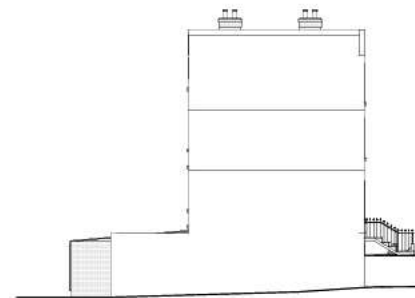
2 Proposed Right Side Elevation
1:100



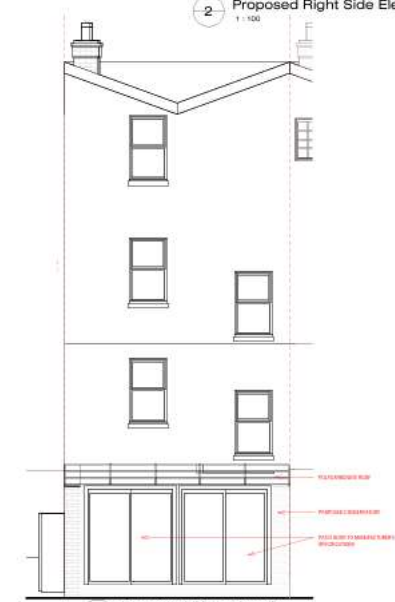
3 Existing Right Side Elevation
1:100



4 Existing Rear Elevation
1:50

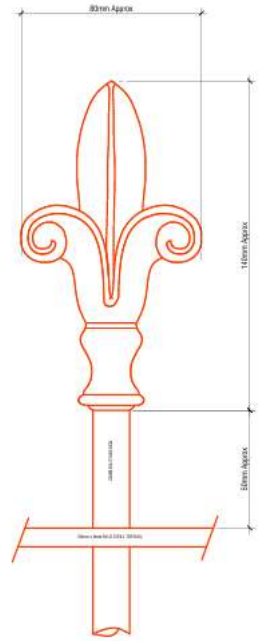
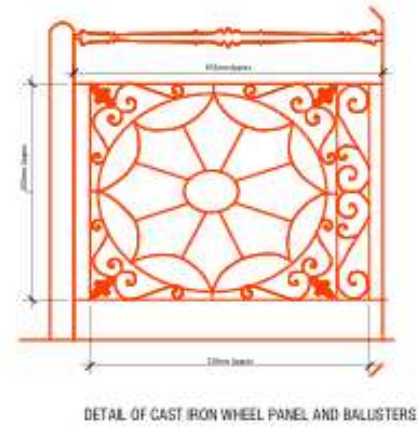
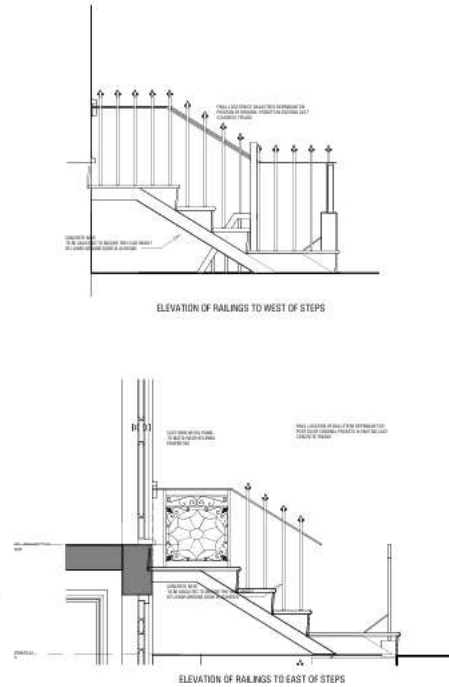
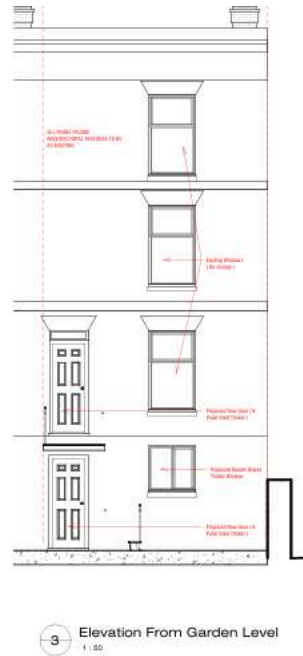
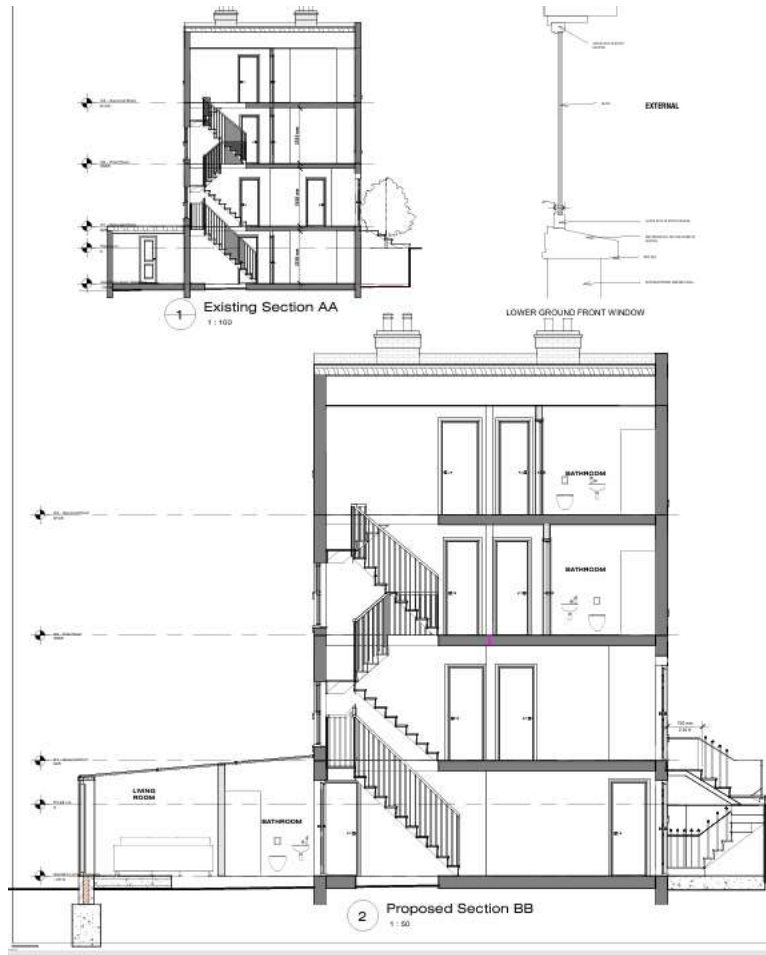


4 Proposed Left Side Elevation
1:100

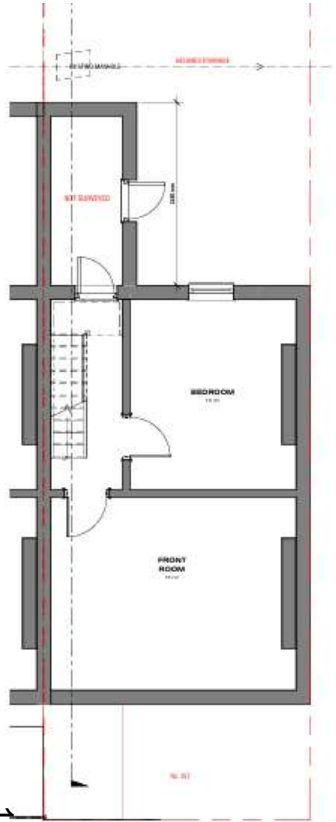


3 Proposed Rear Elevation
1:50

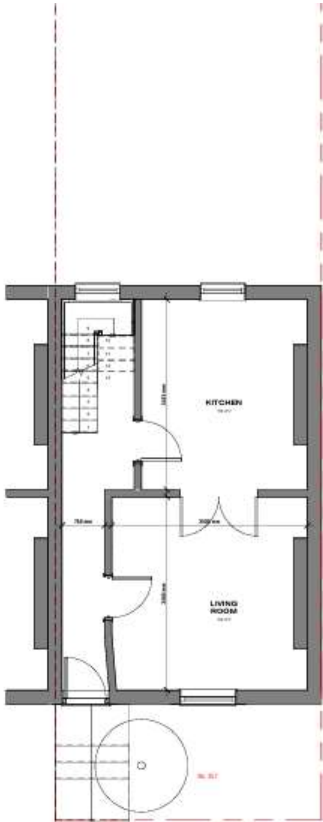
Proposed Section & Details



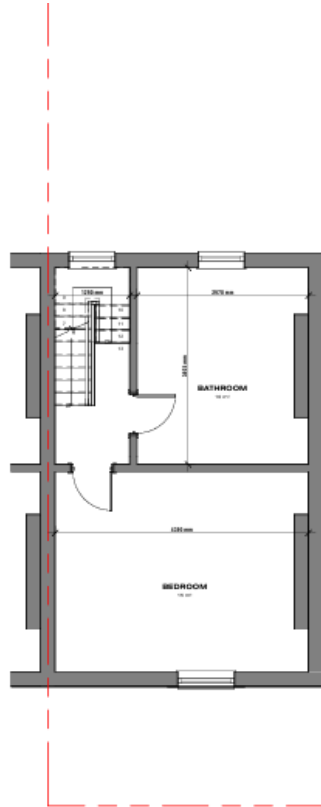
Existing Floor Plans



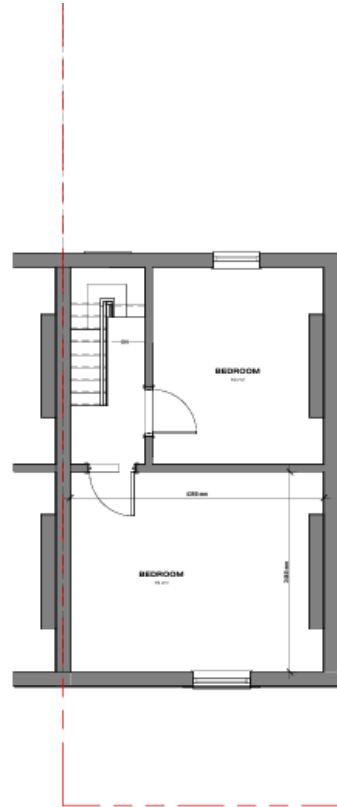
1 Garden Level - Existing
1 : 50



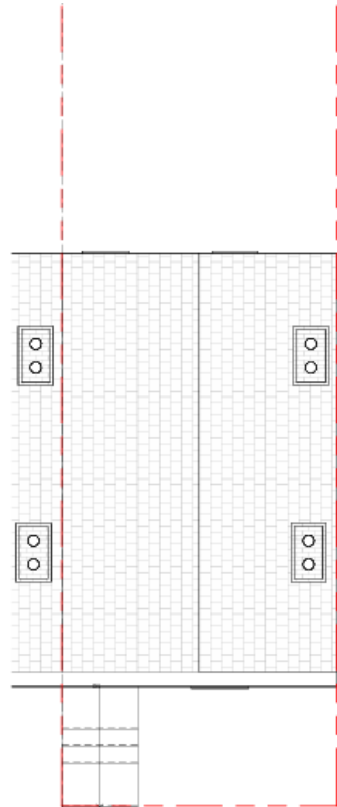
2 Ground Floor Plan - Existing
1 : 50



1 First Floor Plan - Existing
1 : 50

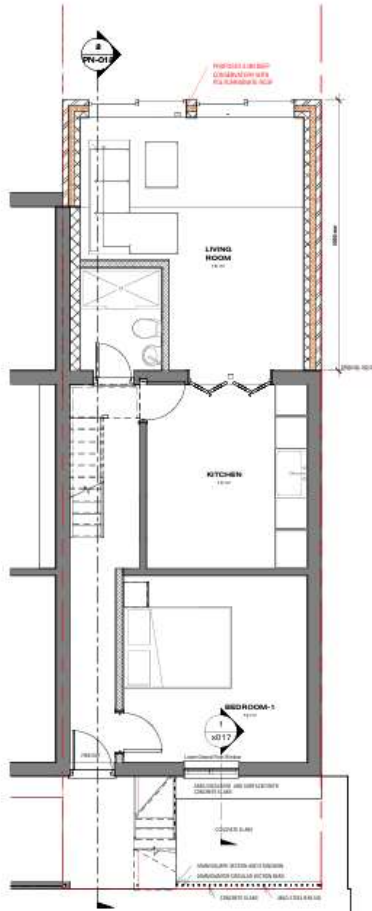


2 Second Floor Plan - Existing
1 : 50

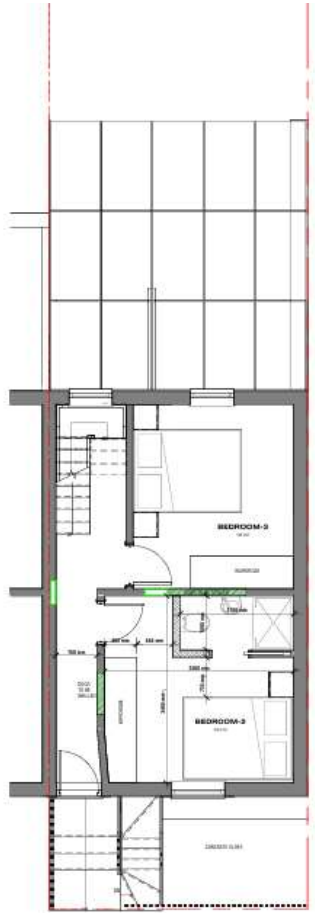


3 Roof Plan - Existing
1 : 50

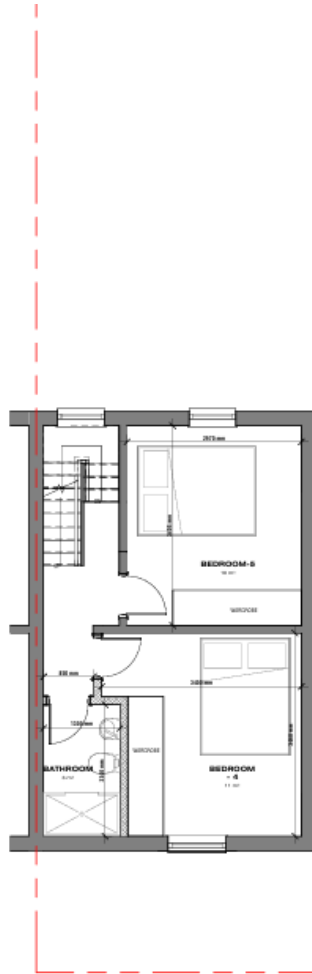
Proposed Floor Plans



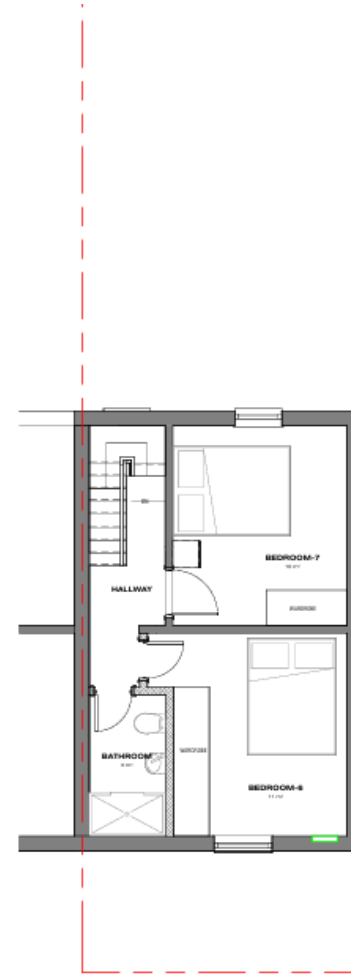
1 Garden Level Plan - Proposed
1 : 50



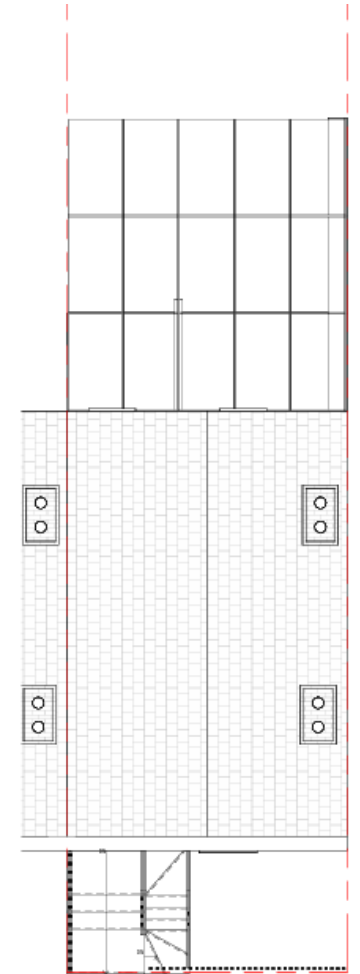
2 Ground Floor Plan - Proposed
1 : 50



1 First Floor Plan - Proposed
1 : 50



2 Second Floor Plan - Proposed
1 : 50



3 Roof Plan - Proposed
1 : 50