

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 4 December 2013

Time: 7.00pm

Venue: Meeting Room 2 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

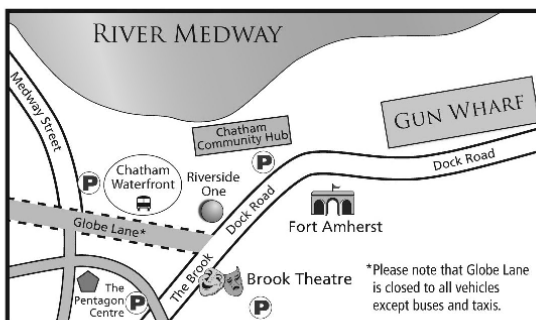
Items

17 Additional Information - Presentation

**(Pages
3 - 48)**

For further information please contact **Ellen Wright, Democratic Services Officer** on Telephone: 01634 332012 or Email: democratic.services@medway.gov.uk

Date: 4 December 2013



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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**

If you have any questions about this meeting and you want to speak to someone in your own language please ring **01634 335577**

বাংলা 331780
中文 331781

ગુજરાતી 331782
हिंदी 331783

ਪੰਜਾਬੀ 331784
Polski 332373

کوردی 331841
এহুৎশফব 331786

اروو 331785
فارسی 331840

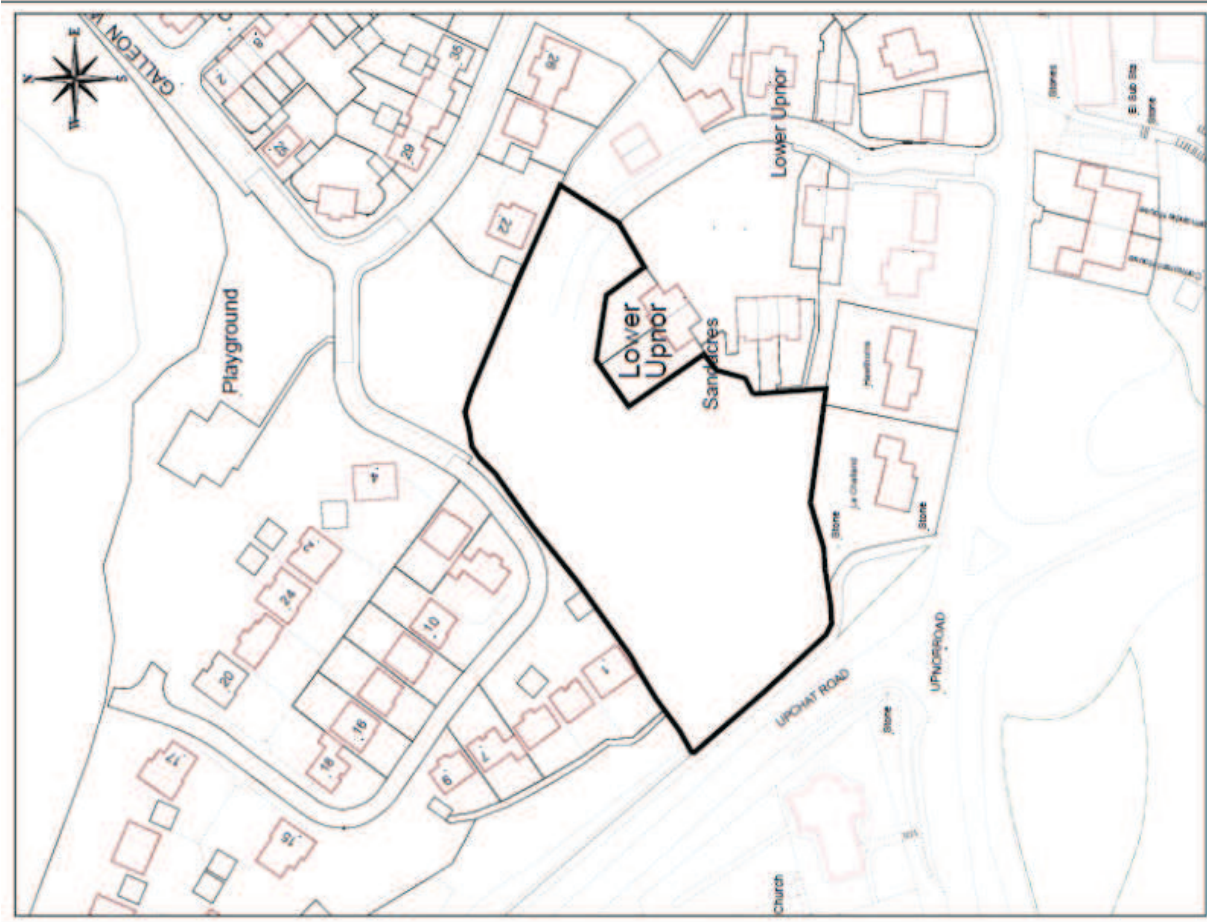
Русский 332374
Lietuviškai 332372

Planning Committee Presentation

4th December 2013

MC/13/2011

**Rear Of Sandacres, Upnor Road,
Lower Upnor**



MC/13/2011: Rear Of Sandacres, Upnor Road, Lower Upnor



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Scale:

Site entrance from existing Sandacres access on Moat Lane looking north-west.



View of the rear portion of the Sandacres development site taken from Schooner Walk looking south-west.

Crib lock wall below the line of trees.



View of the rear portion of the Sandacres development site
taken from Schooner Walk looking south.



View of the rear portion of the Sandacres development site
taken from Schooner Walk looking south east
towards plots 27 – 31 (inclusive).



View of the rear portion of the Sandacres development site
taken from Schooner Walk looking north east
towards Galleons Way.



View of the Sandacres site looking south from access to play area in Galleons Way and Schooner Walk.



MC/13/2011/

13 AUG 2011



FOR PLANNING



Project
**PROPOSED HOUSING
 DEVELOPMENT
 SANDACRES, LOWER UPHOR,
 ROCHESTER**

The
PROPOSED SITE LAYOUT

Date	13 AUG 2011
Drawn	Checked
Author	SP
Project No.	7046/P101
Scale	1:1000

LOWER UPHOR, SANDACRES
 Accommodation Schedule

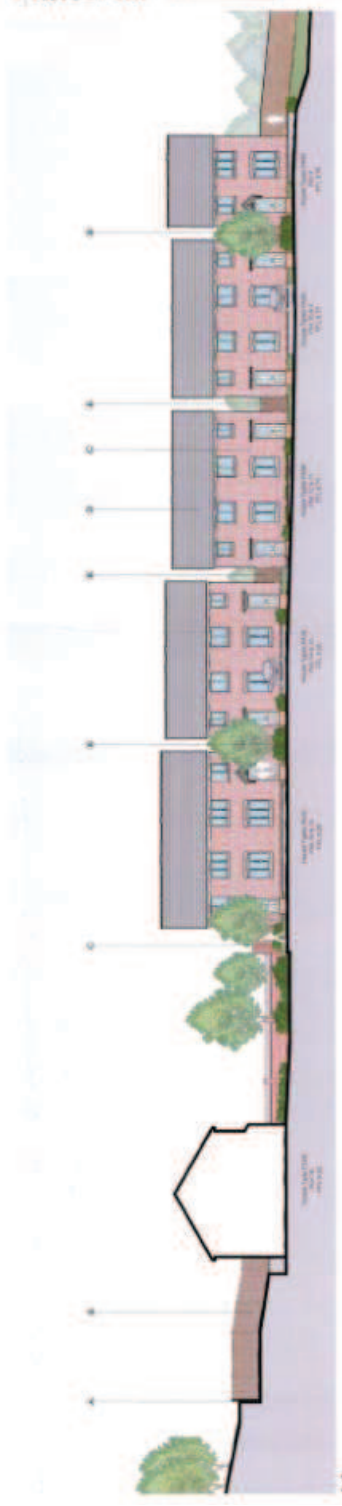
Note: based on 3.5m typical floor levels
 Gross area, in brackets

House Reference	Type	No.	%	Taylor Wimpey		MEASURED AS PER		Taylor Wimpey	Taylor Wimpey
				Gross built	Gross built	MEASUREMENT	MEASUREMENT		
HT A	2 Storey Terrace	8	47.1%	888	861.3	105.3	105.3	5,120	504
HT B	3 Storey Terrace	3	17.0%	1000	1011.1	101.1	101.1	3,207	495
HT C	3 Storey Terrace	3	17.0%	1248	1251.1	121.1	121.1	2,448	277
HT D	4 Storey Terrace	2	11.0%	1122	1121.1	111.1	111.1	1,202	174
HT E	4 Storey Terrace	2	11.0%	1122	1121.1	111.1	111.1	1,202	174
OVERALL TOTAL		17						13,480	1344

Note: Taylor Wimpey and its subsidiaries (including its wholly owned subsidiaries) are not responsible for the accuracy of the information contained in this document. The information is provided for information only and does not constitute an offer of any financial product.

MC/13/2011/

13 AUG 2011



A-A



B-B



C-C

NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.
2. ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.
3. ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.
4. ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.
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9. ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.
10. ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.

KEY

- 1. CONCRETE WALL
- 2. BRICKWORK - EXTERIOR FINISHING WORK
- 3. ROOF - ASBESTOS CEMENT SHEETING AND GUTTERS
- 4. ROOF - GUTTERS, DOWNPIPES, AND BRICKWORK FINISHING WORK
- 5. ROOF - BRICKWORK FINISHING WORK
- 6. CONCRETE LINE OF ROAD GARDENS

FOR PLANNING

Taylor Wimpey

PROPOSED HOUSING DEVELOPMENT SANDACRES LOWER UPNOR ROCHESTER

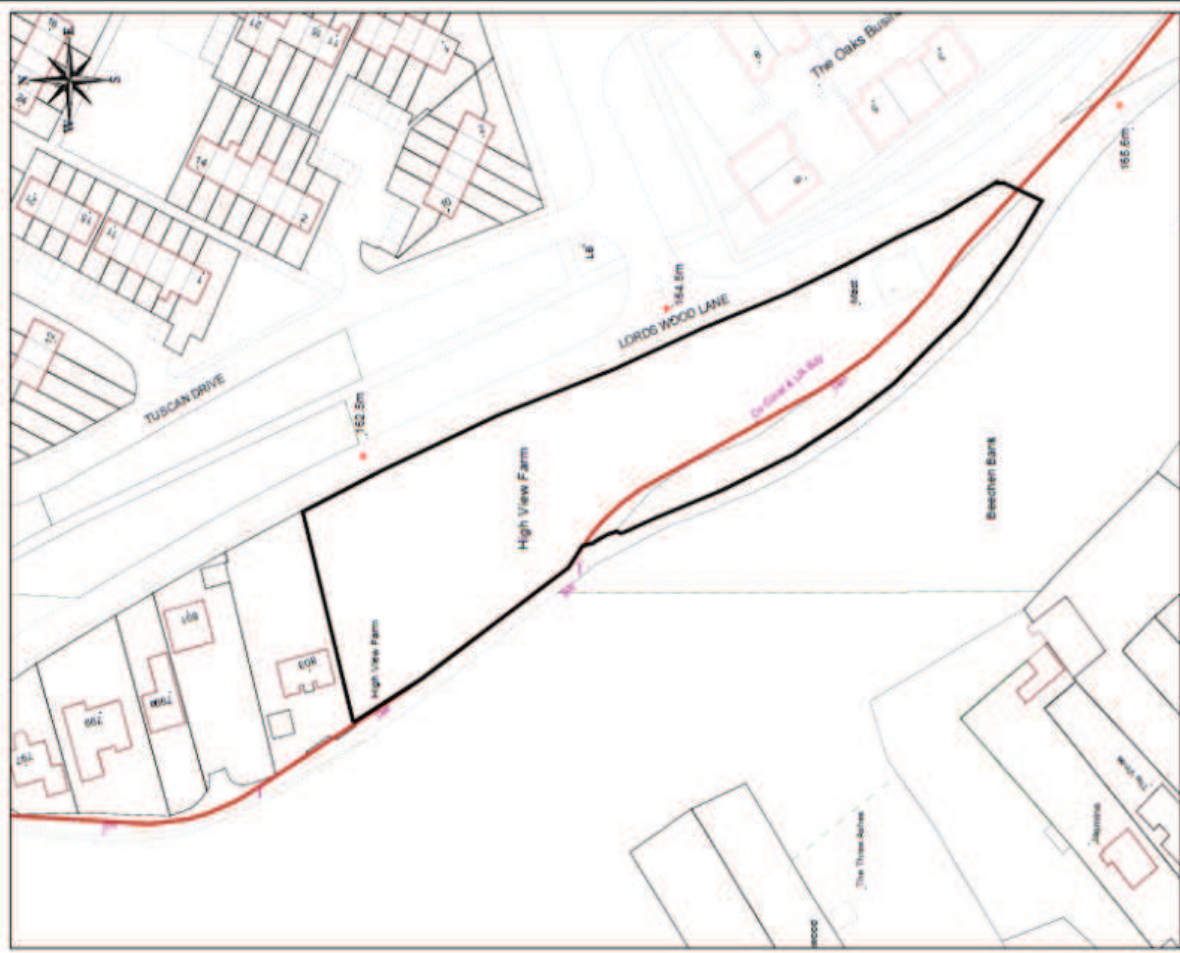
PROPOSED STREET SCENES



DATE: 13 AUG 2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 7046/P103
 TAYLOR WIMPEY
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

MC/12/2984

**Land At Highview Farm,
Lordswood Lane, Walderslade,
Chatham**

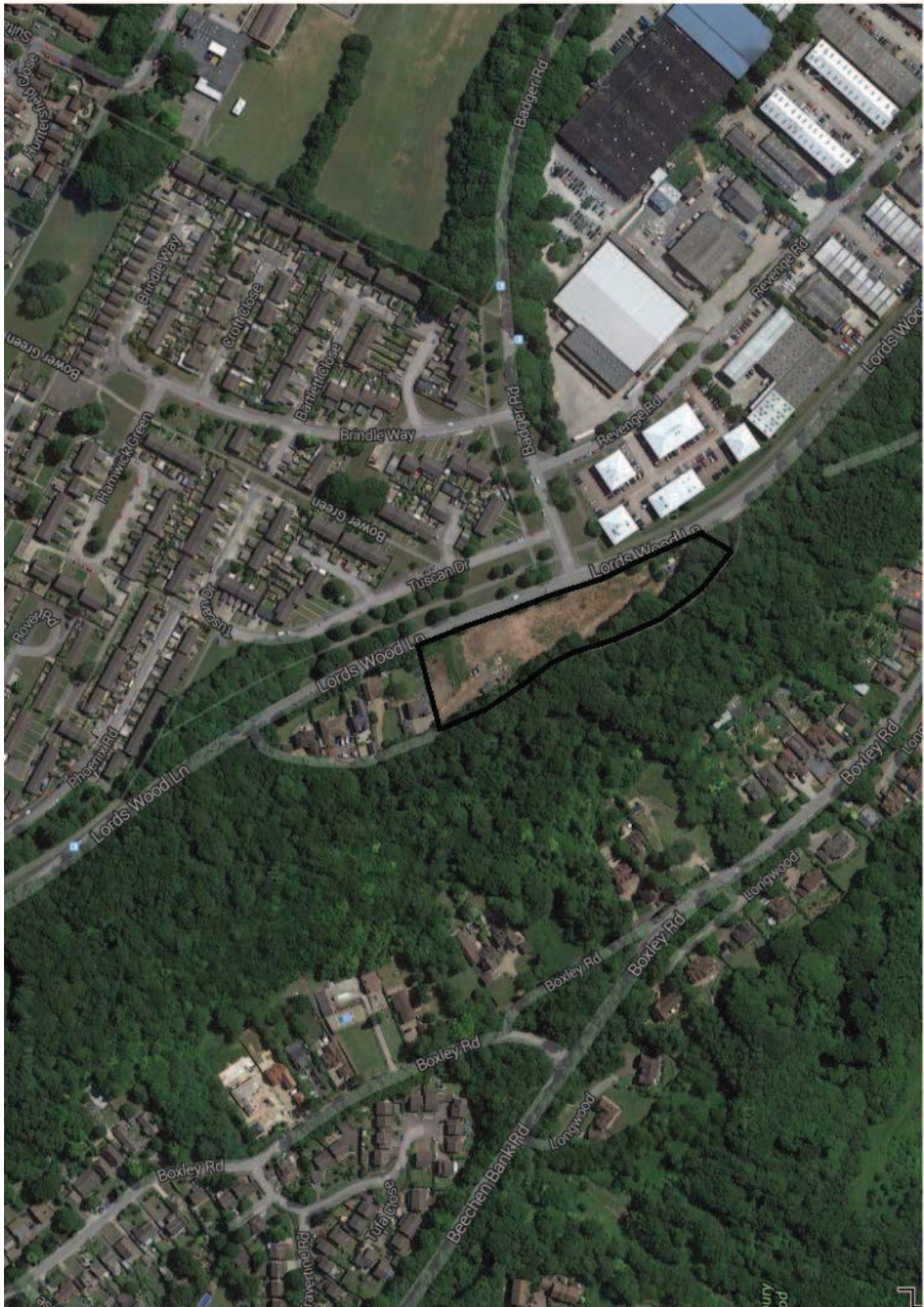


Medway
LOCAL AUTHORITY
 Scale:

MC/12/1984: Land At High View Farm, Lordswood Lane



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1.1 View from footway looking north and south along Lords wood Lane to show site frontage.



1.2 View north on Lordswood Lane. Vegetation at road frontage could be retained.



1.3 View east from Badger Road



1.4 View showing double fenced boundary with planting. all to be reinforced by planting behind close boarded fence.



1.5



1.6

david huxtable associates
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 expert witness ■ environmental planning

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 www.dh-associates.co.uk

Views of main road frontage onto Lords Wood Lane

Photographs taken 12th June 2012

FOR ILLUSTRATIVE PURPOSES ONLY

Project: Land at High View Farm, Lordswood Lane, Walslade, for Mr and Mrs P Mercer

Title: Photosheet 1

Date:	December 2012	Project No.:	102	Sheet:	1A
Scale:	1:100	Drawn By:	PHOTOGRAPH 1.1	Drawn:	AK



2.1 View north from southern end of site. Trees, subject to TPO and understorey to right of view would be retained. Beechen Bank woodland to left.



2.2 View north showing existing relic hedge to be retained and extended to provide new boundary feature.



2.3 View north showing existing main entrance to site. Beechen Bank woodland to right.



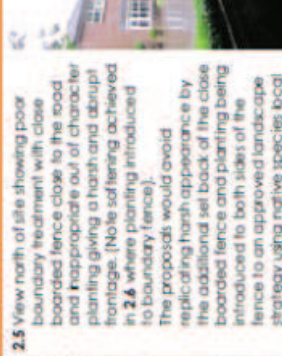
2.4 General views north and south over central part of site. Open boundary to be planted as indicated on landscape strategy. Shows relative strength of existing planting along eastern boundary that would be reinforced.



2.6



2.5



2.7



2.7

2.5 View north of site showing poor boundary treatment with close boarded fence close to the road and inappropriate out of character planting giving a harsh and abrupt frontage. (Note softening introduced in 2.6 where planting introduced to boundary fence).
The proposals would avoid replicating harsh appearance by the additional set back of the close boarded fence and planting being introduced to both sides of the fence to an approved landscape strategy using native species local to Beechen Wood.

2.7 View showing inappropriate boundary treatment out of context with the rural character and appearance of old Lords Wood Lane. Boundary treatment to the proposed development would avoid this by the adoption of an approved landscape strategy using native species local to Beechen Bank.

David Huskisson Associates
 landscape architecture ■ urban design
 expert witness ■ environmental planning

17 Appleton Greenhouse Road
 Southdown Lane
 B11 2DD
 Tel: 01924 272828
 Fax: 01924 716214
 email: david@huskisson-associates.co.uk
 www.huskisson-associates.co.uk

Views from old Lords Wood Lane and examples of boundary treatments to be avoided

Project: Land at High View Farm, Lordswood Lane, Walderslade, for Mr and Mrs P Mercer

Title: Photosheet 2

Date:	December 2012	Project No.:	10000000000000000000	Sheet:	002	Scale:	A3
Drawn:	HIS	Proj. No.:	10000000000000000000	Proj. No.:	10000000000000000000	Proj. No.:	10000000000000000000

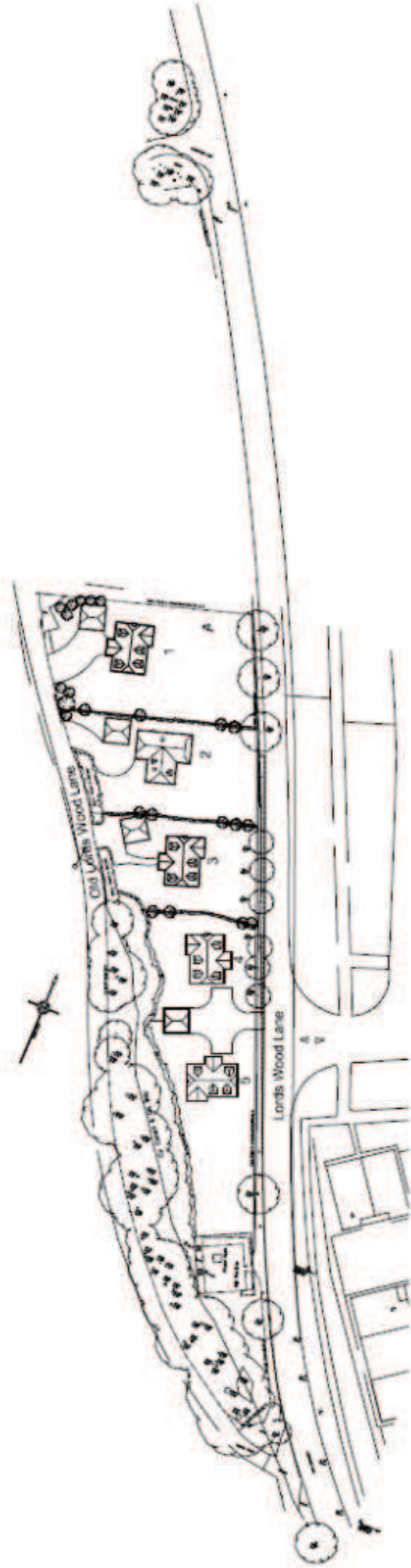
Photographs taken 25th June 2012
FOR ILLUSTRATIVE PURPOSES ONLY



<p>SylvanArb Tree Management & Conservation</p> <p>128 South Road Crowthorne Reading RG4 0EY Tel: 01344 716200 Email: info@sylvanarb.co.uk www.sylvanarb.co.uk</p>	<p>TREE CONSTRAINTS PLAN</p> <p>(Existing Layout)</p> <p><small>© SylvanArb Limited and its Subsidiaries Registered in England No. 1032117</small></p>	<p>Site Address:</p> <p>Land at: High View Farm Lords Wood Lane Chadston Kent ME5 8LP</p> <p>Client: Mr. Worsler</p>	<p>By: C. David Date: 04 March 2013 Ref: HWVTC002 Scale: 1:500 @ A3</p>	<p>Key:</p> <ul style="list-style-type: none"> Category B Tree (Moderate Value) Ideally retained within proposals Within Category B Group (Moderate Value) Removal may be considered assuming no detriment to the group value after Category C Tree (Low Value) Removal may be considered assuming no detriment to the group value after Obsolete Category C Tree presenting constraints to development Flood Protection Area for trees to be retained (note: ideally no Excavations or Land Changes Permitted. If self-fund funding may be acceptable). Location of Category C Tree Low value considered acceptable to remove to accommodate proposal Location of Category U Tree Not considered in planning process
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<p>Sylvan Arb Arboriculture & Landscaping</p> <p>128 Bush Road Barnham Suffolk IP21 2JZ Tel: 01473 720023 Email: info@sylvanarb.co.uk www.sylvanarb.co.uk</p>	<p>TREE PROTECTION PLAN (Existing / Proposed Layout)</p> <p>Proposed Layout based on Foundation Plans Revised Site Plan Ref: 05/2013/02 Prepared by: Sylvan Arb Ltd, 128 Bush Road, Barnham, Suffolk, IP21 2JZ</p>	<p>Site Address: Land at High View Farm Lords Wood Lane Chatham Kent ME16 6JN ME16 6JN Client: M1 Motorway</p>	<p>By: C. Burrell Date: 04 March 2013 Ref: HV16/17/0003 Scale: 1:500 @ A3</p>	<p>Key:</p> <ul style="list-style-type: none"> Category A Tree (Green circle) Category B Tree (Blue circle) Category C Tree (Grey circle) Category U Tree (Red circle) Wildlife Category B Group (Dark Blue circle) 	<ul style="list-style-type: none"> Retained Tree Canopy (Green dashed circle) Proposed Tree Removal (Red dashed circle) Road Protection Area (White circle) 	<ul style="list-style-type: none"> Type 1: Tree Protection Fencing (See Sylvanarb Appdx. E) (Red line) Type 2: Tree Protection Fencing (See Sylvanarb Appdx. E) (Blue line)
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INDICATIVE SITE LAYOUT 1:1000



WOODSTOCK ASSOCIATES
 KEITH PLUMB ARCHT
 PLANNING • DESIGN • SURVEYING
 33 Woodstock Road, Strifghanna, Kent ME10 4HU
 Telephone: 01795 478113

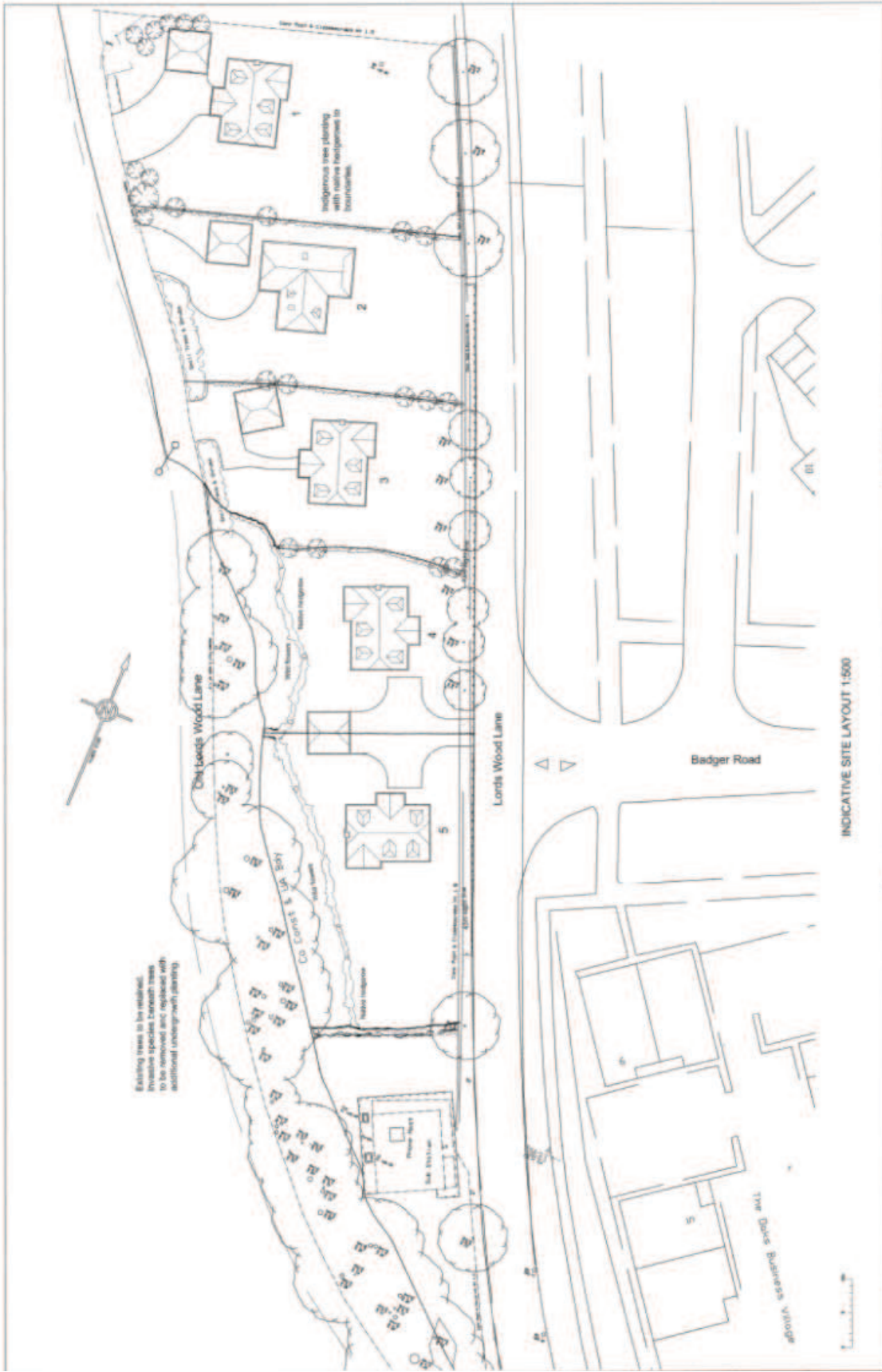
LAND AT HIGH VIEW FARM
 LORDS WOOD LANE
 CHA TOWN
 REPT
 ME13 6LP

MR & MRS P MERCER

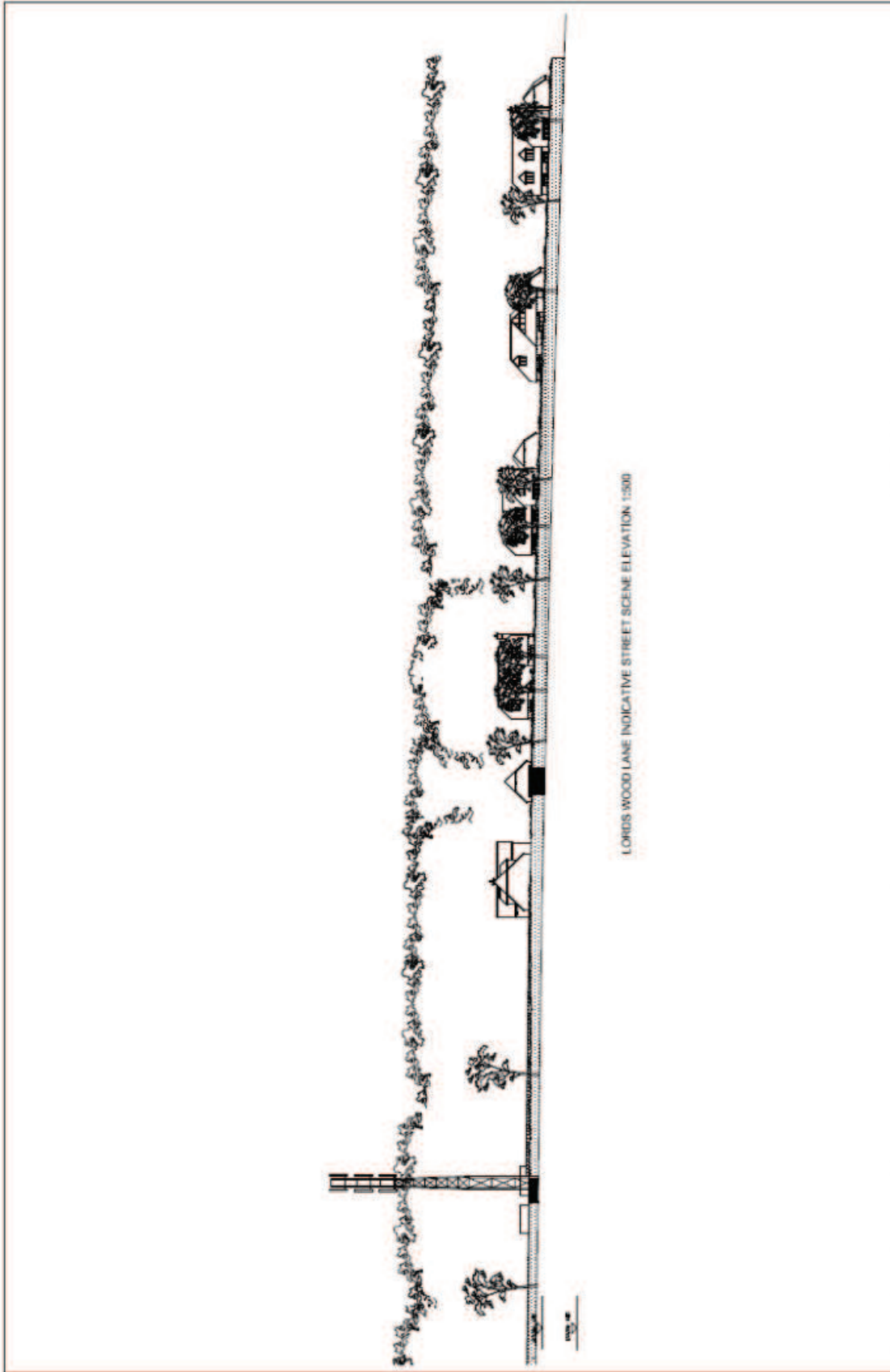
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NOVEMBER 2012

ME12/13/L/1/rev D

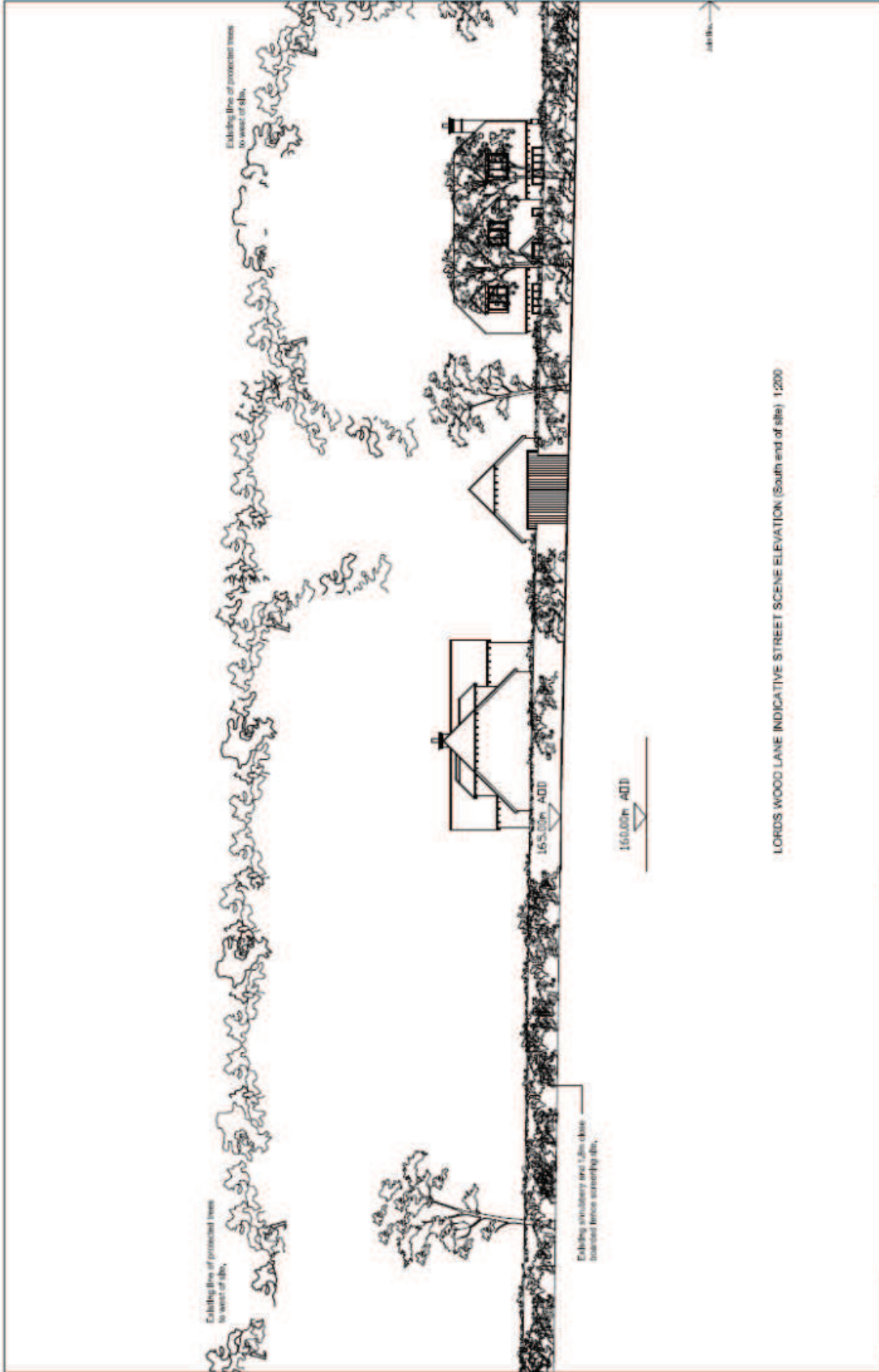


 <p>WOODSTOCK ASSOCIATES KEITH PLUMB MCAI PLANNING - DESIGN - SURVEYING 53 Woodstock Road, Salford, Greater Manchester, M6 10 4HU Telephone: 01795 476113</p>	<p>LAND AT HIGH VIEW FARM LORDS WOOD LANE CHATHAM KENT ME5 6LP</p>	<p>MR & MRS P MERCER</p>
<p>Scale: 1:500 @ A3</p>	<p>Date: Nov 7 2013</p>	<p>ME/12/131.02 rev. 6</p>



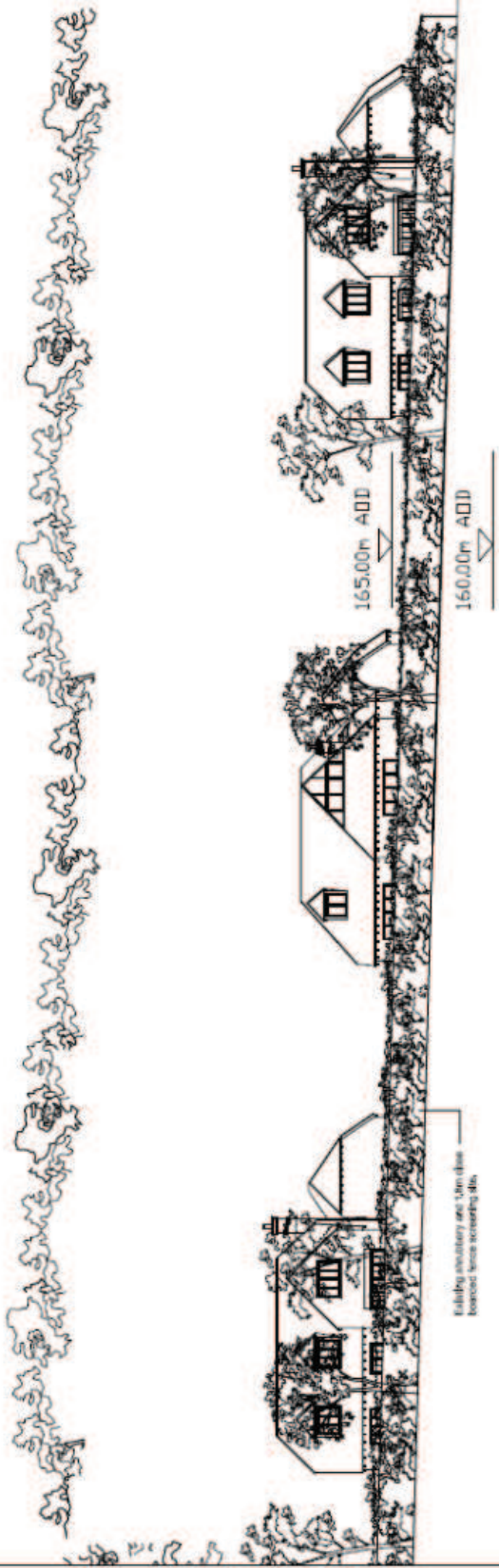
LORD'S WOOD LANE INDICATIVE STREET SCENE ELEVATION 1:500

 <p>WOODSTOCK ASSOCIATES KEITH PLUMB, INC. PLANNING • DESIGN • SURVEYING 53 Woodstock Road, 3rd Floor, West ME 10 440 Telephone: 9795 476113</p>	<p>LAND AT HIGH BROW FARM LORDS WOOD LANE CHARLETTON ME 10 440</p>	<p>MR & MRS P MERCER</p>	<p>NOVEMBER 2012</p>	<p>ME/12/131.03 REV 0</p>
		<p>1:500 @ A3</p>		



LORDS WOOD LANE INDICATIVE STREET SCENE ELEVATION (South end of site) 1:200

 <p>WOODSTOCK ASSOCIATES KEITH PLUMB WS&A* PLANNING - DESIGN - SURVEYING 53, WILSON ROAD, STURBOURNE, KENT ME10 4JU Telephone: 01795 476113</p>	<p>MR & MRS P MERCER</p>	
	<p>1:200 @ A3</p>	<p>NOVEMBER 2012</p>
<p>LAND AT HIGH VIEW FARM LORDS WOOD LANE CHATHAM KENT ME5 8JP</p>		<p>ME12/13/04 REV D (Sheet 1 of 2)</p>



LORDS WOOD LANE INDICATIVE STREET SCENE ELEVATION (North end of site) 1:200



WOODSTOCK ASSOCIATES
 KEITH PLUMB 10141
 PLANNING • DESIGN • SURVEYING
 53 Woodstock Road, Sillingbourne, Kent ME19 4HU
 Telephone: 01795 406113

LAND AT HIGH VIEW FARM
 LORDS WOOD LANE
 CHATHAM
 KENT
 ME5 8LP

MR & MRS P HENNER

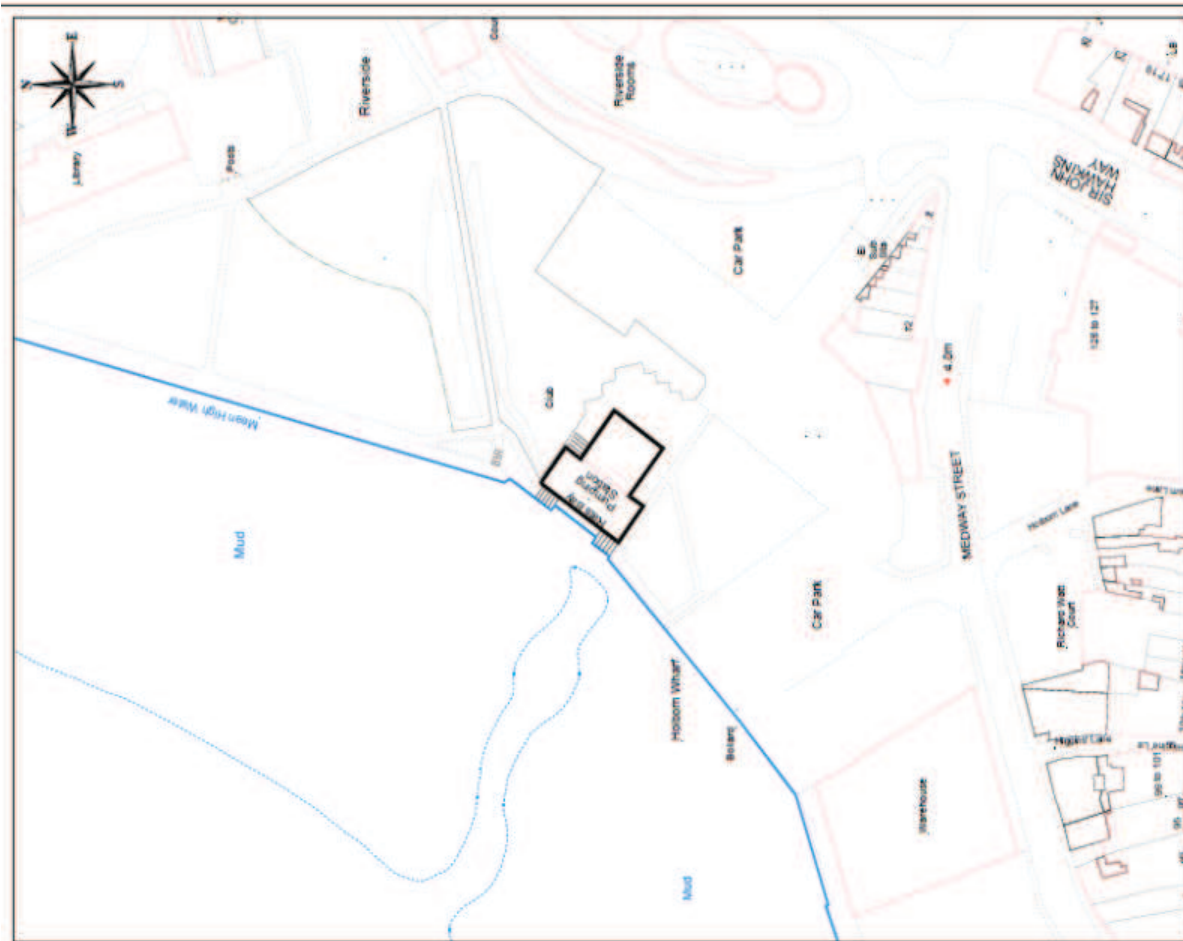
1:200 @ A3

NOVEMBER 2012

ME/2/13/06 Rev D
 (Sheet 2 of 2)

MC/13/2712

**Chatham Waterfront Pumping
Station, Globe Lane, Chatham**



MC/13/2712: Chatham Waterfront Pumping Station



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View from Bus Station



Side view towards Staples

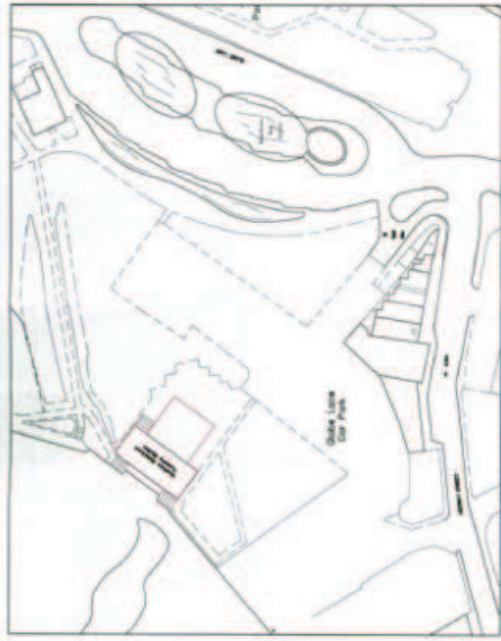


View from site to Pentagon and Bus Station



RECEIVED
11 OCT 2013

ORIGINAL



LOCATION PLAN

MC / 13 / 2712

TITLE
SITE PLANS
PROJECT
**CHATHAM WATERFRONT
PUMPING STATION
CHATHAM
KENT**
CLIENT
MEDWAY COUNCIL

DATE NO.
S16/PL/01

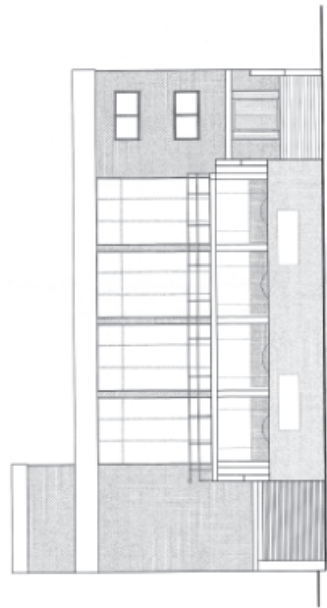


BLOCK PLAN

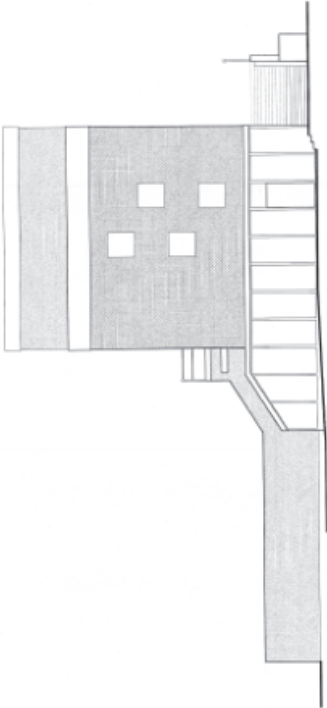


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ADAMAL'S BUSINESS CENTRE, 100 WOODWARD ROAD, CHATHAM, KENT ME4 3TZ
T: 01634 833000

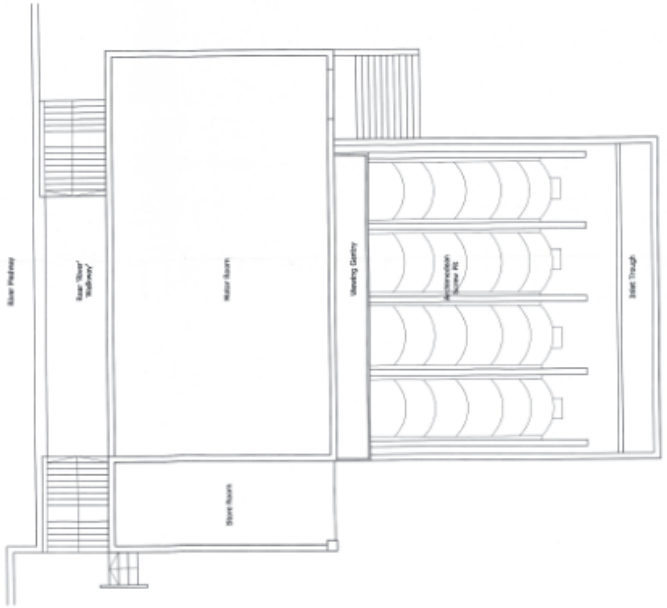
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FRONT (EAST) ELEVATION

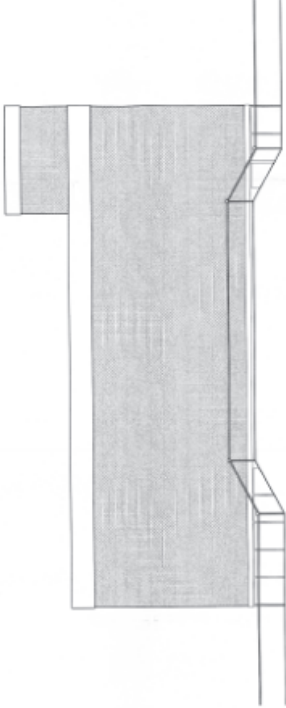


SIDE (NORTH) ELEVATION

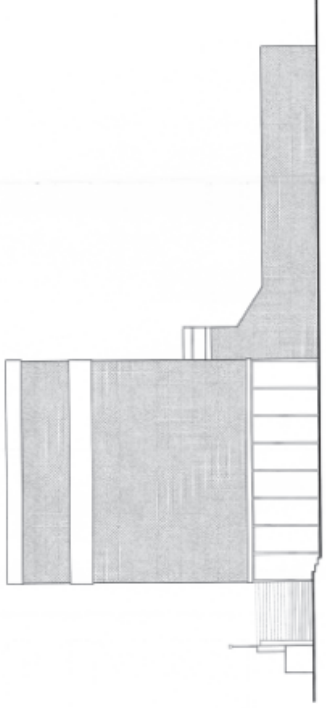


GROUND FLOOR PLAN

SCALE 1:100 @ A1



REAR (WEST) ELEVATION



SIDE (SOUTH) ELEVATION

HC/13/ 2712



ORIGINAL

NO. DATE DESCRIPTION

PROJECT NUMBER: 13/13/2712

TITLE: EXISTING PLAN & ELEVATIONS

CLIENT: CHATHAM WATERFRONT PUMPING STATION CHATHAM KENT

CLIENT: MEDWAY COUNCIL

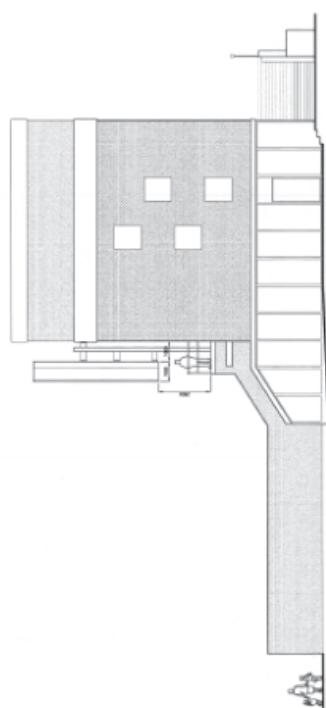


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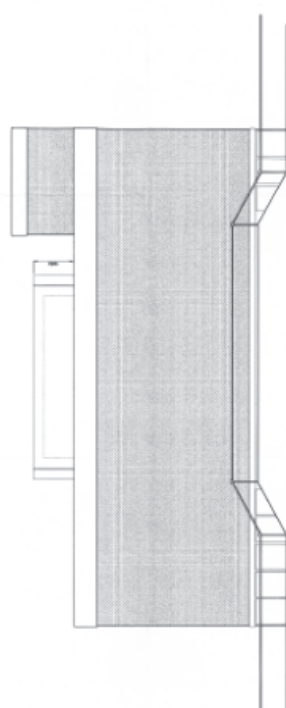
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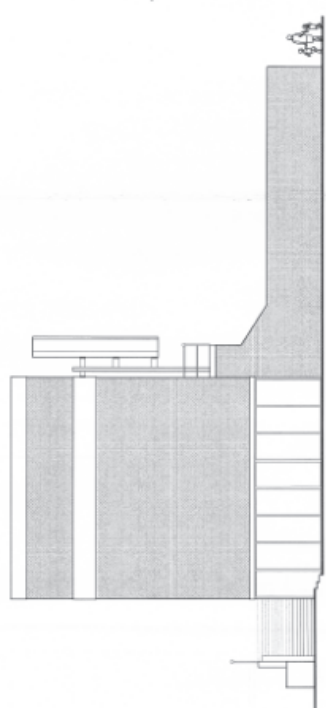
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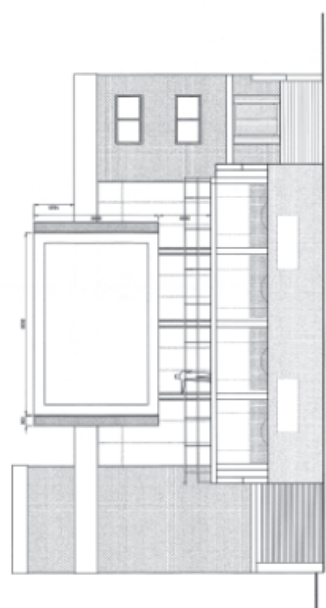
SIDE (NORTH) ELEVATION



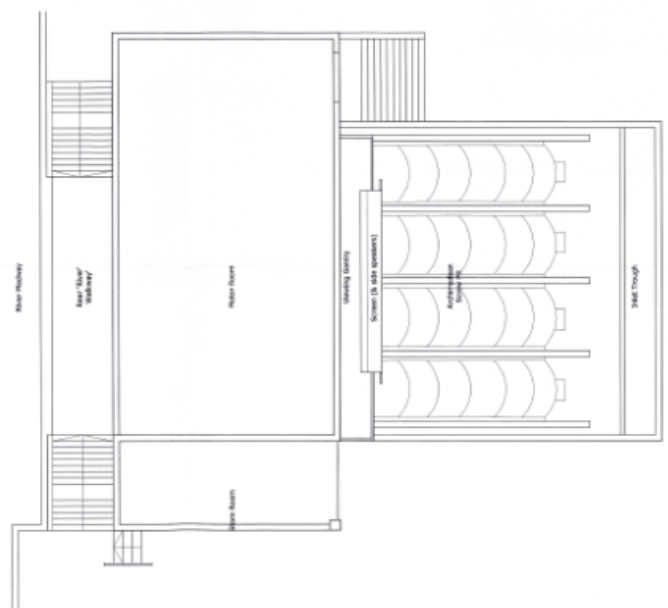
REAR (WEST) ELEVATION



SIDE (SOUTH) ELEVATION



FRONT (EAST) ELEVATION



GROUND FLOOR PLAN

SCALE 1:100 @ A1

HC/13/2712



ORIGINAL

NO. DATE REVISIONS

PROPOSED PLAN & ELEVATIONS
 CHATHAM WATERFRONT PUMPING STATION,
 CHATHAM,
 KENT

MEDWAY COUNCIL

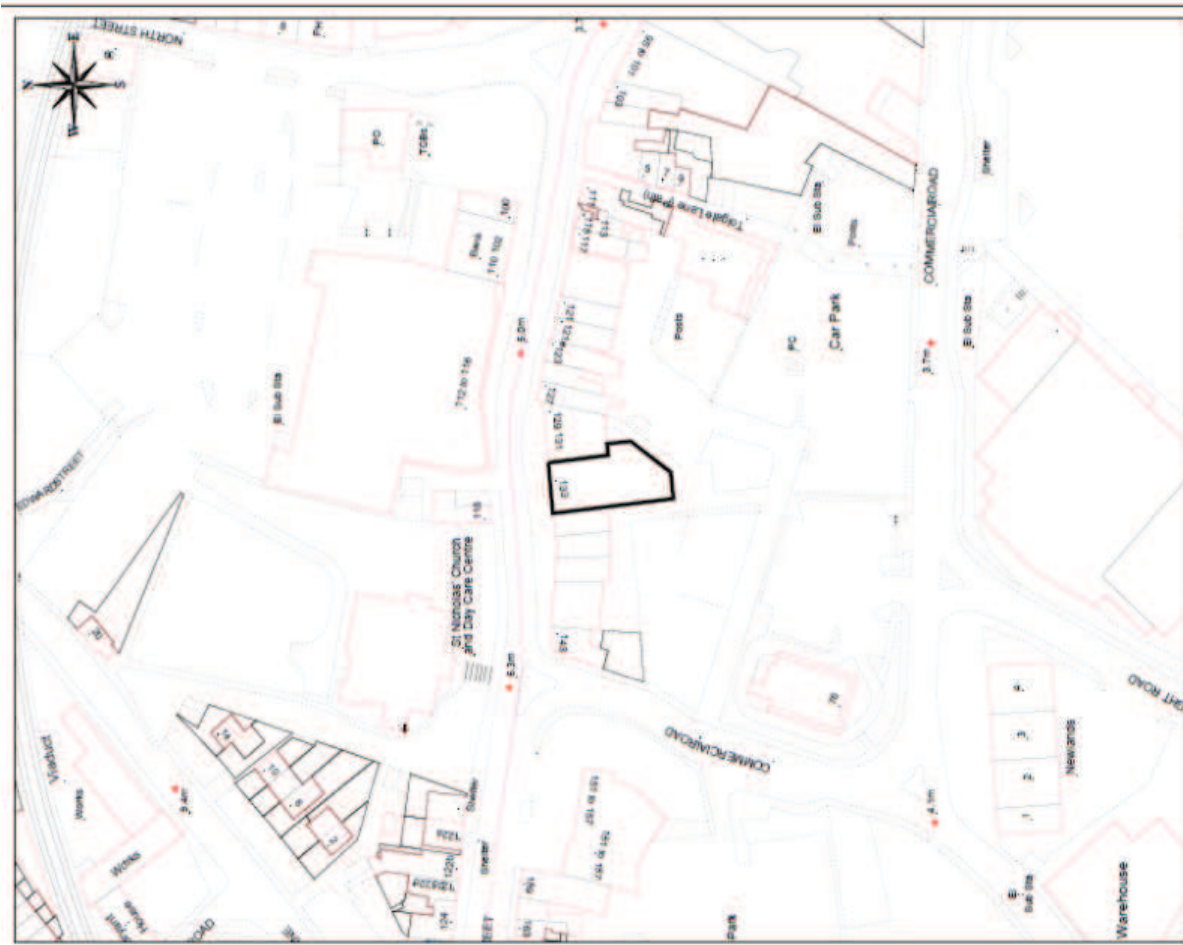


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 111008M

111008M - OCTOBER 13 516/PL/03
 111008M

MC/13/2334

**133 High Street, Strood,
Rochester**



MC/13/2334: 133 High Street, Strood, Rochester



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Scale:

Property from public car park



High Street Frontage





REVISED

MC/15/2334

TITLE
SITE AND LOCATION PLAN
 PROJECT
NEW STROOD LIBRARY & COMMUNITY HUB
133 STROOD HIGH STREET
STROOD
KENT
 CLIENT
MEDWAY COUNCIL
 DRAW NO.
PL/SK/03-04

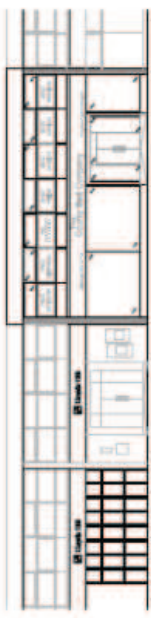


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 ARCHITECTURAL DESIGN CONSULTANTS
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 CHATHAM KEN ME4 4TZ
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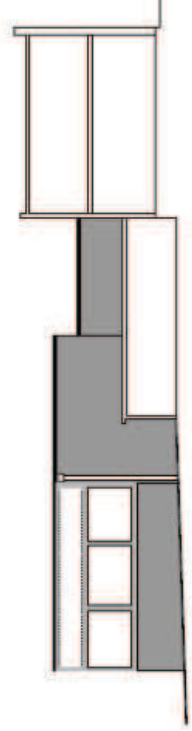
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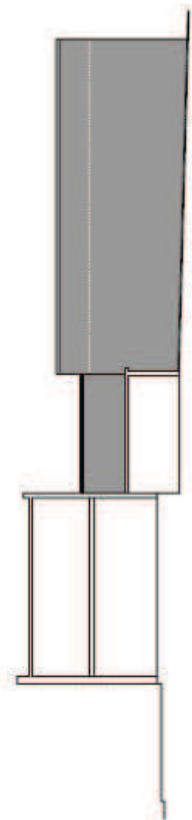
REAR (SOUTH) ELEVATION



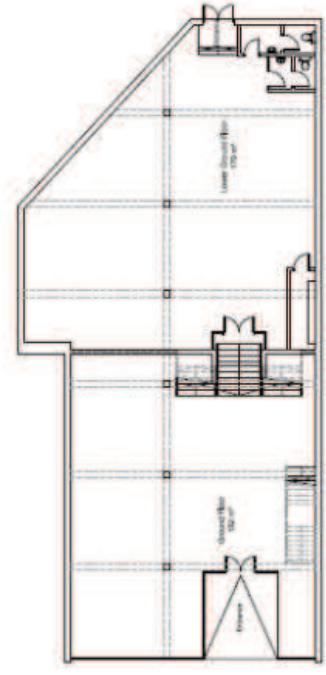
FRONT (NORTH) ELEVATION



SIDE (EAST) ELEVATION

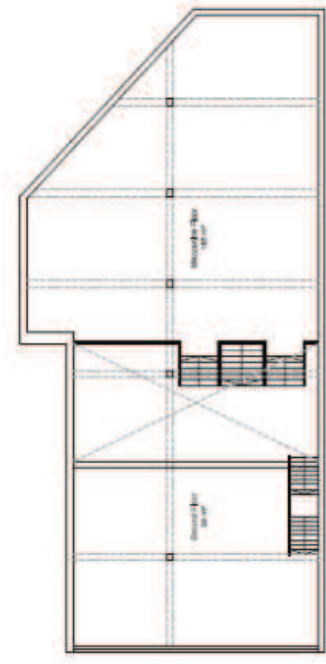


SIDE (WEST) ELEVATION



LOWER GROUND FLOOR AND GROUND FLOOR PLAN

SCALE 1:100

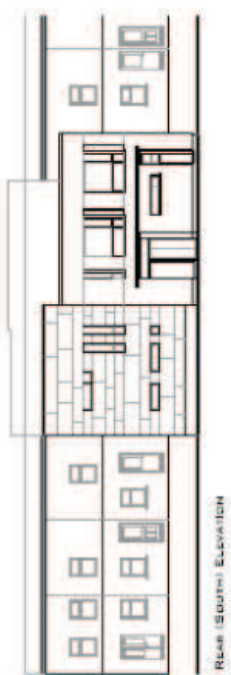


FIRST FLOOR AND MEZZANINE PLAN

1. EXISTING PLANS & ELEVATIONS
 2. NEW STROOD LIBRARY & COMMUNITY HUB
 133 STROOD HIGH STREET
 STROOD
 KENT
 MEDWAY COUNCIL

DESIGN QUARTER KENT LTD
 ARCHITECTS
 1.103066 - R001.13 800P/L03K
 1.103066 - R001.13 800P/L03K

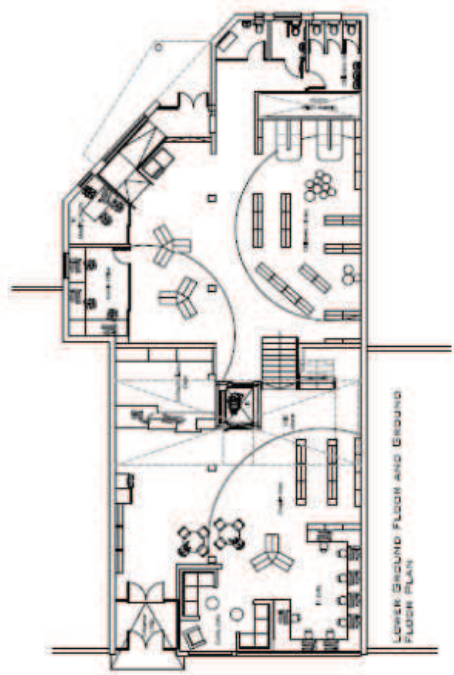
ALL DRAWINGS TO BE APPROVED BY THE ARCHITECTS & ENGINEERS
 AND THE LOCAL AUTHORITY.
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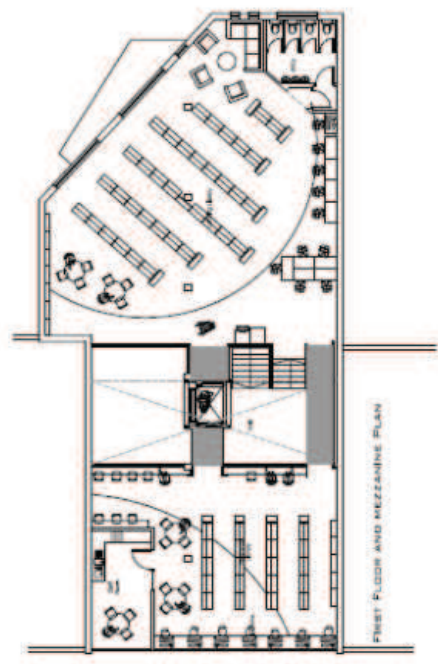
REAR (SOUTH) ELEVATION



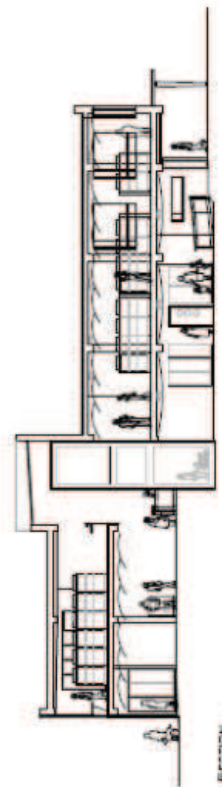
FRONT (NORTH) ELEVATION



LOWER GROUND FLOOR AND GROUND FLOOR PLAN



FIRST FLOOR AND MEZZANINE PLAN

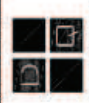


SECTION



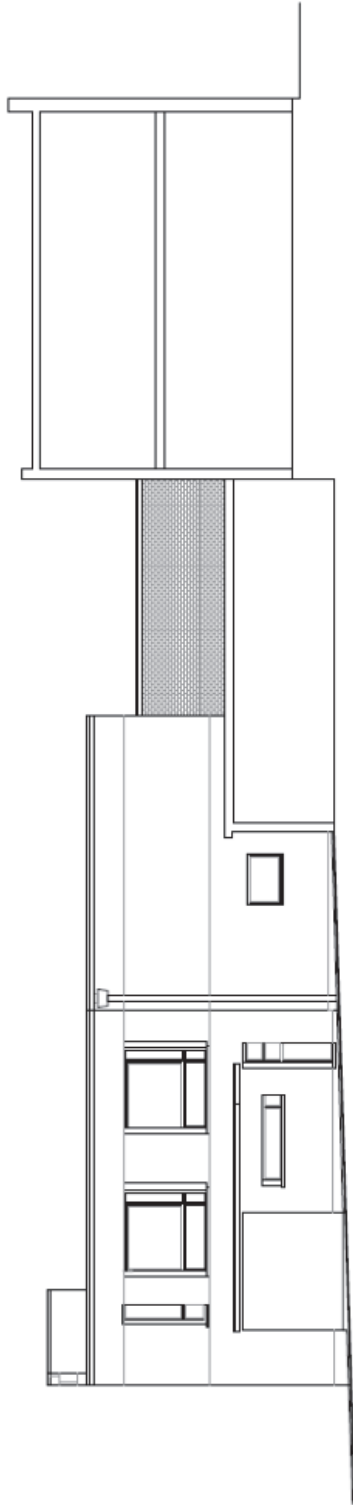
SCALE 1:100

**PROPOSED PLANS,
 SECTION & ELEVATIONS**
 NEW STROOD LIBRARY
 & COMMUNITY HUB
 133 STROOD HIGH
 STREET
 STROOD
 KENT
 BY
 MIDWAY COUNCIL

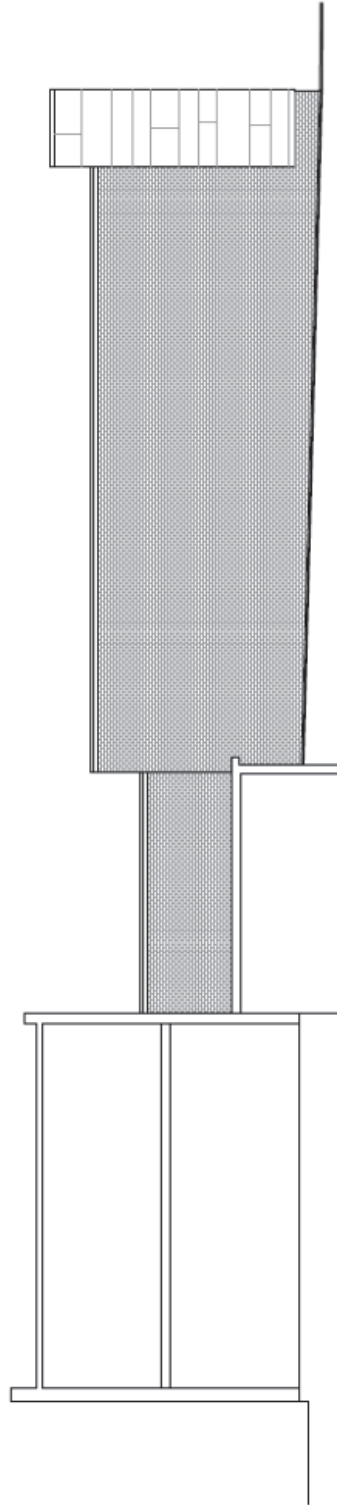


DESIGN QUARTER HUB LTD
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 11/2024 REF: 19-200-PL-004

STROOD LIBRARY



SIDE (EAST) ELEVATION



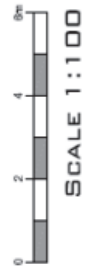
NORTH ELEVATION (STROOD HIGH STREET)

TITLE
PROPOSED SIDE ELEVATIONS

PROJECT
**NEW STROOD LIBRARY & COMMUNITY HUB
133 STROOD HIGH STREET
STROOD, KENT**

CLIENT
MEDWAY COUNCIL

DWG NO.
500/SK/07



DESIGN QUARTER (UK) LTD
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Rear access road

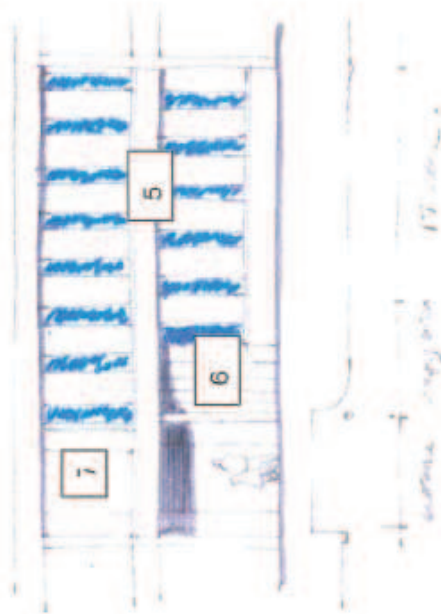






Facade as per planning application

- 1) clash between materials
- 2) facade in front of existing frame
- 3) frame will be visible through glass cladding
- 4) signage partially hidden by blue glass



Possible alternative

- 5) Frame refurbished and left exposed
- 6) Curved recessed entrance to add interest
- 7) Signage etched onto glass.



as drawn



as it would appear



mm suggestion

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