

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 10 February 2016

Time: 6.30pm

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

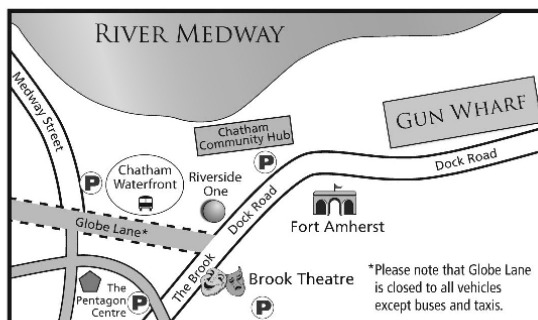
Items

15 Additional Information - Presentation

(Pages
3 - 52)

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

Date: 10 February 2016



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

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

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

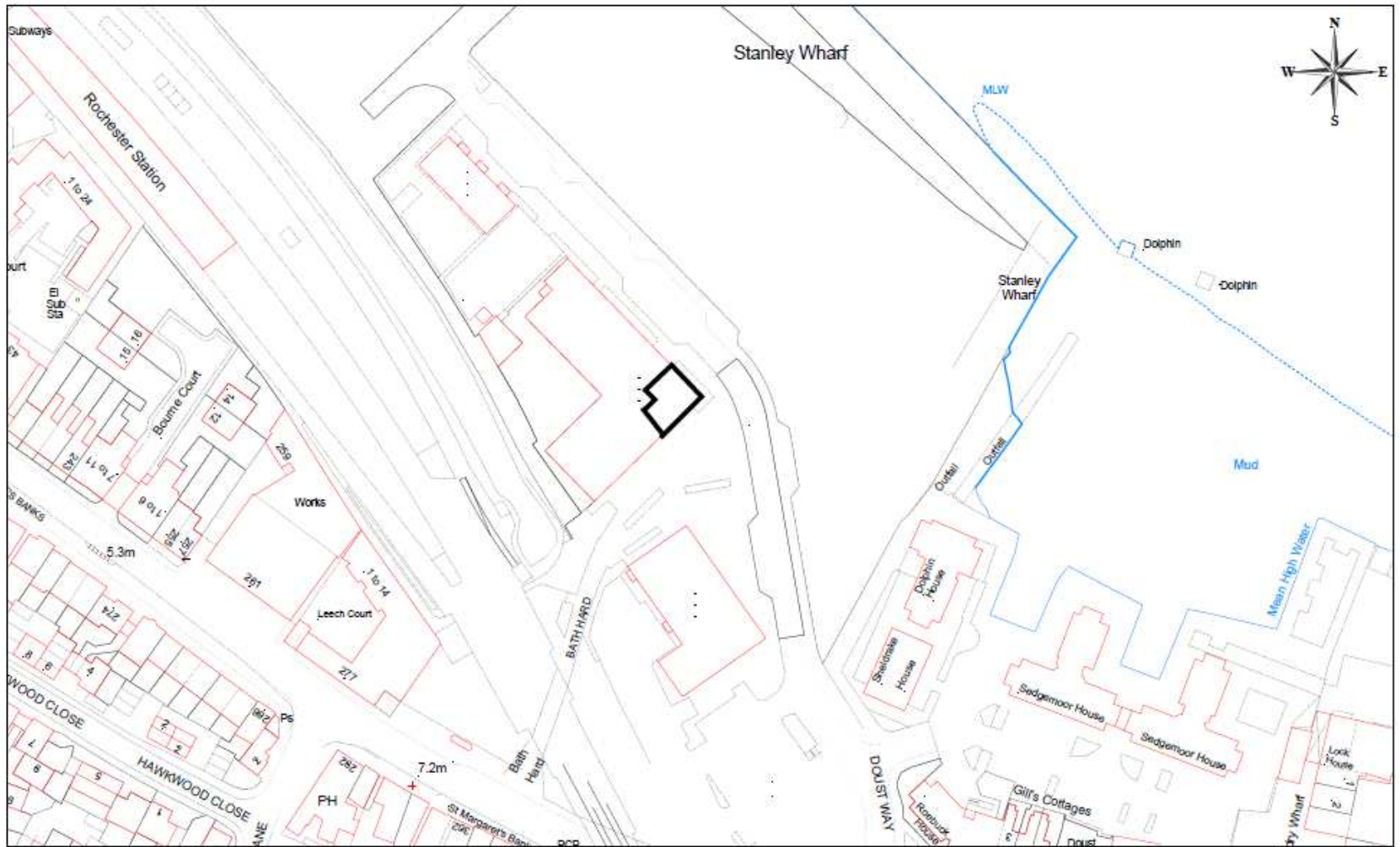
کوردی 331841
এহুৎশফব 331786

اروو 331785
فارسی 331840

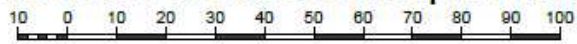
Русский 332374
Lietuviškai 332372

MC/15/4517

The Salon, Bellerophon House, Doust
Way, Rochester



MC/15/4517 The Salon Bellerophon House Doust Way Rochester



© Crown copyright and database rights 2012 Ordnance Survey licence number 100024225.

Scale: 1:1250 01/02/16
© Medway Council, 2012

Front elevation





Side elevation



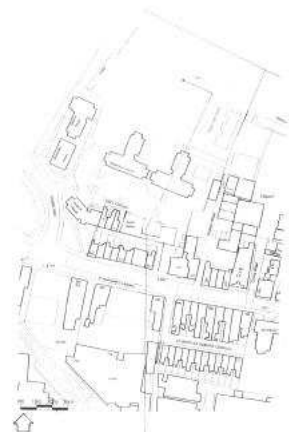
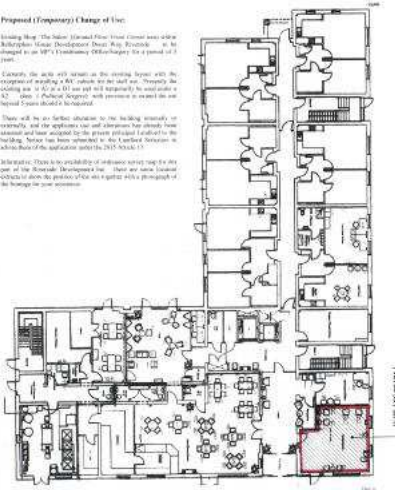
Proposed (Temporary) Change of Use:

Existing Use: The below proposed Floor Plans consist with the Belferophon House Development (Doust Way, Rochester) as set out in an MFL Construction Certificate for a period of 1 year.

Currently the walls will remain on the existing layout with the exception of walling a WC cubicle for the wall use. Presently the existing use is 100% of the wall use and temporary for use under a 12 month 1 Political Signage with permission to exceed the use beyond 1 year under a 12 month 1.

There will be no further alterations to the building structure or externally, and the applicant use and alterations has already been reviewed and been approved for the present proposed use of the building. Notice has been submitted to the relevant authority in which form of the application under the 12/12/2015.

Information: There is no availability of evidence surveying for the site plan of the proposed development. The plan is a simple ground plan to show the proposed use and a general site plan of the building for use as a reference.

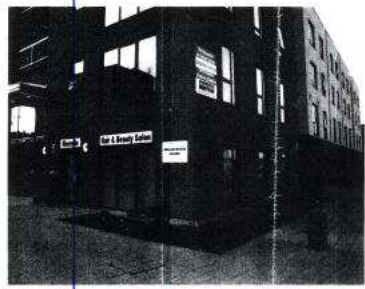


Location Plan 1:200



Floor Plans Ground Floor Unit

1:1250 Site Plan



Front Elevation

2:1 DEC 2015

Notes
All dimensions, levels and existing construction including drawings and their reports to be checked or accepted by the relevant authority and intervention of relevant area of work.

Proposed (Temporary) Change of Use:
Existing Use: The below proposed Floor Plans consist with the Belferophon House Development (Doust Way, Rochester) as set out in an MFL Construction Certificate for a period of 1 year.
Currently the walls will remain on the existing layout with the exception of walling a WC cubicle for the wall use. Presently the existing use is 100% of the wall use and temporary for use under a 12 month 1 Political Signage with permission to exceed the use beyond 1 year under a 12 month 1.
There will be no further alterations to the building structure or externally, and the applicant use and alterations has already been reviewed and been approved for the present proposed use of the building. Notice has been submitted to the relevant authority in which form of the application under the 12/12/2015.
Information: There is no availability of evidence surveying for the site plan of the proposed development. The plan is a simple ground plan to show the proposed use and a general site plan of the building for use as a reference.

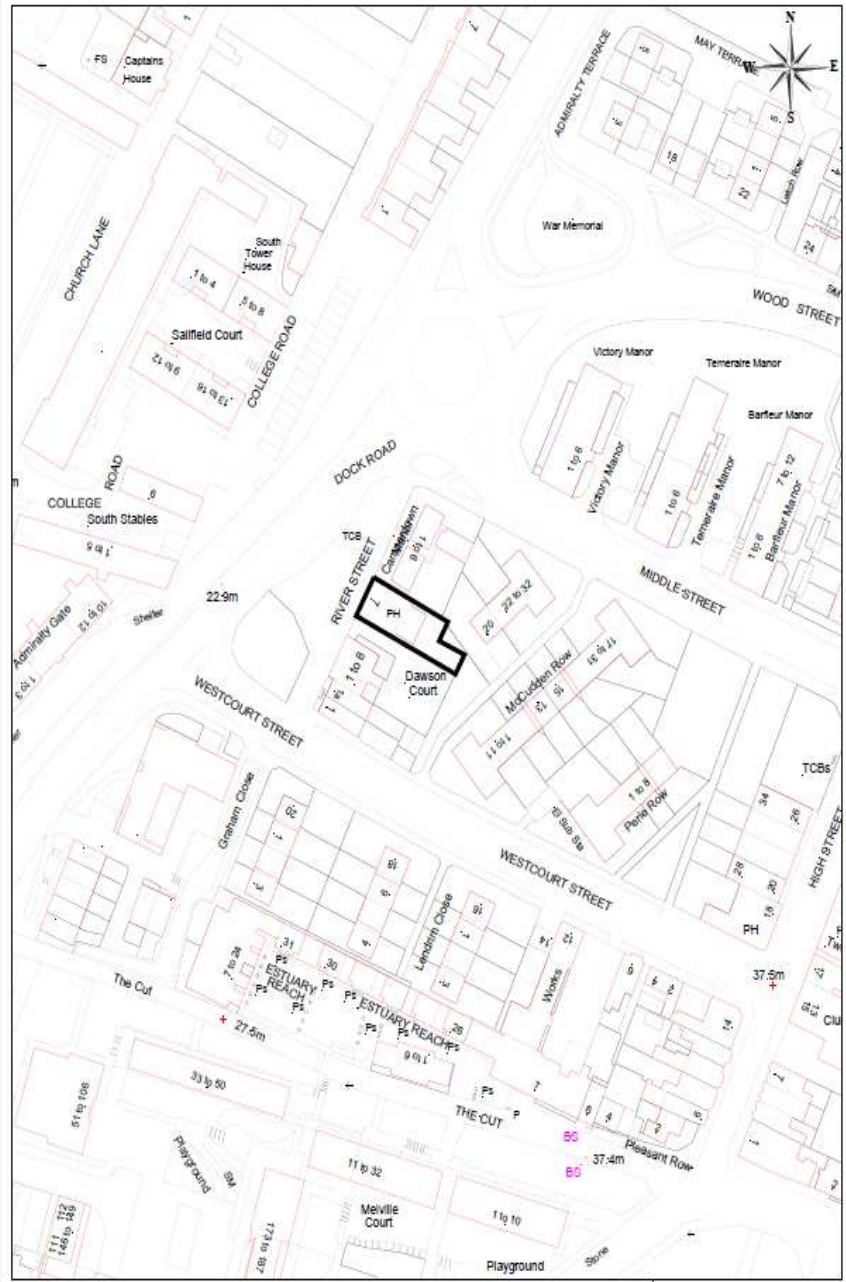
Proposed: Change of Use (Temp) from Salon to MFLS Constituency Office.
Site: The Salon Belferophon House, Doust Way, Rochester, Kent ME1 1HH.
Client: Miss K. Tolhurst MP.

ROBERT A CLAYTON
Building Plans
32 WALLING STREET
GILLINGHAM
ROSE ME1 2YH
Medway 578340.

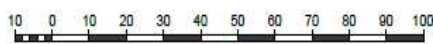
100120011250	15
December 2015	15 12 01

MC/15/3987

The Former Royal Marine
PH 7 River Street
Brompton



MC/15/3987 Former Royal Marine PH 7 River Street Brompton



Scale: 1:1250 07/01/16

Front Elevation From Highway



Rear Elevation From South East

12



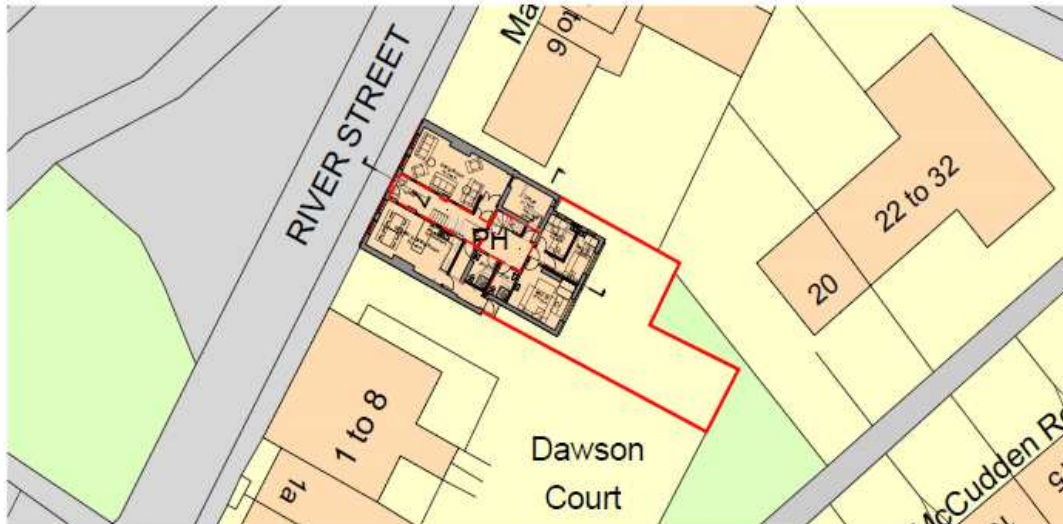
Rear Elevation from North East





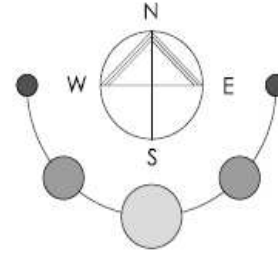
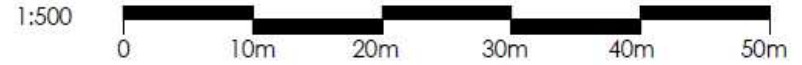
Location Plan

Scale 1:1250



Site Plan

Scale 1:500



Rev:	Date:	Description:

UBIQUUE ARCHITECTS

11 Ashford House, Beaufort Court
 St Thomas Longley Road
 Rochester, Kent, ME2 4FA

Tel: 01 634 226560
 email: studio@ubique-architects.co.uk
 www.ubique-architects.co.uk

Client:
 Vincent Young & Cheri Barter

Project:
 The Royal Marine
 7 River Street
 Brompton
 Gillingham
 Kent ME7 5RJ

Title:
 Site & Location Plan

Date: September 2014
 Scale: 1:1250 & 1:500

Drawing No: 001
 Revision:

PLANNING ONLY



No.	Date	Description
A	20/10/14	Submit for plan

UBIQUITE ARCHITECTS
 11 Ashford House, Beacon Court
 59 Thomas Langley Road
 Broomfield, Leam, MK45 2BA
 Tel: 01464 250540
 email: studio@ubiquite-architects.co.uk
 www.ubiquite-architects.co.uk

Client:
 Vincent Young & Cheryl Barber

Project:
 The Royal Marine
 7 River Street
 Brompton
 Gillingham
 Kent, ME8 5PJ

The Proposed Site Plan

Date: September 2014
 Scale: 1:100@A1

Drawing No: 619-202
 Revision: A

PLANNING ONLY

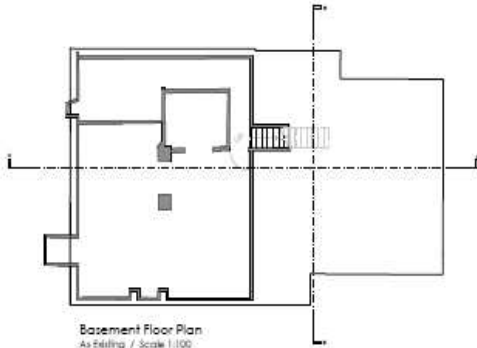
© COPYRIGHT RESERVED BY UBIQUITE ARCHITECTS AND ALL RIGHTS RESERVED



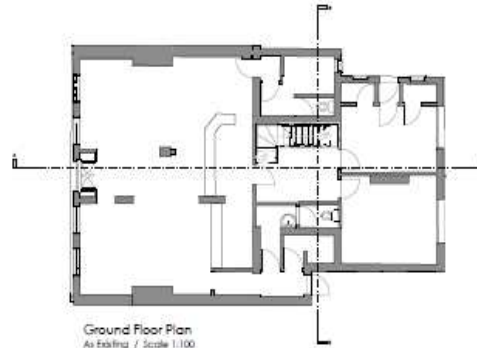
Section A-A
As Existing / Scale 1:100



Section B-B
As Existing / Scale 1:100



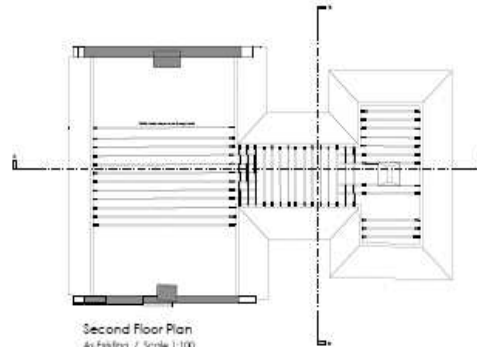
Basement Floor Plan
As Existing / Scale 1:100



Ground Floor Plan
As Existing / Scale 1:100



First Floor Plan
As Existing / Scale 1:100



Second Floor Plan
As Existing / Scale 1:100

No.	Date	Description

UBIQUE
ARCHITECTS

11 Ashford House, Beaulieu Court
29 Thomas Langley Road
Bochester, Kent, ME7 4TA
Tel: 01 404 232548
email: studio@ubique-architects.co.uk
www.ubique-architects.co.uk

Client:
Vincent Young & Cheri Barber

Project:
The Royal Marine
7 River Street
Brompton
Gillingham
Kent ME7 5RZ

Plan:
Existing Plans & Sections

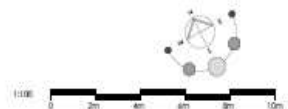
Date:
September 2014

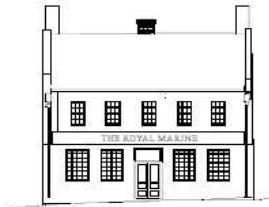
Scale:
1:100/BA1

Drawing No:
619-100

Project:

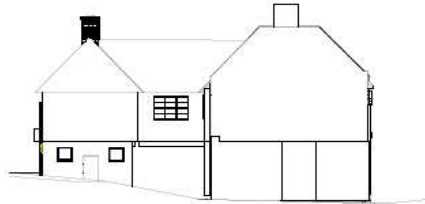
PLANNING ONLY





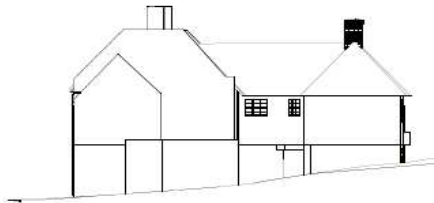
North West Elevation
As Existing / Scale 1:100

01/09/2014
Architect



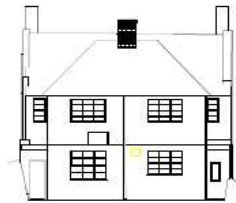
North East Elevation
As Existing / Scale 1:100

01/09/2014
Architect



South West Elevation
As Existing / Scale 1:100

01/09/2014
Architect



South East Elevation
As Existing / Scale 1:100

01/09/2014
Architect



No.	Date	Revisions
UBIQUE ARCHITECTS		
11 Ashford Road, Seabrook Court St Thomas Longley Road Exchester, Kent, ME2 4TA		
Tel: 01464 20400 email: studio@ubique-architects.co.uk www.ubique-architects.co.uk		

Drawn by: Vincent Young & Cheryl Barber

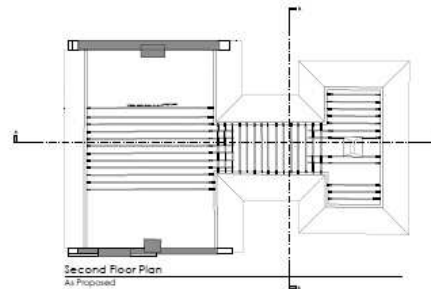
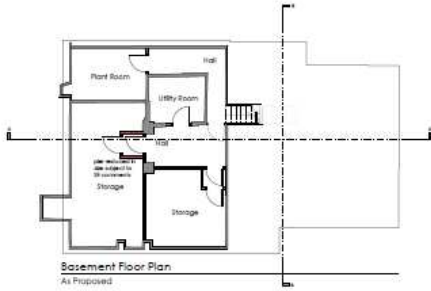
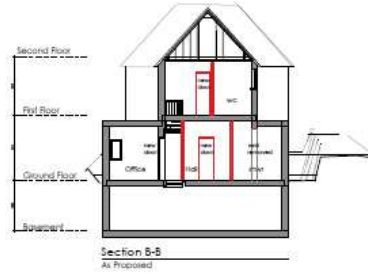
Project:
The Royal Maine
7 River Street
Bromwich
Gillingham
Kent ME7 5RZ

Type:
Building Elevations

Date:
September 2014 1:100(A1)

Drawing No:
619-101

PLANNING ONLY



KEY

- Existing Walls
- Existing Walls, Doors, windows, Staircase, etc. to be retained
- New Walls, windows and doors, or to be re-located

No.	Date	Description
4	19/12/13	Revisions done in line with planning, including the space standards beyond of full extension.
3	16/02/14	

UBIQUITE ARCHITECTS

11 Ashford House, Backford Court
29 Thomas Langley Road
Boschester, Kent, ME2 4EA
Tel: 01434 224560
email: studio@ubiquite-architects.co.uk
www.ubiquite-architects.co.uk

Client:
Vincent Young & Chiel Barber

Project:
The Royal Marine
7 Dover Street
Brompton
Clingham
Kent, ME7 5RJ

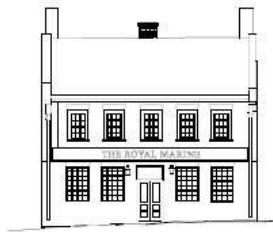
The
Proposed Plans & Sections

Date	Issue
September 2014	1:1000A1
Drawing No.	619-200
Revision	8

PLANNING ONLY

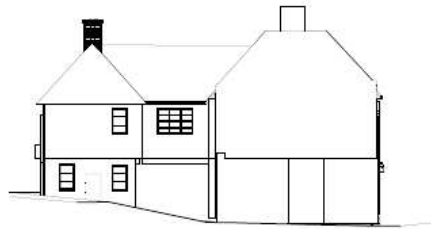


© 2014 Planning Plans by Vincent Young & Chiel Barber for Vincent Young & Chiel Barber



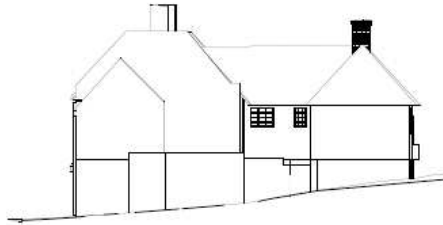
North West Elevation
As Proposed

20/09/14 ACJ
Front Elevation



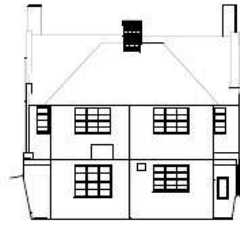
North East Elevation
As Proposed

20/09/14 ACJ
Left Elevation



South West Elevation
As Proposed

20/09/14 ACJ
Right Elevation



South East Elevation
As Proposed

20/09/14 ACJ
Right Elevation

No.	Date	Description
1	03/07/14	Revised Full elevation

UBIQUE
ARCHITECTS

11 Ashford House, Seaford Court
St Thomas Langley Road
Bucken, Kent, ME7 8FA

Tel: 01334 224540
email: studio@ubique-architects.co.uk
www.ubique-architects.co.uk

Drawn:
Vincent Young & Cheryl Barber

Project:
The Royal Maline
7 Rose Street
Brompton
Gillingham
Kent, ME7 8PL

Title:
Proposed Elevations

Date:
September 2014

Scale:
1:100@A1

Drawing No:
619-201

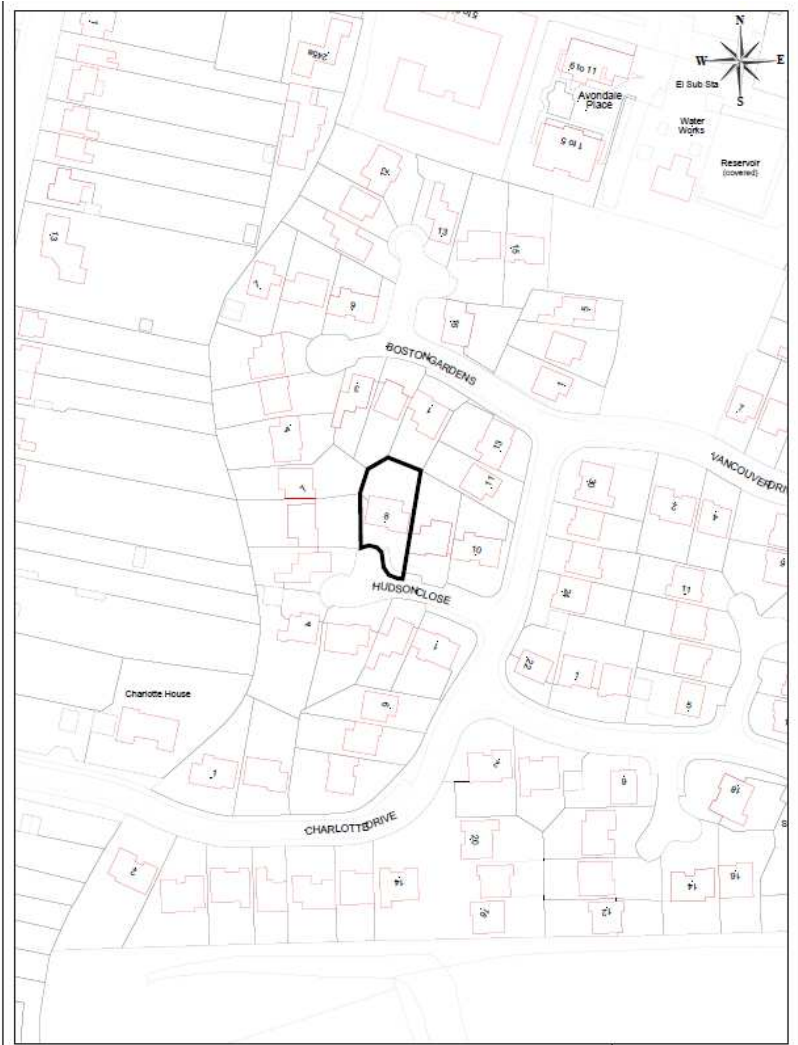
Revision:
A

PLANNING ONLY

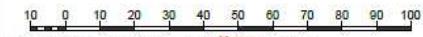


MC/15/4507

8 Hudson Close, Rainham, Gillingham



MC/15/4507 8 Hudson Close Rainham



© Crown copyright and database rights 2012 Ordnance Survey. Member 100014235

Scale: 1:1250 01/02/16

© Medway Council, 2012

Front Elevation



Side Access to Nos. 6 and 7

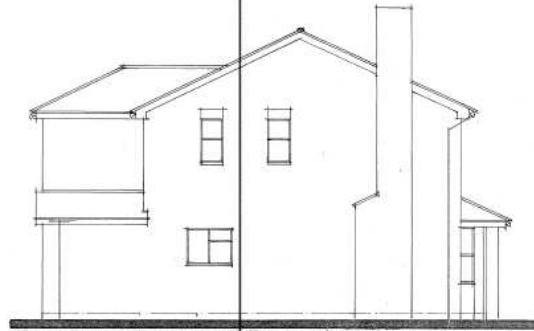


View of Access from No 7





EX. FRONT ELEV.



EX. SIDE ELEV.



EX. REAR ELEV.

- Notes:
1. See site plan.
 2. Verify all dimensions on site before the commencement of any work to ensure that they are correct.
 3. All building materials, components and workmanship to comply with the appropriate Building Regulations, British Standards and Codes of Practice.
 4. Any discrepancies to be reported to the architectural Designer for further instructions before commencement of work.

General Specification:

MC/15/4507

22 DEC 2015

Rev.
Job Title PROPOSED SIDE EXTENSION AT 8, HUDSON CLOSE RAINHAM, GILLINGHAM, KENT ME8 0DE
Client MR. T. CHODHURY
Dwg Title
Scale 1:50
Date DEC 2015
C & B Designs Ltd Architectural Designers & Contractors <small>11 St. Margarets Close Gillingham Kent ME8 2BT Tel: 01843 801111 Mobile: 07843 201818</small>
Dwg No. CB 2827-01



PROPOSED FRONT ELEV.



PROPOSED SIDE ELEV.



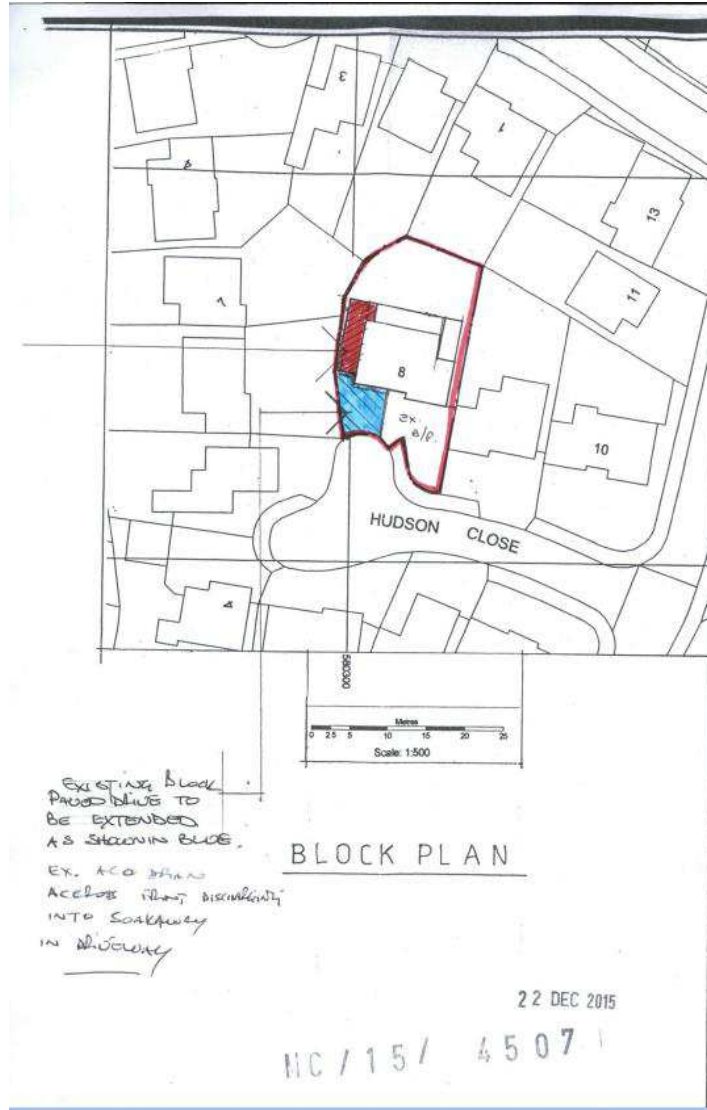
PROPOSED REAR ELEV.

- Notes:**
1. Verify all conditions on site before the commencement of any work or installation of shop drawings.
 2. All building materials, components and workmanship to comply with the appropriate Building Regulations, British Standards and Codes of Practice.
 3. Any discrepancies to be reported to the architectural designer for a later instruction before commencement of work.

- General Specification:**
1. **Roofs:**
 - 30mm 2 ply built up with 40mm D shower/bath waste increase to 50mm D when exceeding 3.00m. Run all fitted with deep seal traps & racking access.
 2. **Kitchen/Utility/laundry/WC** to be mechanically ventilated with intermittent control rated at 50 & 15 Litres respectively.
 3. **Electrical** installation to comply with Part P B.Regs. Option 1 (approved contractor) low energy bulbs to be used throughout new outbuildings.
 4. All existing fixtures taking additional loads to be checked.
 5. **Heating & hot water** supply to be extended from existing system with TRVs fitted to new radiators.
 6. **Window & Door Spec 'UP' - 1.4 min**
All windows and doors to be double glazed (UPVC or Low E' Pilkington 'W' glass with all egress openings to first floor to be fitted with escape hinges. Windows have to have an unobstructed area of 0.35m² and to be at least 450mm high and 450mm wide, 5000mm² trickle vents to be fitted.
 7. **Main** operational linked smoke detectors rated (SD) to be fitted to all landings and heat detectors rated (HD) to be fitted to kitchens.
 8. **Fire Doors**
All doors marked (Thick- FD) to be FD30 fire doors. Garage doors to be FD30s rated.
 9. **Stud Walls**
100 x 50mm Stud wall studs fixed with 12.5mm thick plasterboard and set with 100mm thick rockwool insulation between studs.
 10. **Roofwater**
Roofwater drains to discharge into 110mm ØPVC drain run leading to new soakaways set out 5 metres from buildings.

MC / 15 / 4507
27 DEC 2015

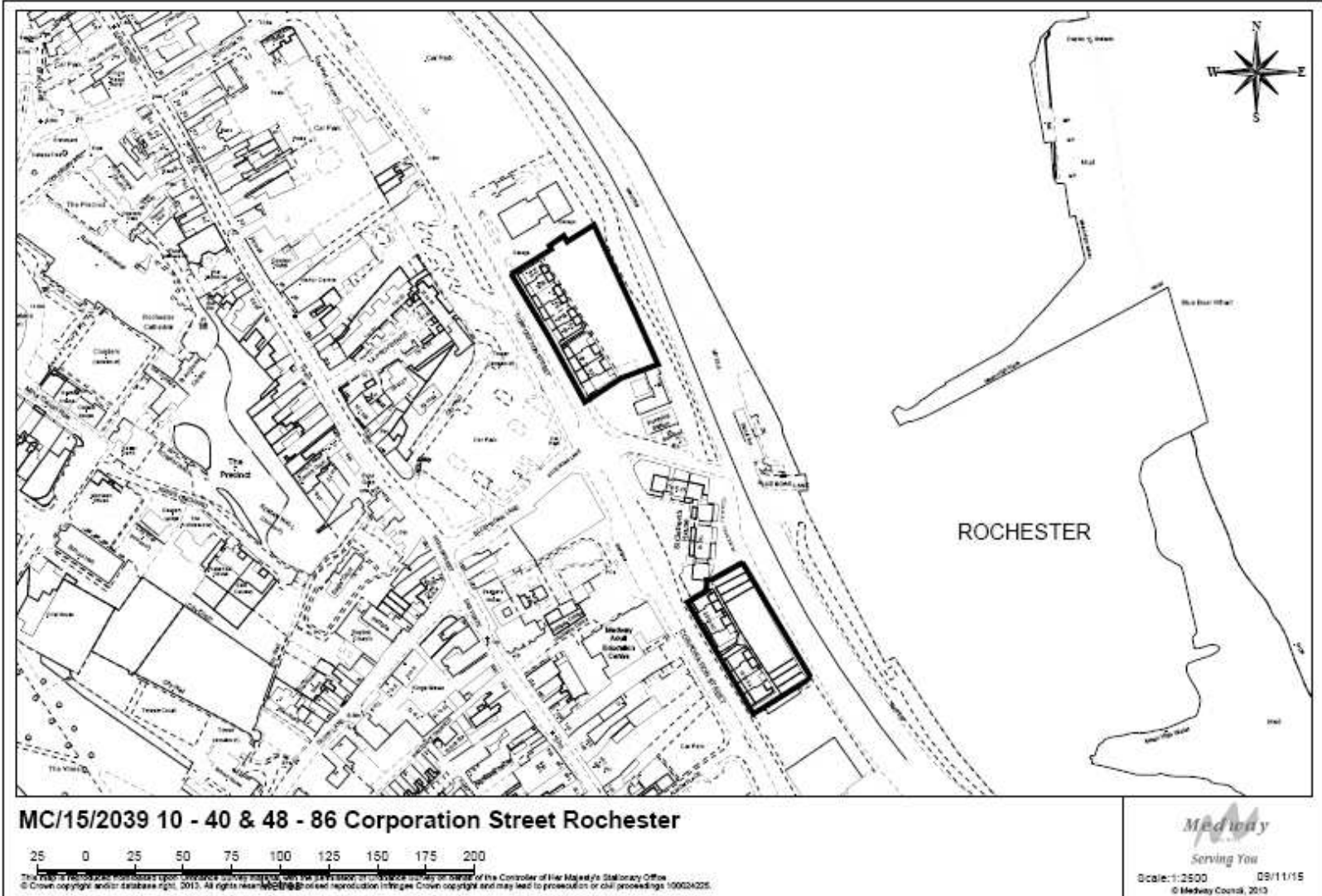
Rev.	
Job Title	PROPOSED SIDE EXTENSION AT 8 HUDSON CLOSE RAINHAM GILLINGHAM KENT ME8 0DE
Client	MR. T. CHOUDHURY
Dwg Title	
Scale	1:50
Date	DEC. 2015
C & B Designs Ltd Architectural Designers & Consultants <small>15 D. Marple Drive Maidstone Gillingham Kent ME8 2JH Maidstone 01622 29110</small>	
Dwg No.	CB 2827 02



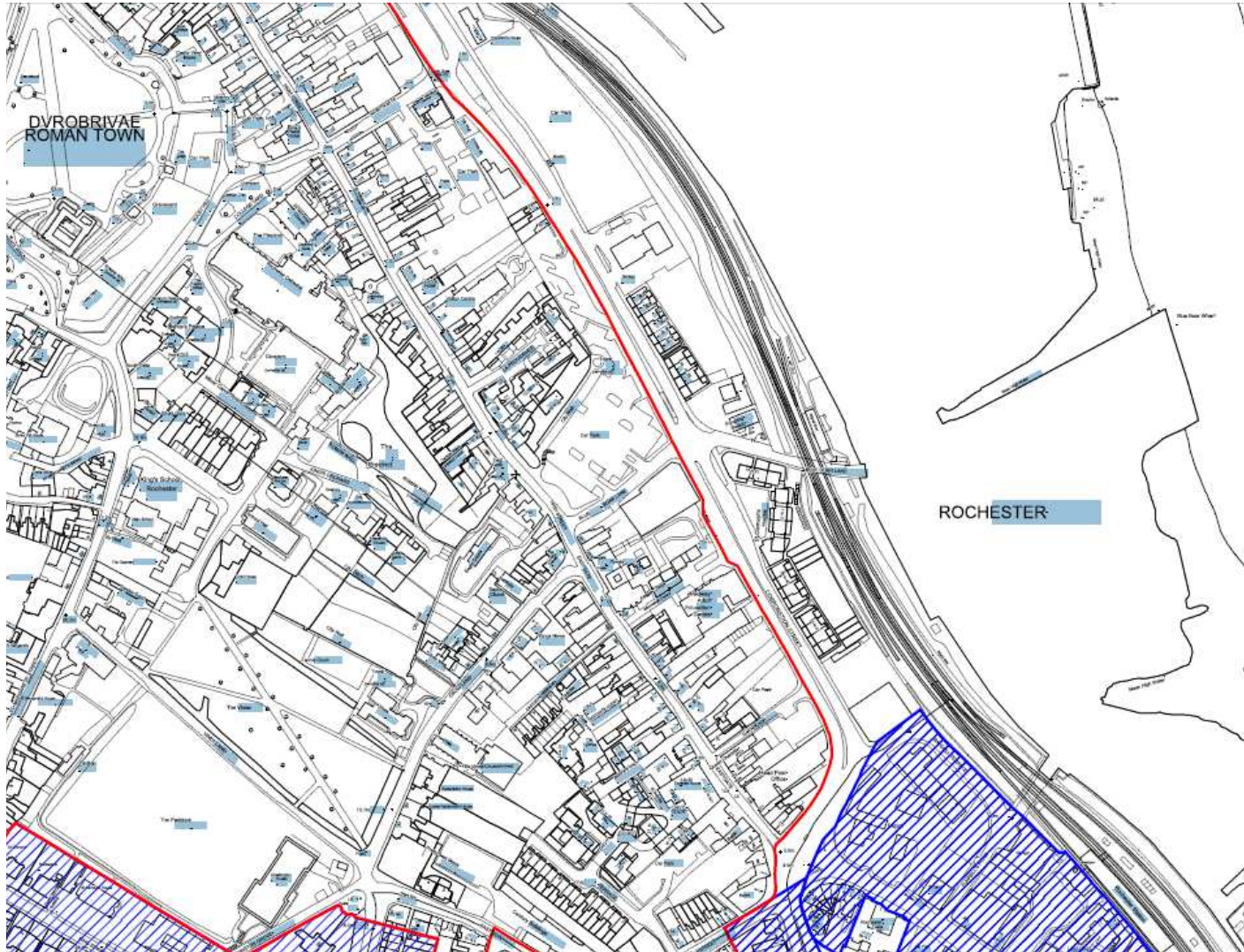
MC/15/2039

10-40 & 48-86 Corporation Street
Rochester

Site Location Plan



Conservation Area of Historic Rochester



Site 1



Site 1



Site 1



Rochester Station, north of site 1



Looking south along Corporation Street towards site 1

36



Site 2



Site 2



St. Clement's House, adjacent to site 2



Looking north along Corporation Street (forecourt to the south of site 2)

40



Looking south along Corporation Street towards site 2

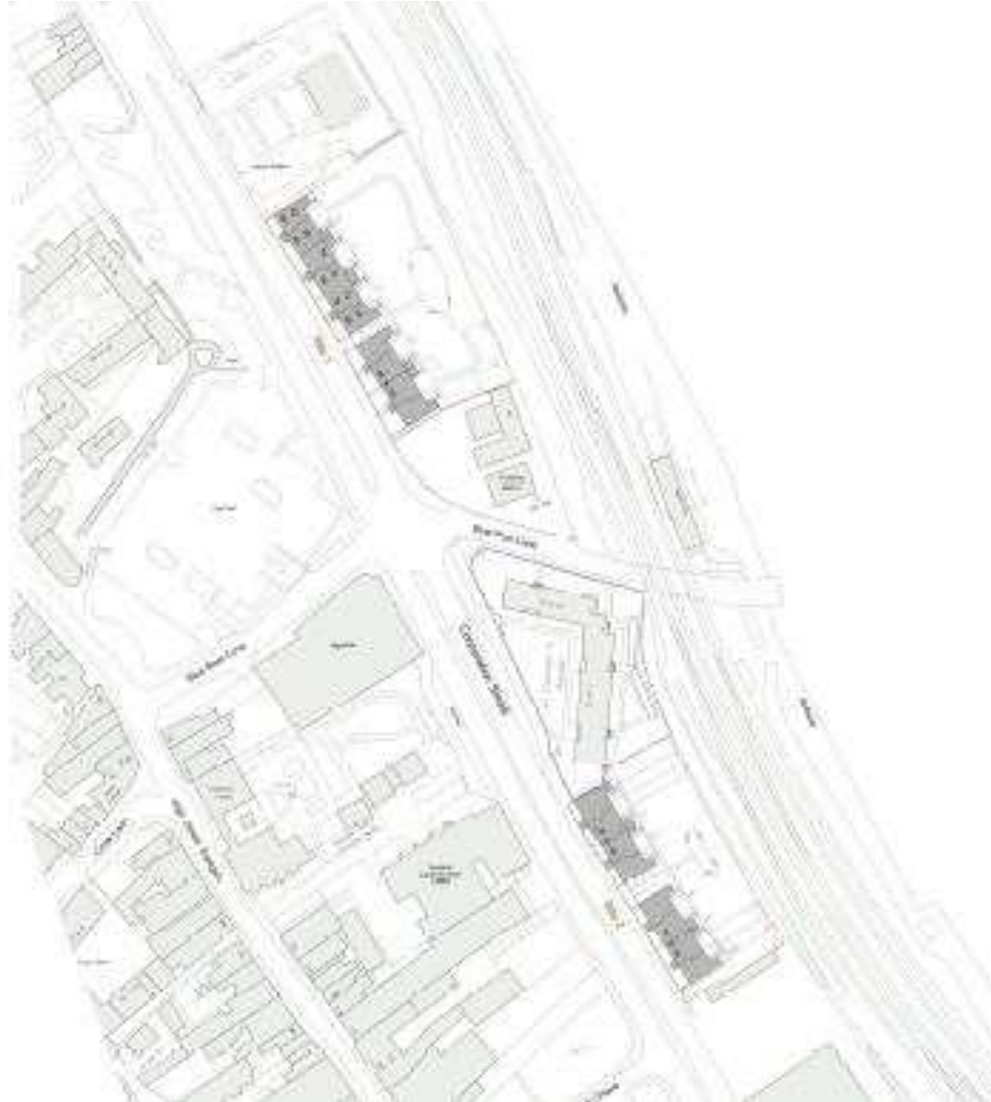


View of Rochester Cathedral from Corporation Street

42



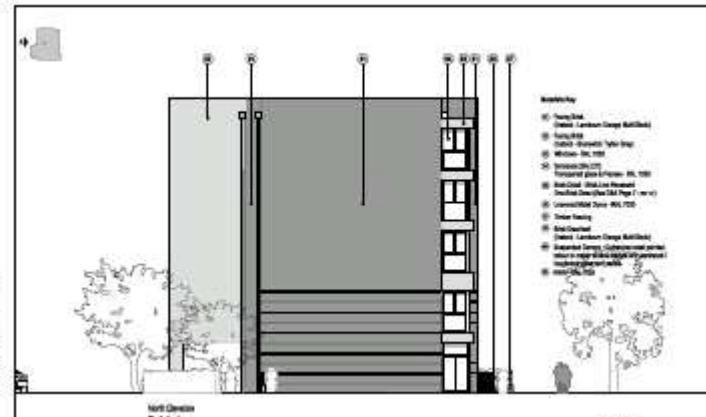
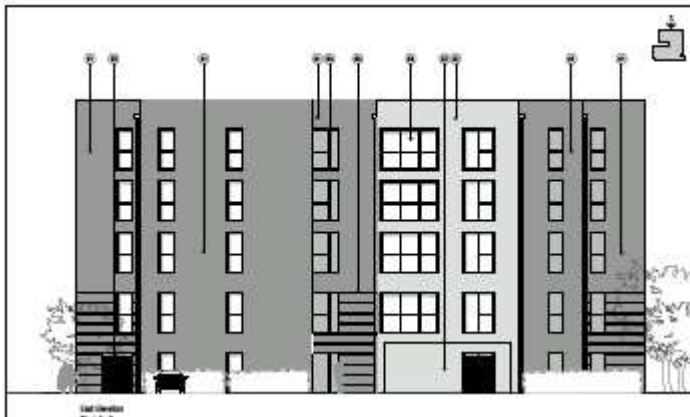
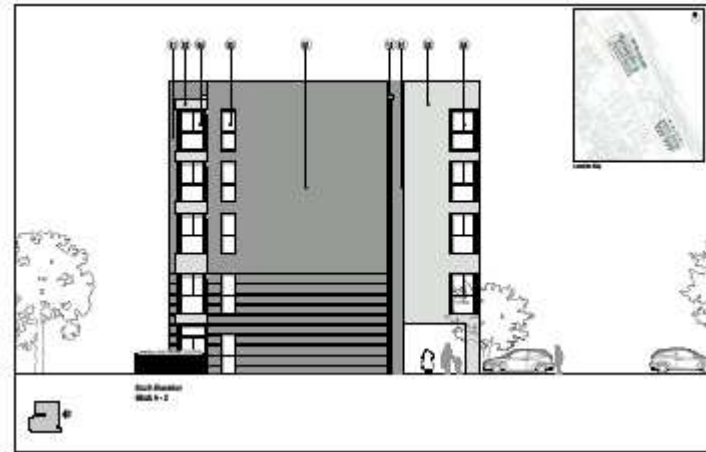
Existing site layout



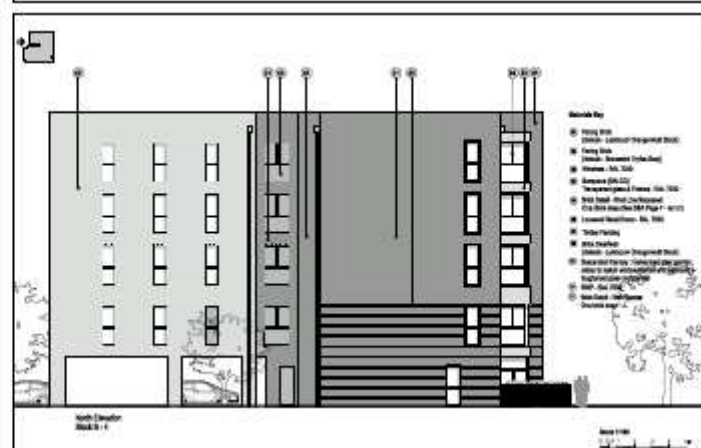
Proposed site layout



Proposed elevations: Block A, Site 1



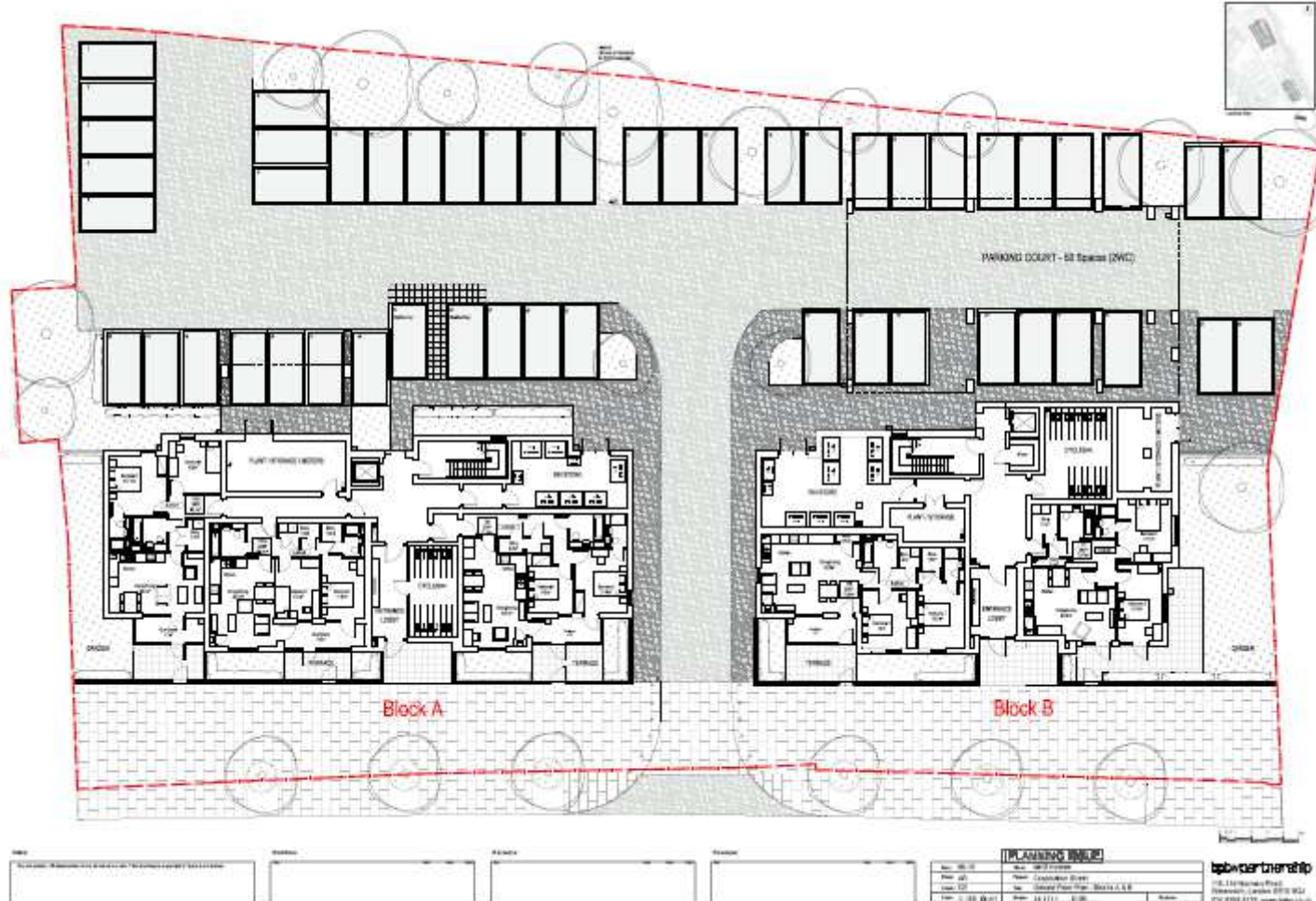
Proposed elevations: Block B, Site 1



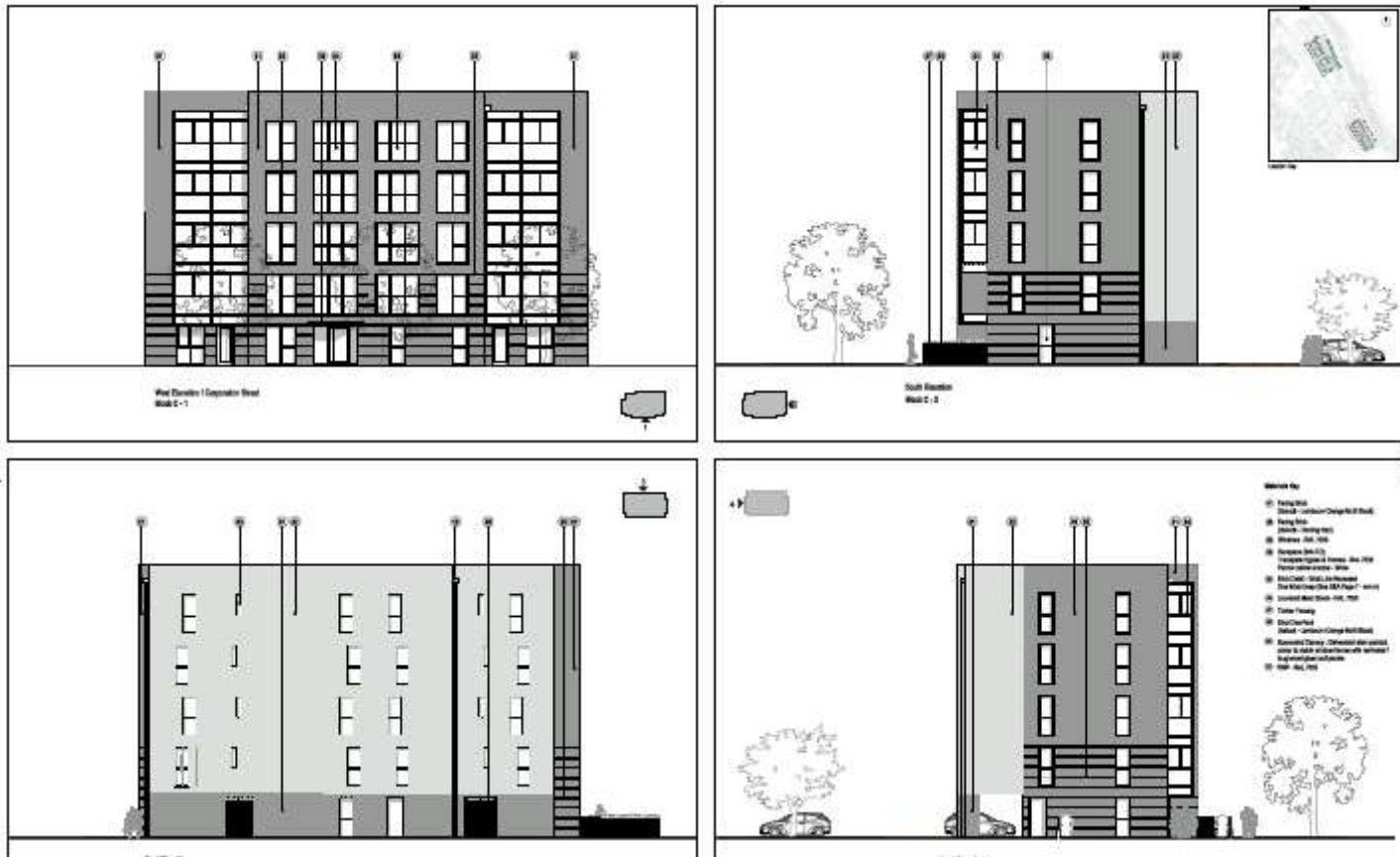
CGI of Site 1



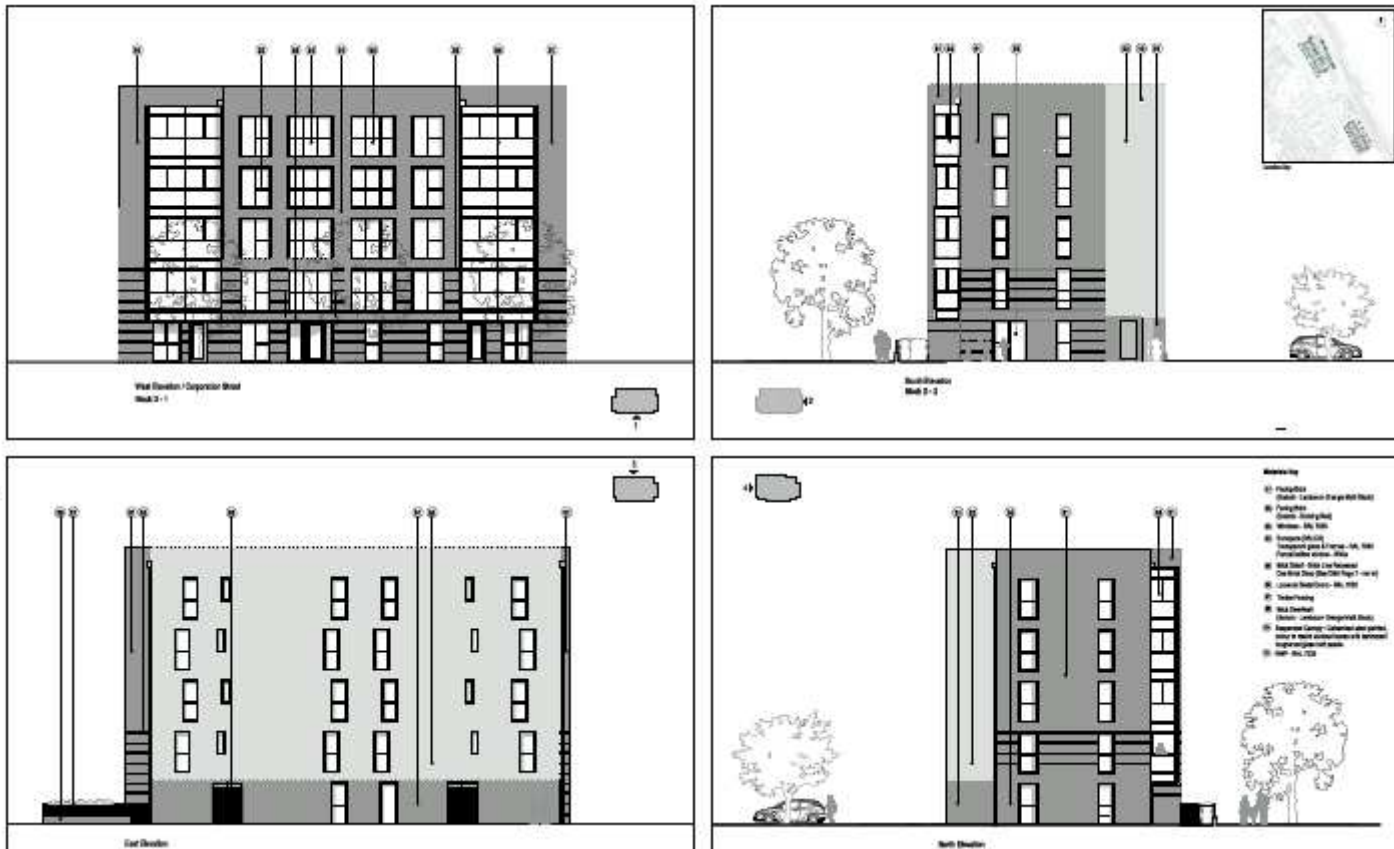
Ground floor layout: Site 1



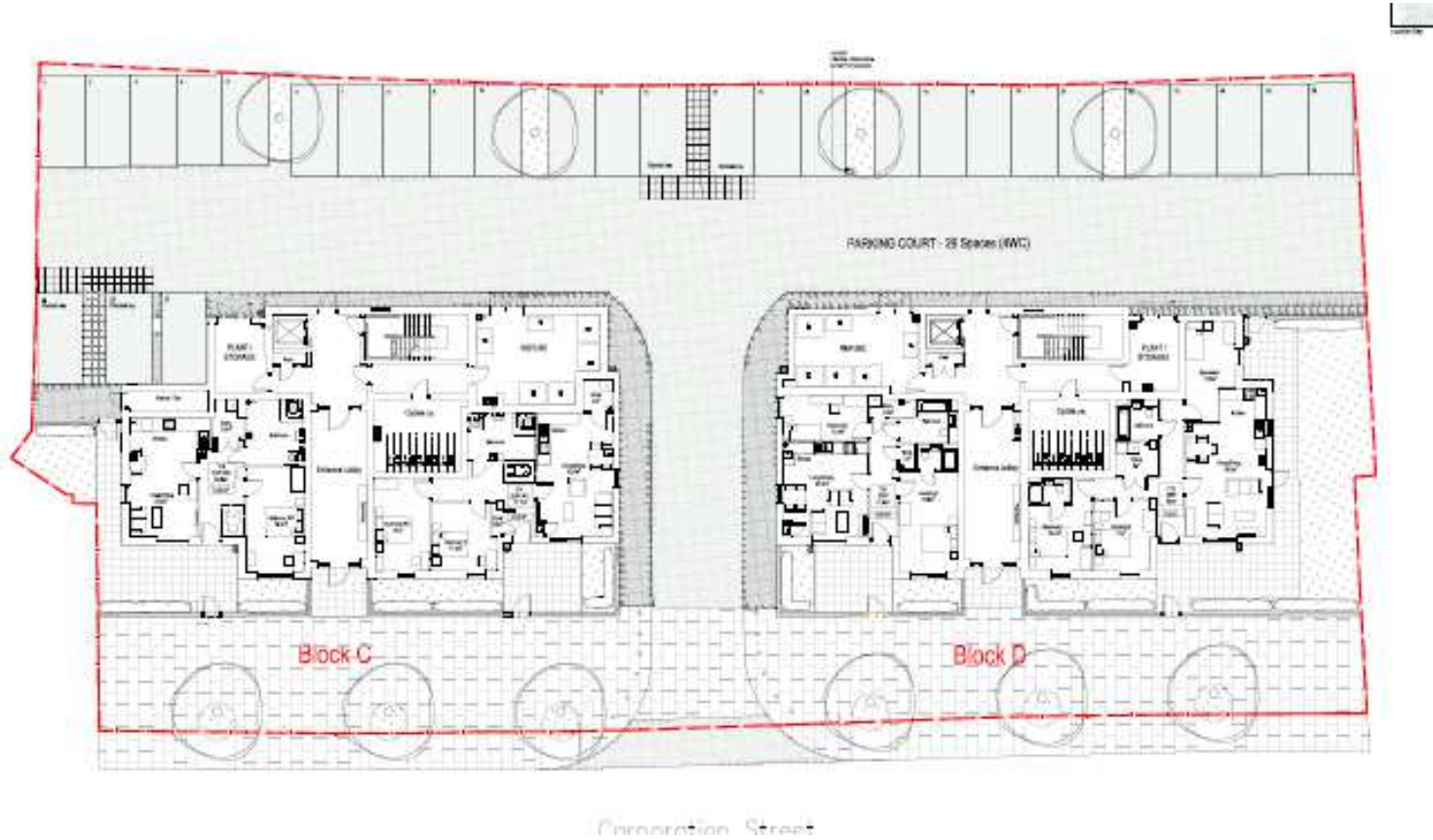
Proposed elevations: Block C, Site 2



Proposed elevations: Block D, Site 2



Ground floor layout: Site 2



CGI of Site 2

