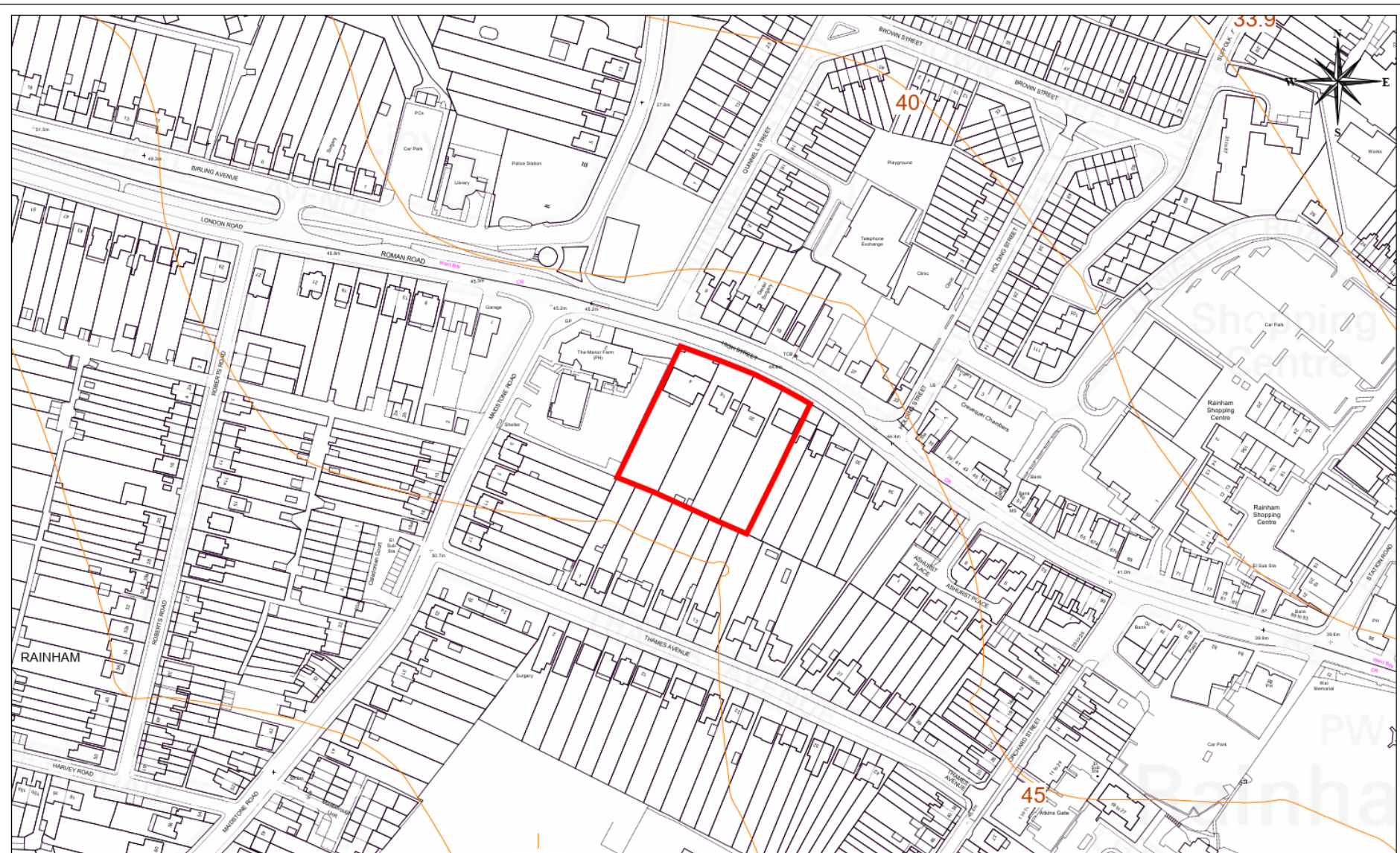


# Planning Committee

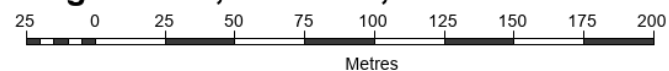
13<sup>th</sup> January 2021

MC/20/1531

4, 16, 20 And 22 High Street, Rainham



**MC/20/1531 - 4, 16, 20 and 22 High Street, Rainham, ME8 7JE**



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**Medway**  
COUNCIL  
Serving You

Scale: 1:2500 27/11/20

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# 4 High Street, Rainham





# 16 and 20 High Street, Rainham



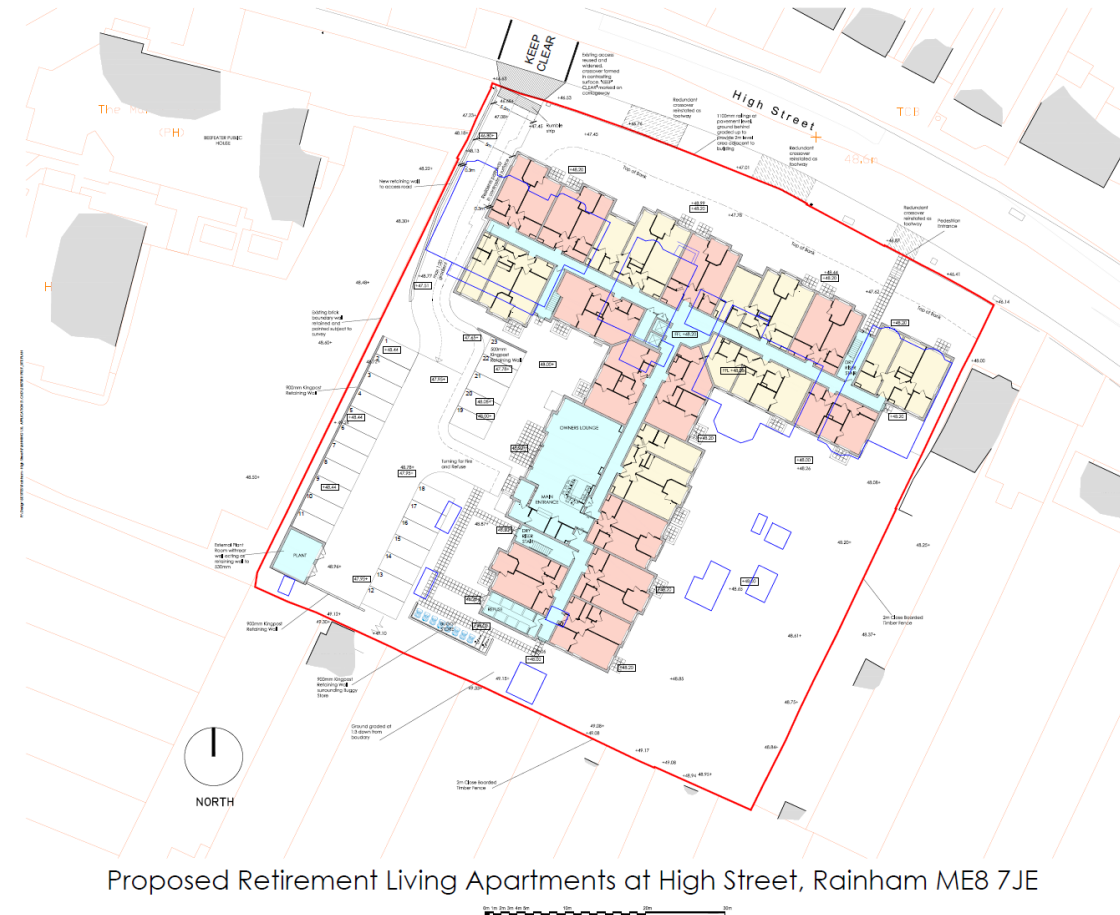
# 22 High Street, Rainham



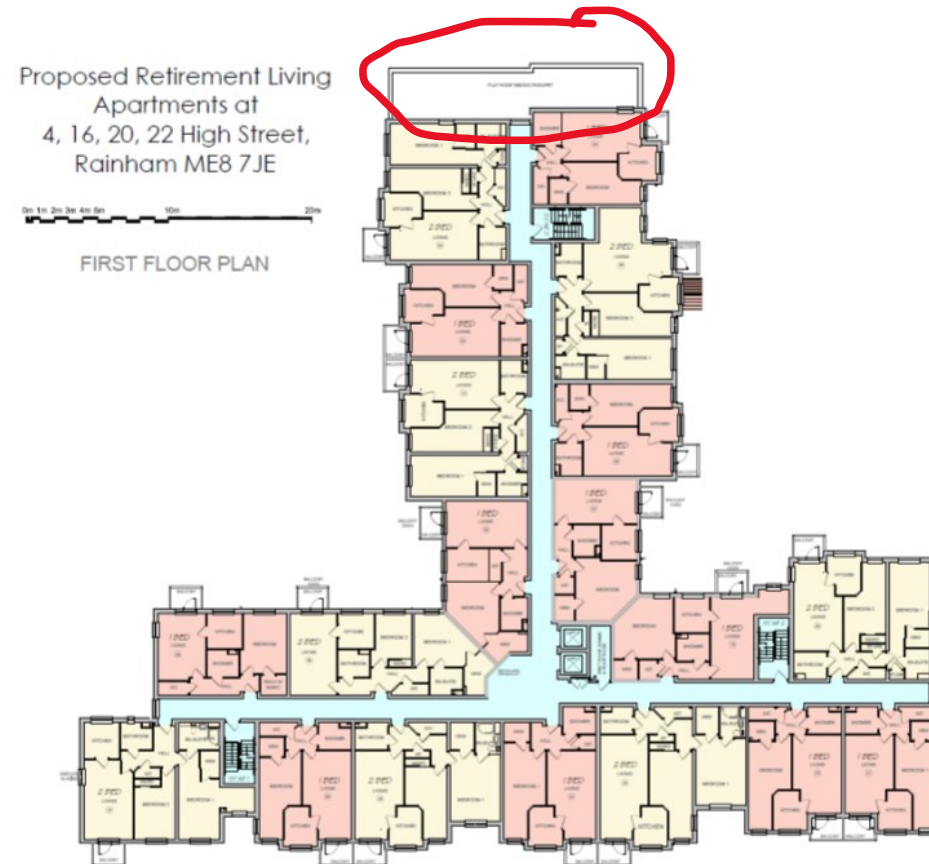
# Approved site layout (MC/19/0797)



# Proposed site layout plan



# Approved first floor plan (MC/19/0797)



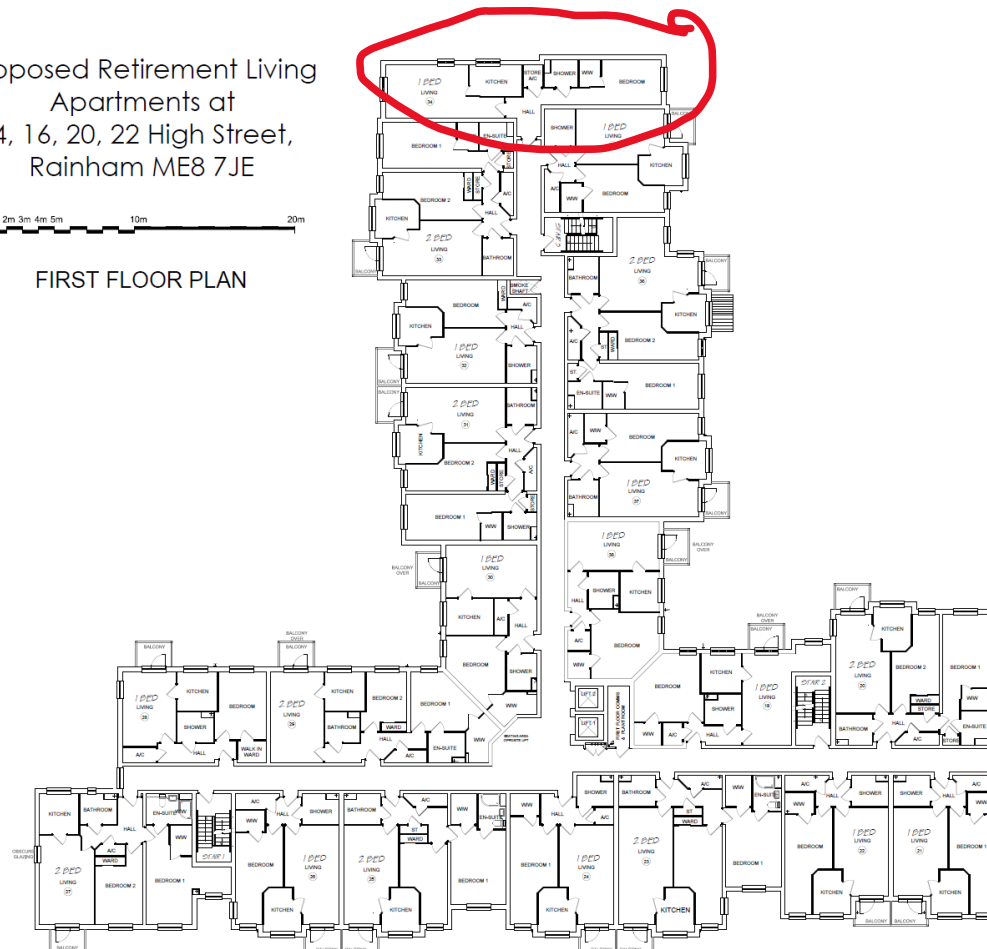


# Proposed first floor plan

Proposed Retirement Living  
Apartments at  
4, 16, 20, 22 High Street,  
Rainham ME8 7JE

0m 1m 2m 3m 4m 5m 10m 20m

FIRST FLOOR PLAN





# Proposed street scene – no change



# Approved elevations: B-B to 24 High St, C-C eastern rear elevation, and D-D eastern side



ELEVATION B-B



ELEVATION C-C



ELEVATION D-D



Proposed Retirement Living Apartments at 4, 16, 20, 22 High Street, Rainham ME8 7JE

# Proposed elevation D-D



ELEVATION D-D



Approved elevations: E-E rear, F-F western side, G-G western rear and H-H to hotel



ELEVATION E-E



ELEVATION F-F



ELEVATION G-G



ELEVATION H-H

# Proposed elevation F-F



ELEVATION F-F

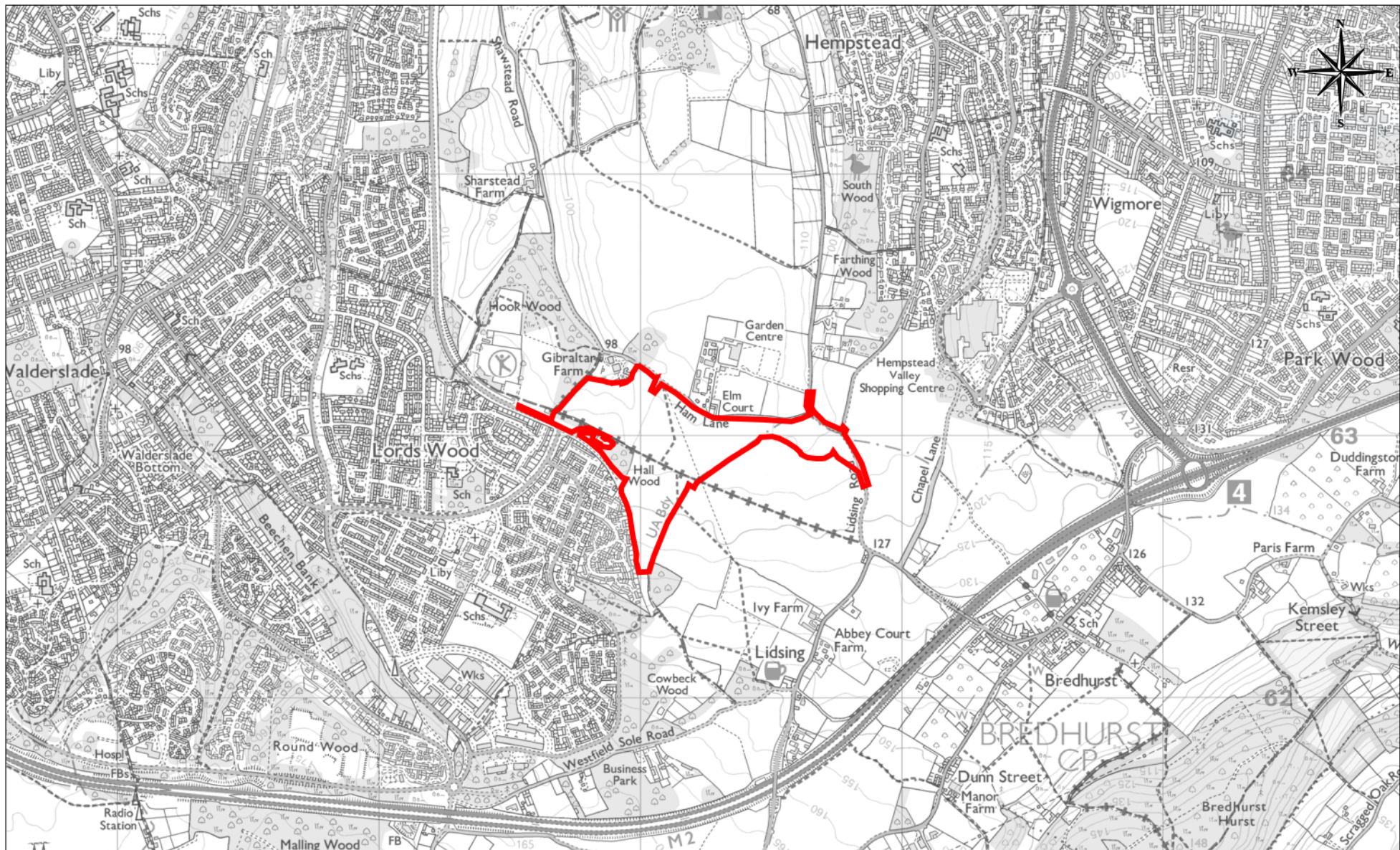
# Landscape Master Plan



MC/19/0336

Gibraltar Farm, Ham Lane, Hempstead

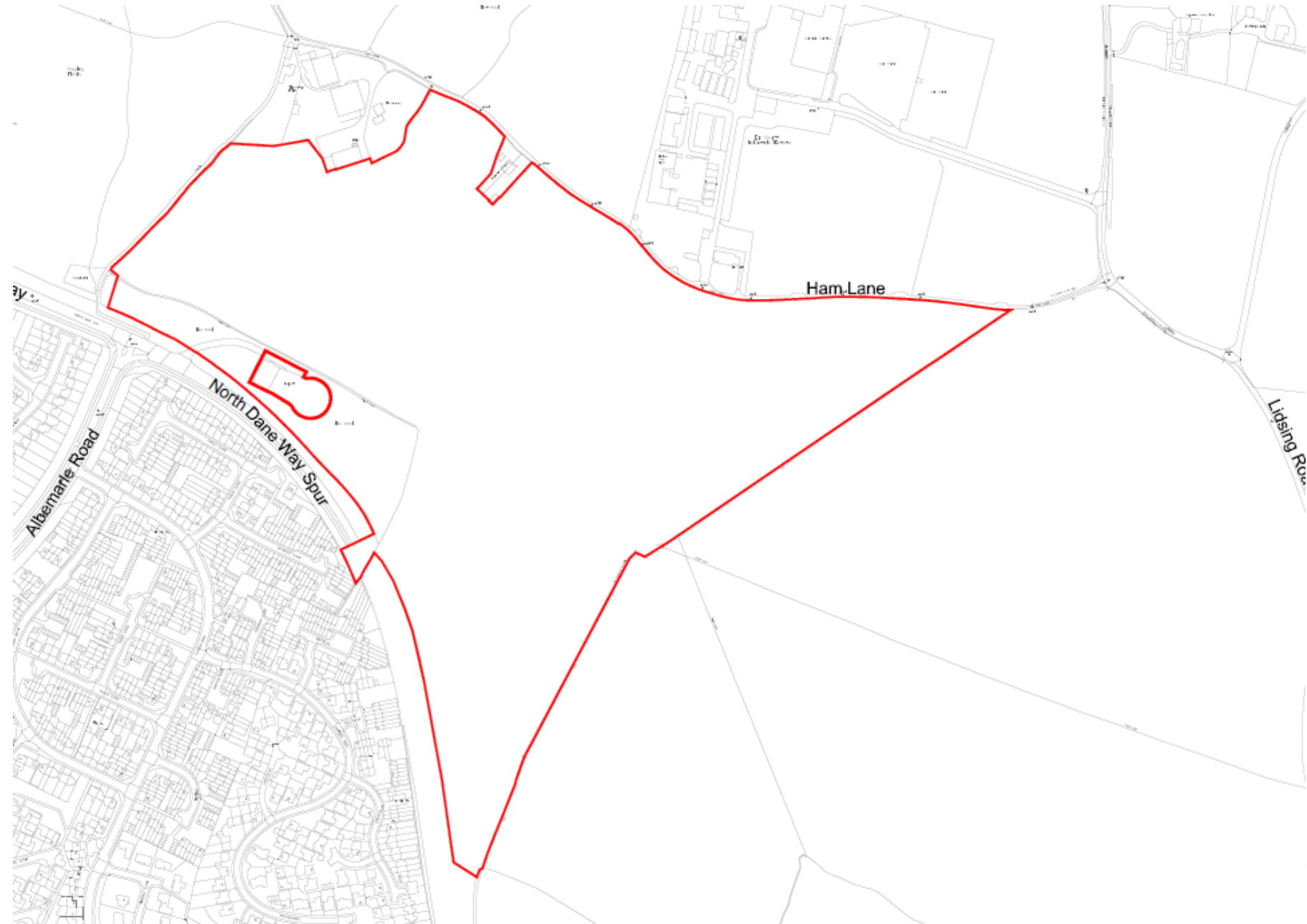




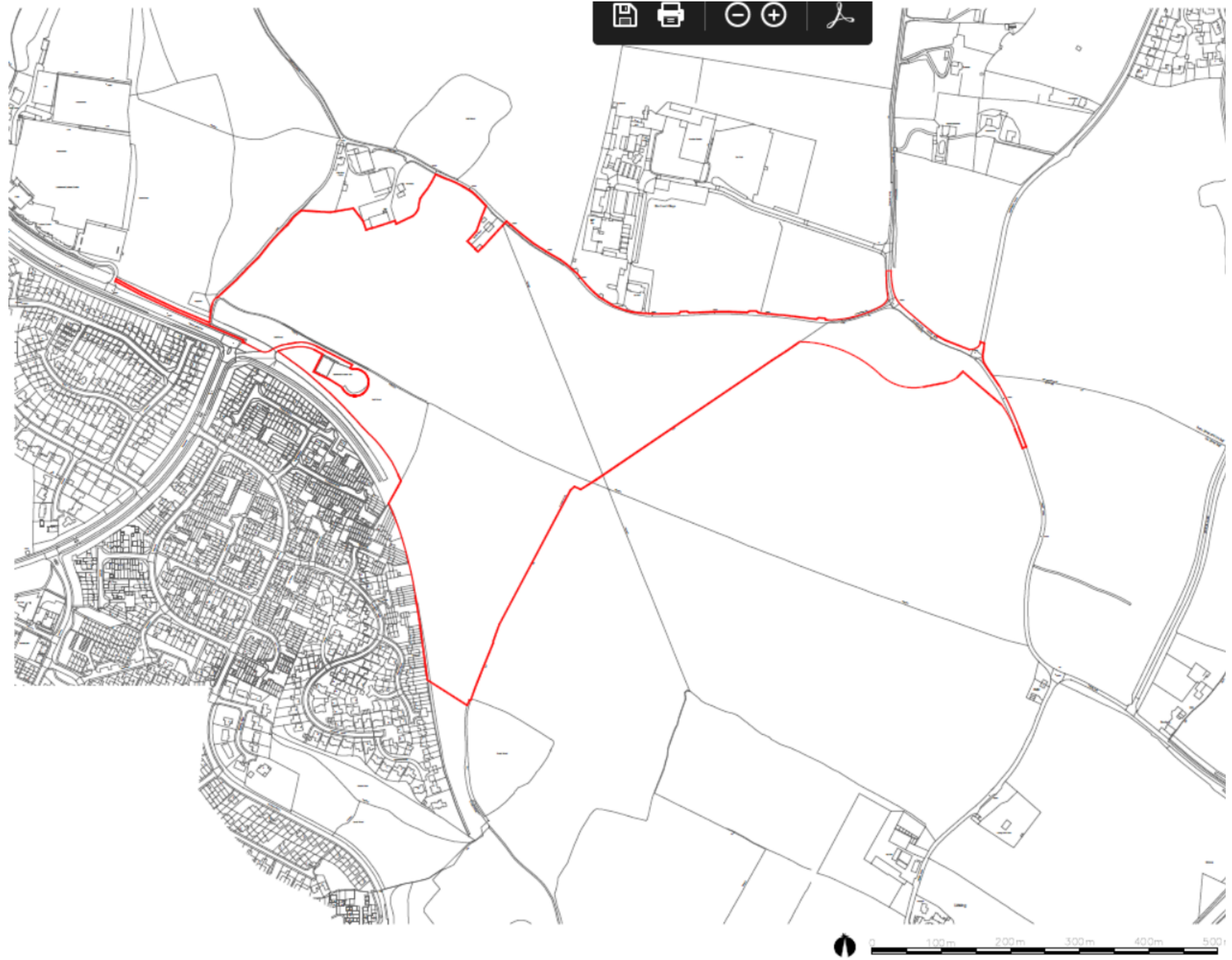
**MC/19/0336 - Gibraltar Farm, Ham Lane, Hempstead, ME7 3JJ**



MC/19/0556  
Extant  
Permission -  
Site  
Boundary



# Site Area











# MC/18/0556

## Extant Permission

—

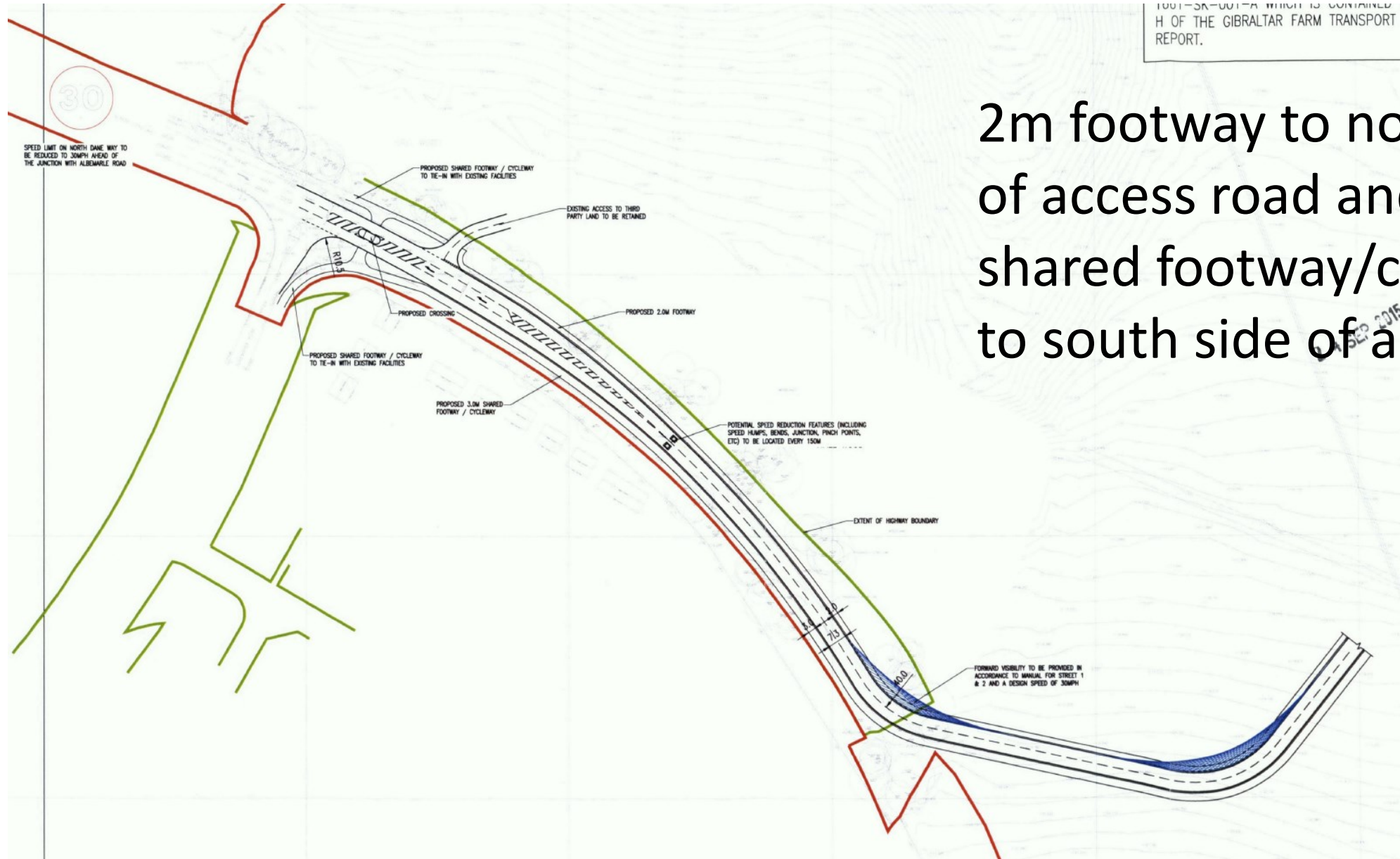
## illustrative layout

-  Potential public art
-  Key shared spaces
-  Vehicular site access
-  Line of public Byway retained
-  Potential pedestrian/cycle links
-  Existing Public Right of Way



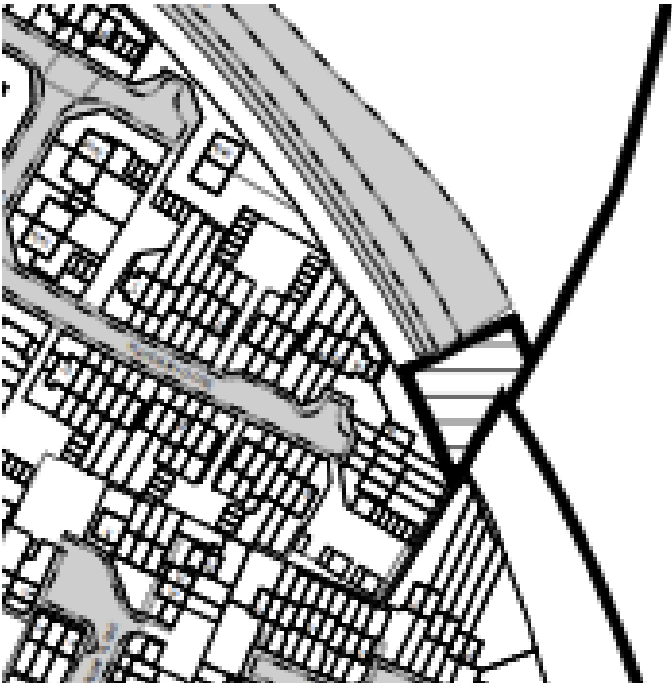


# MC/18/0556 – Extant Permission - Access Details



2m footway to north side of access road and 3m shared footway/cycleway to south side of access road

MC/18/0556 –  
Access  
–Medway  
Council Land  
Ownership







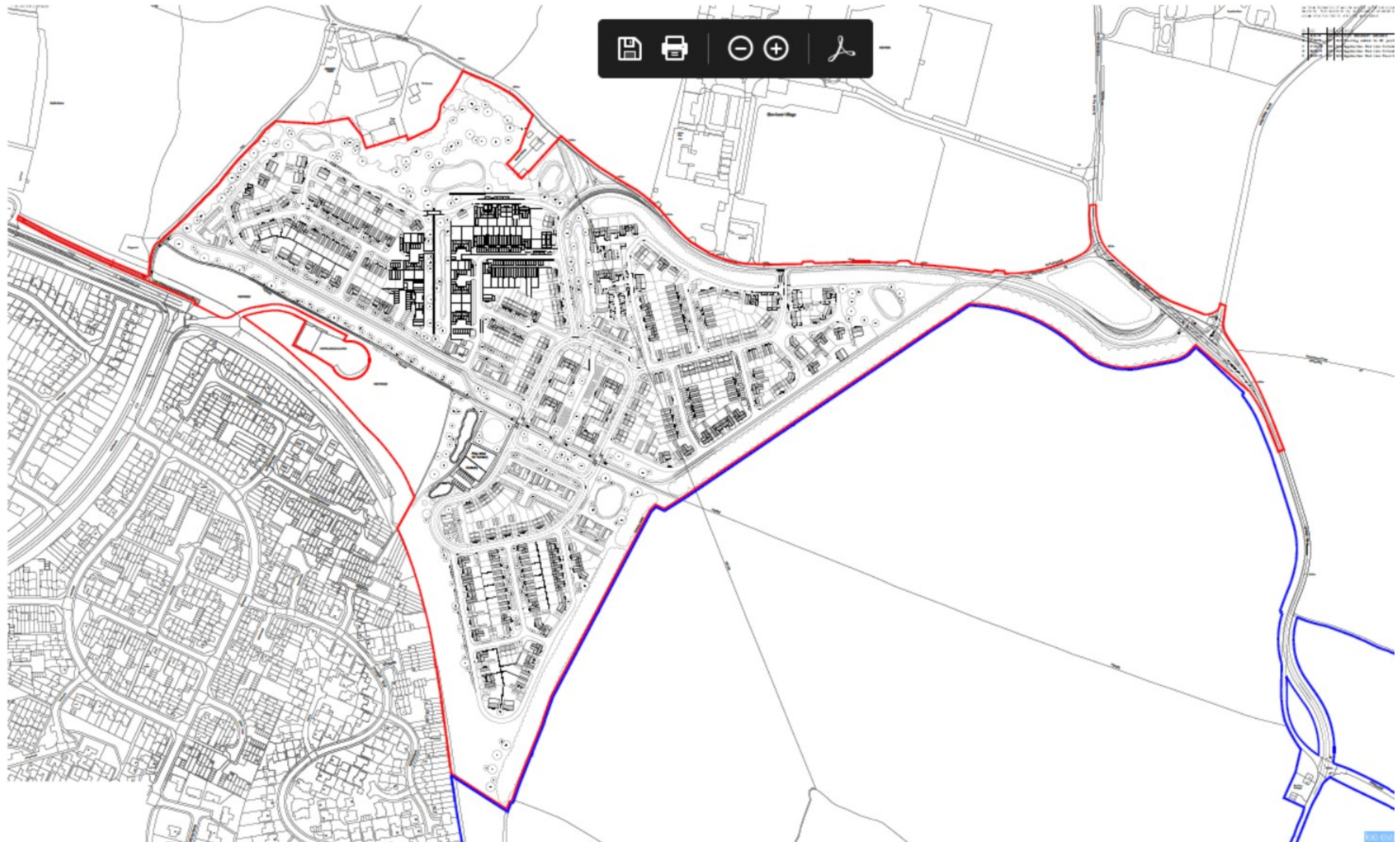


# Aerial – Application Site





# Illustrative Site Layout



# Existing Topography





Ancient woodland buffer taken from the red line boundary

Ancient woodland buffer taken from foliage line on the topographical survey

Key

15m ancient woodland buffer

Scale 1:1000

North arrow

Legend

15m ancient woodland buffer

Scale 1:1000

North arrow

Legend

15m ancient woodland buffer



Site from Northwestern side (From end of access footpath)





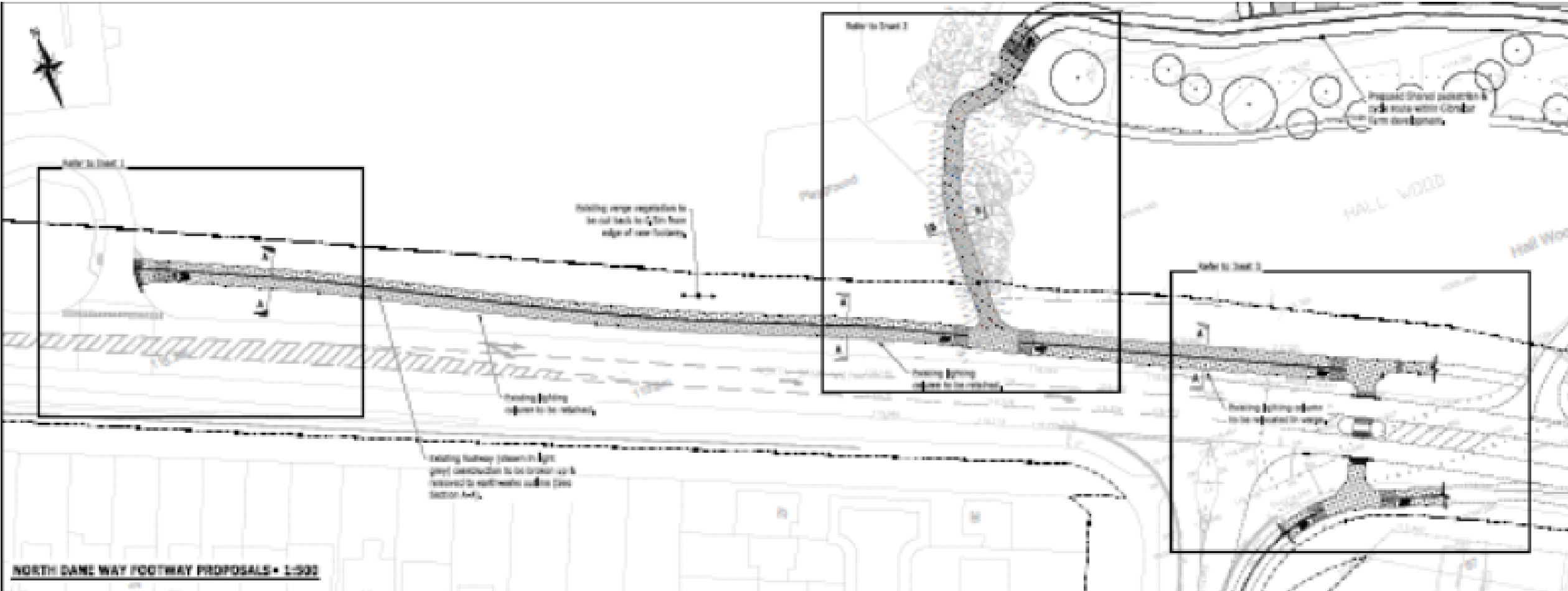
Hall Woods

Site From Ham Lane

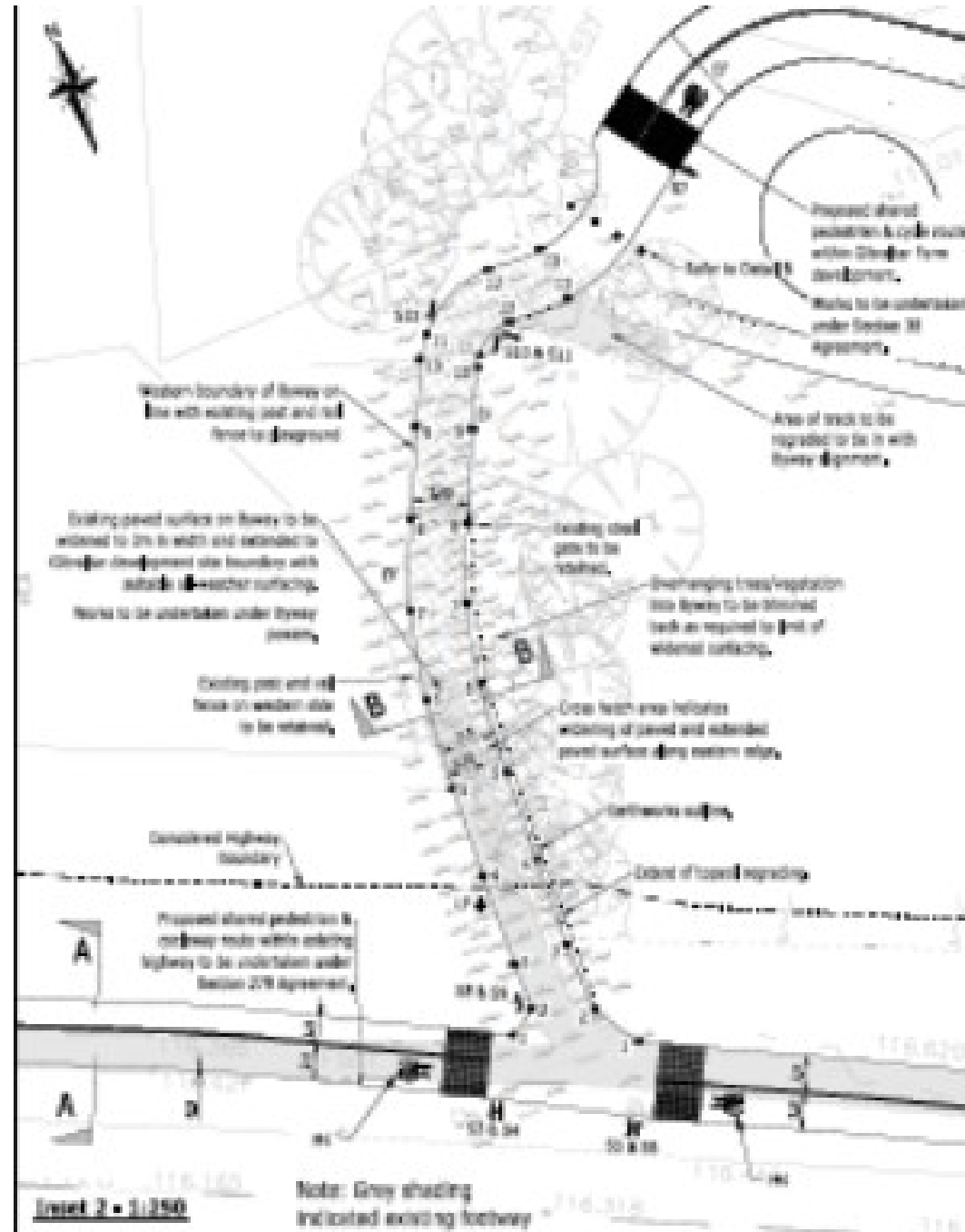
Gibraltar Cottages



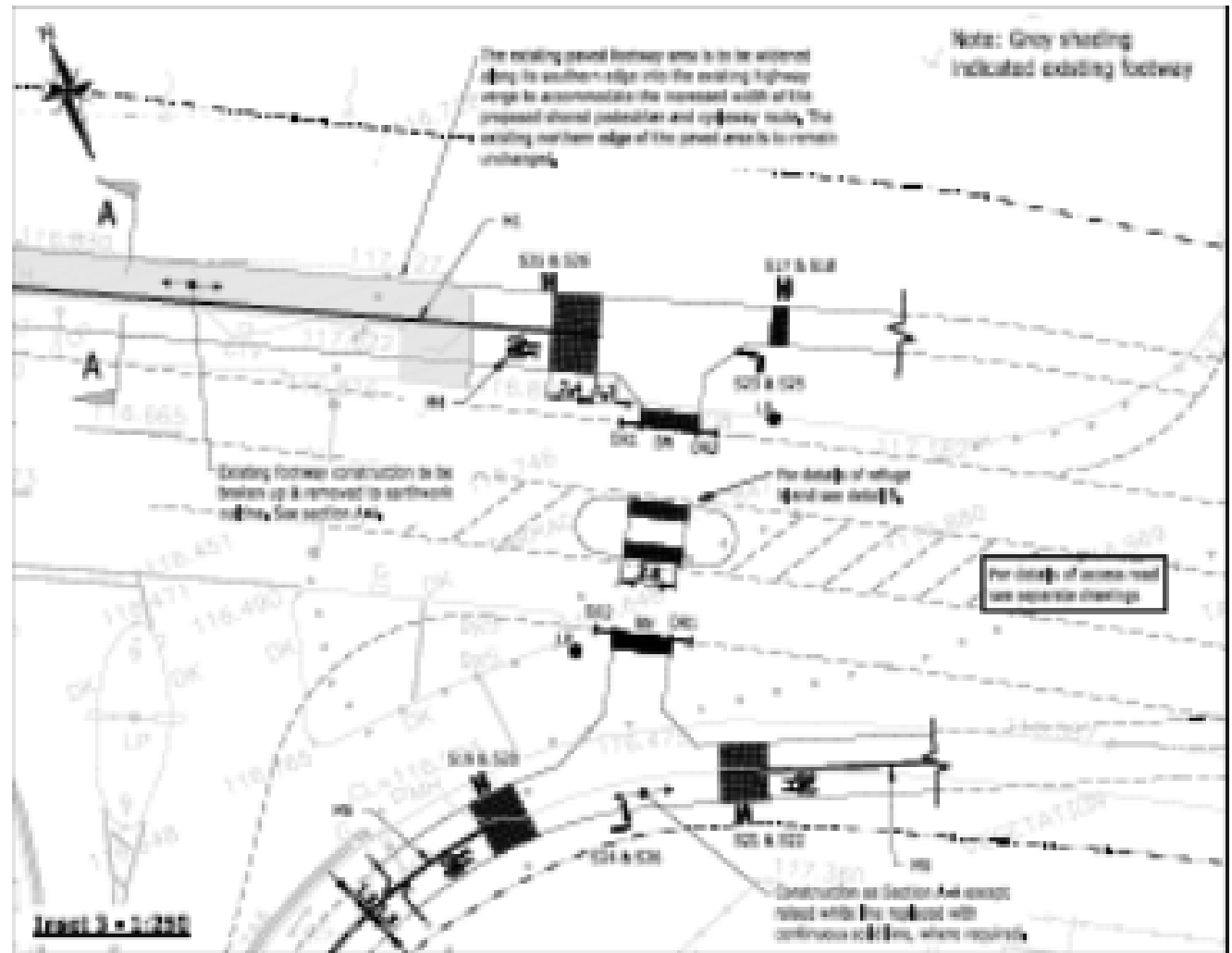
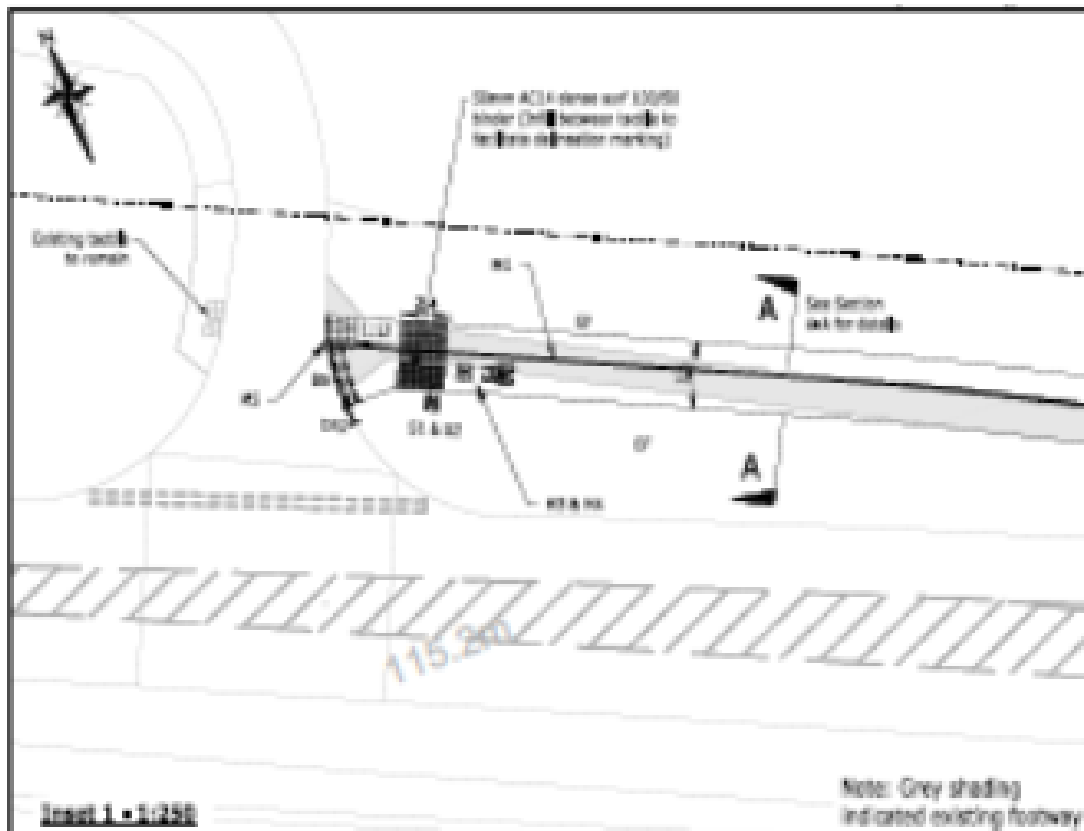
# Proposed Access – Lordswood (1 of 3)



# Proposed Access – Lordswood (2 of 3)



# Proposed Access – Lordswood (3 of 3)





# Aerial – Proposed Access to/from Lordswood





# Access – Northwestern end





# Northwestern Access – Byway from North Dane Way





Site from Northwestern side along byway RC29





# Site from Northwestern side along byway RC29





# Existing byway RC29 – towards North Dane Way

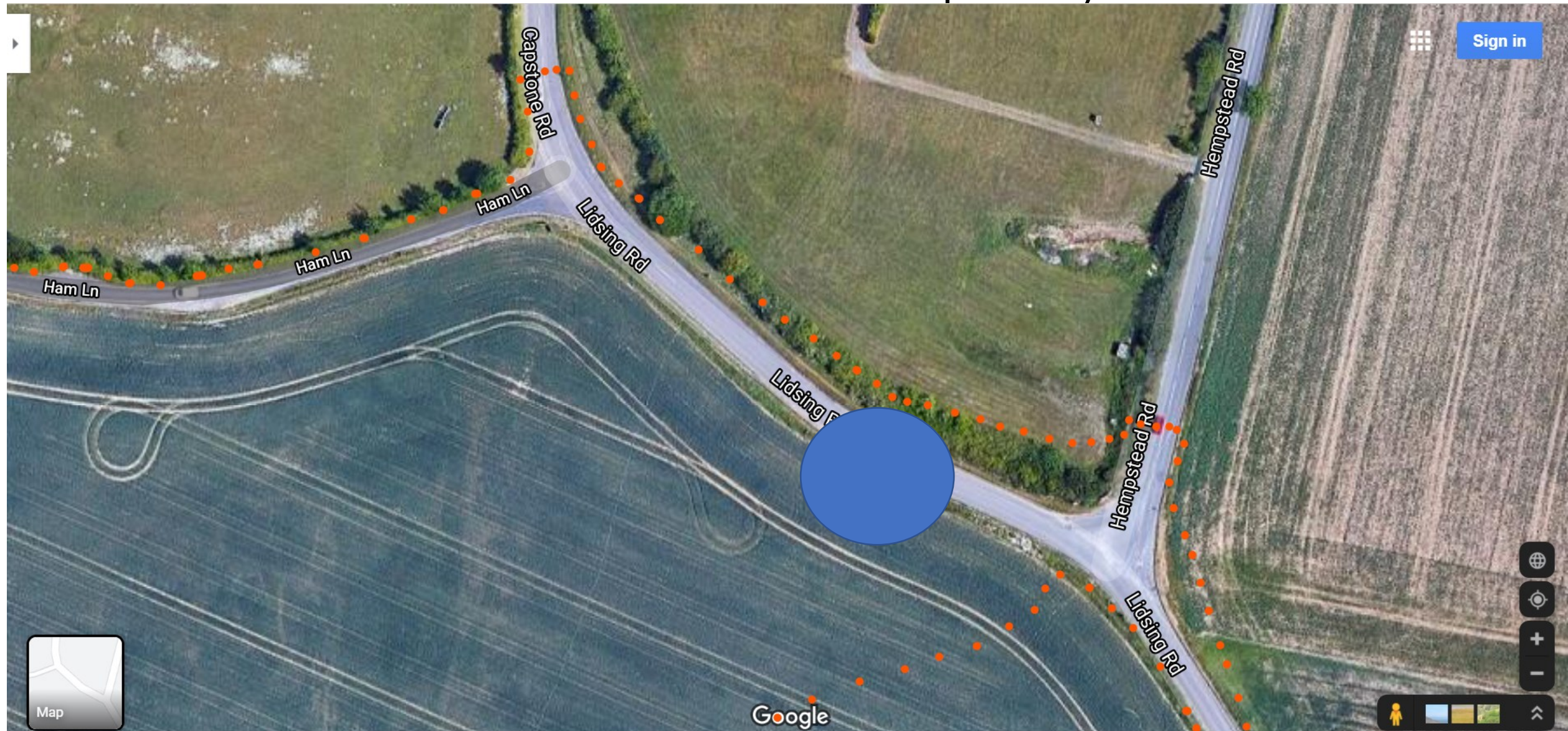




# DEFRA Magic Map – Ancient Woodland Designation



# Access – Hempstead (approximately shown proposed vehicular access point)





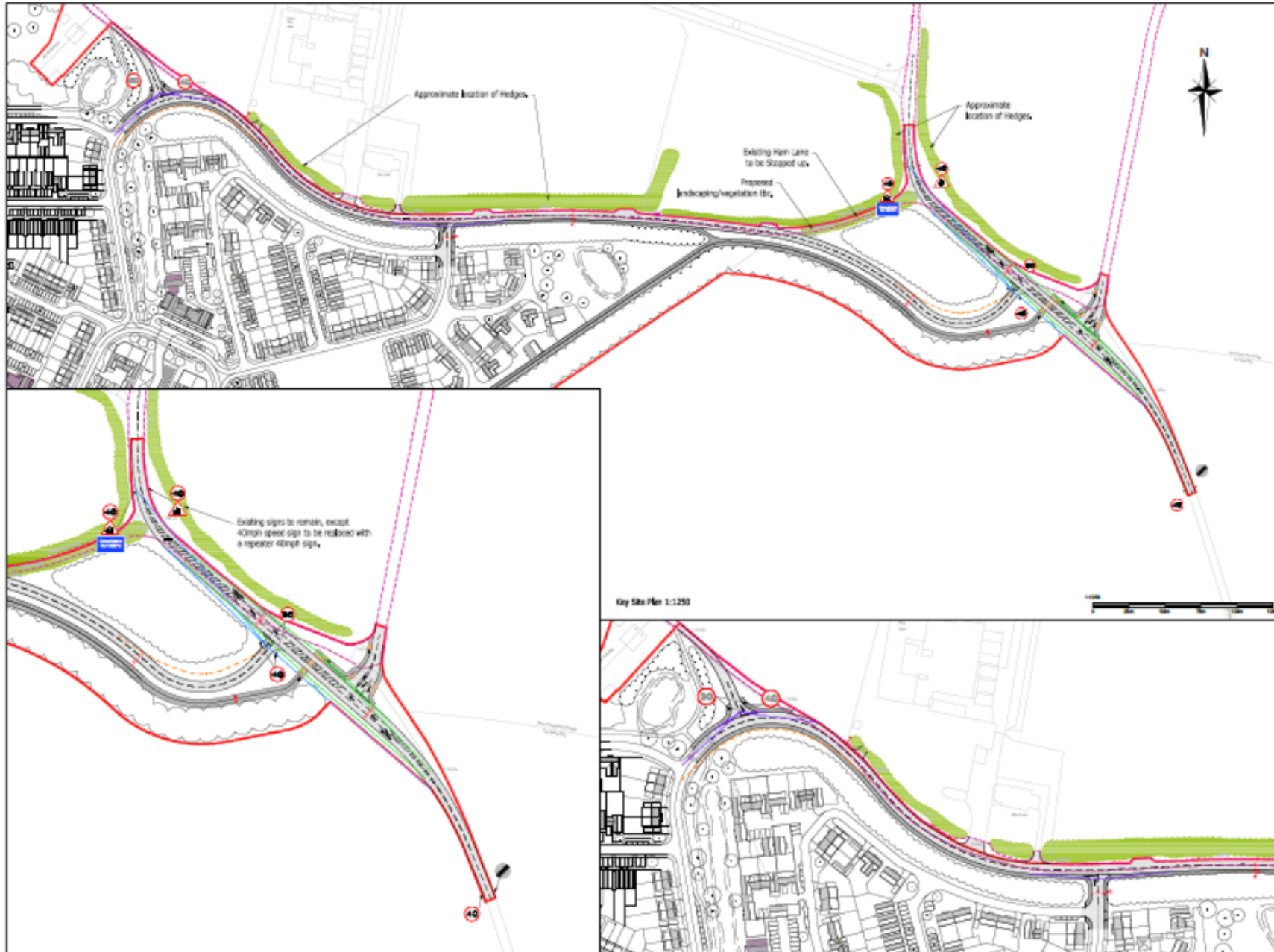
Ham Lane

Junction –  
Lidsing Road  
with Hempstead  
Road





# Site Access - Hempstead



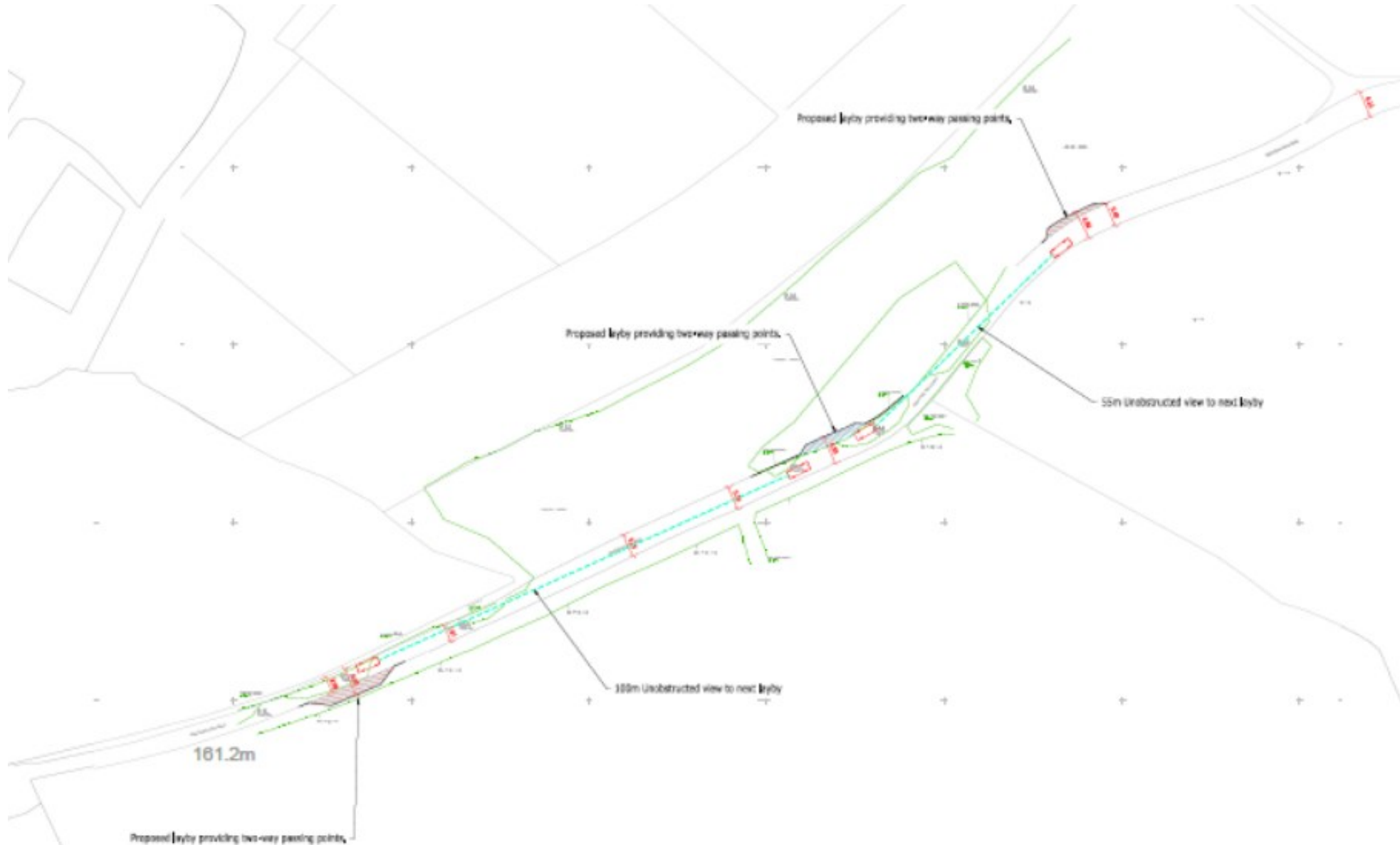


# Westfield Sole Lane – three passing bays





# Westfield Sole Lane – Proposed passing bays





# Hempstead Road looking towards Lidsing Road

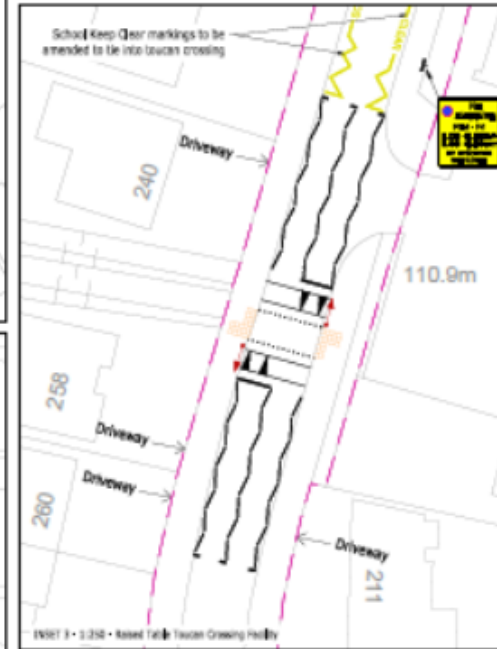




# Hempstead Road looking towards urban area

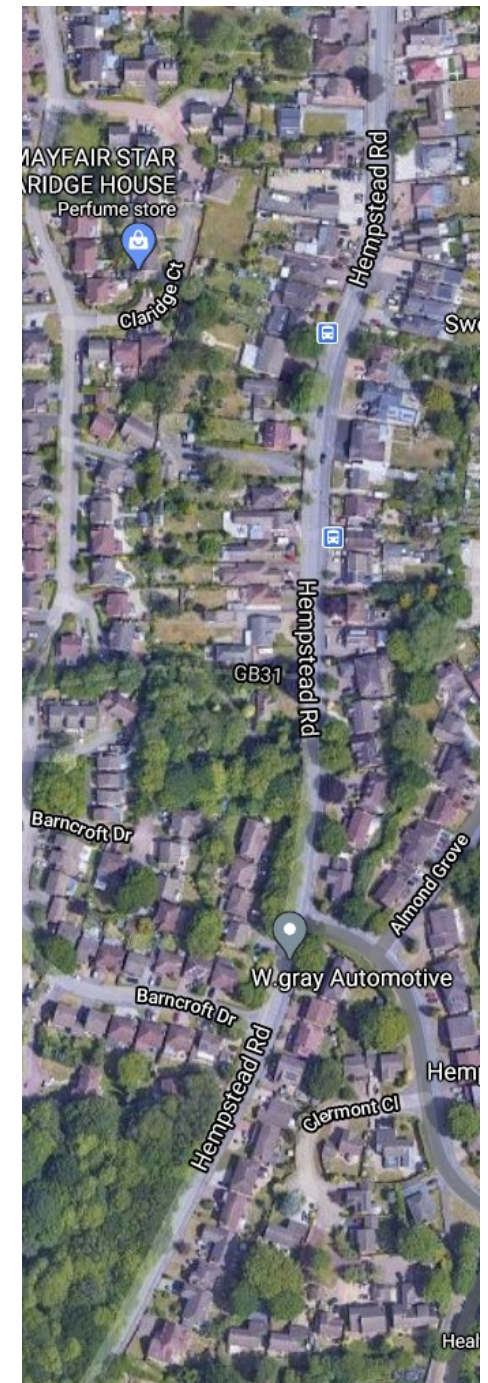


# Hempstead Road- Traffic Calming





# Hempstead Road within the urban area





# Existing Chapel Lane/Hempstead Valley Road Junction



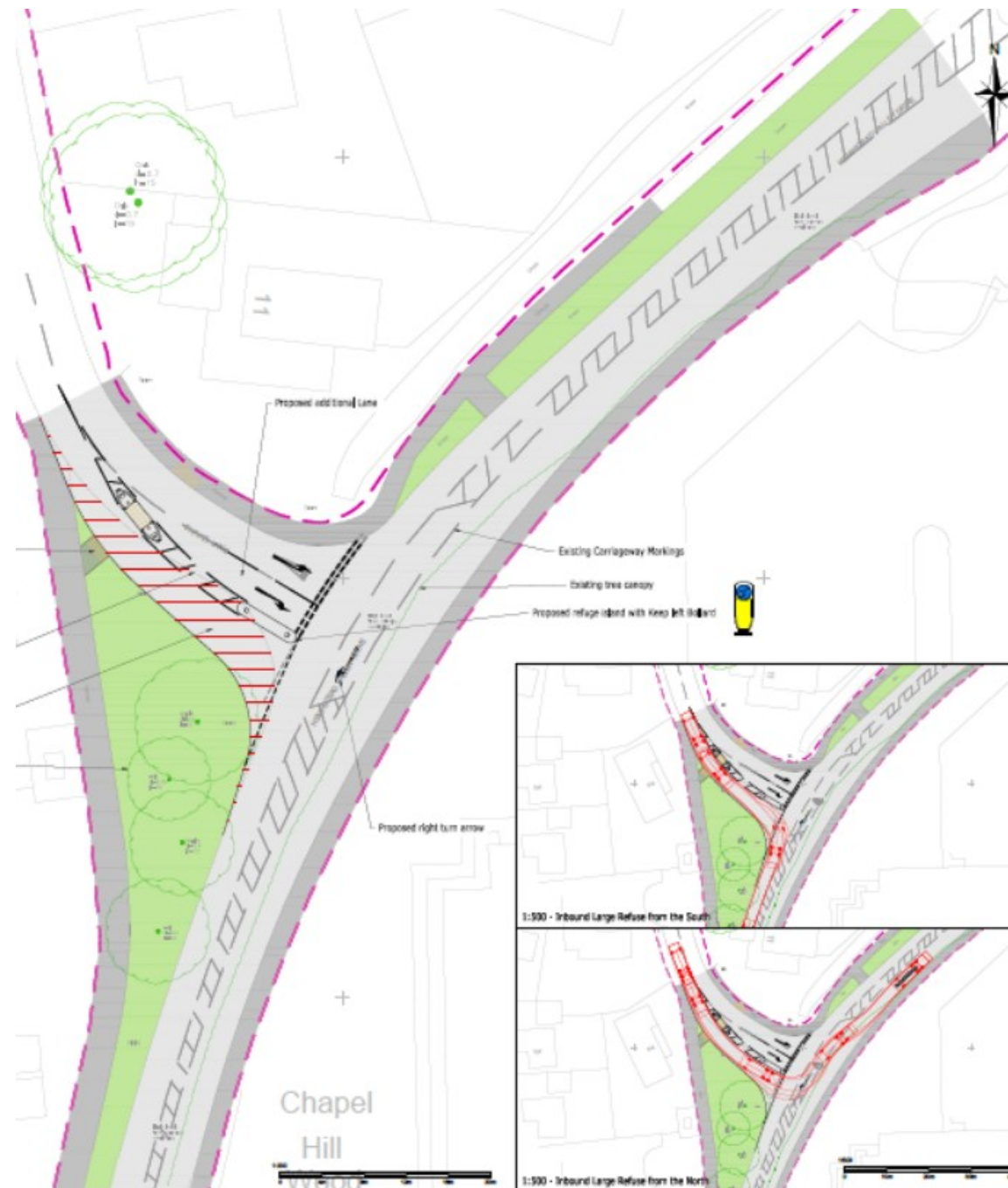


# Existing Chapel Lane/Hempstead Valley Road Junction





# Proposed works – Chapel Lane





# Hoath Way Roundabout





# Proposed works – Hoathway Roundabout





# Hoath Way Roundabout – Sharsted Way





# Hoath Way looking north towards Hoath Way roundabout





# Hoath Way Roundabout – Sharsted Way junction and Hoath Way travelling north off roundabout





# Hoath Way Roundabout – Hoath way travelling north





# Hoath Way Roundabout – Proposed pedestrian crossing – travelling south



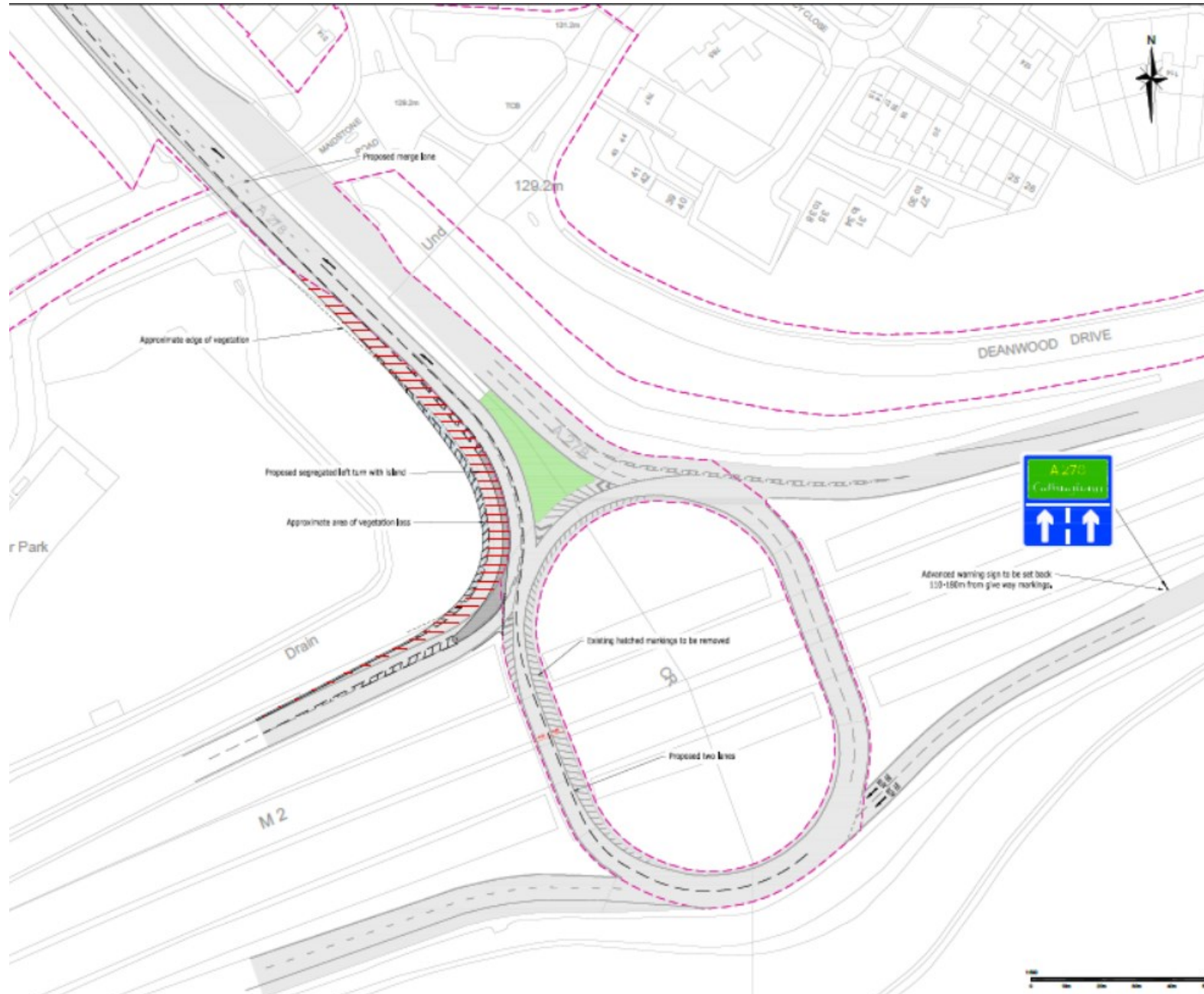


# Junction 4 M2





# Proposed offsite works - Junction 4



# Junction 4 - Hoath Way north





MC/20/2486

Land Adjacent To Cooling Castle Farmhouse And Opposite Saint James's  
Church, Main Road





# St James' Church





# Application Site from St James' Church





# Application Site from SE Corner facing NW



# Application Site from SW Corner Facing NE





# Application Site and Church From Cooling Road from the S Facing N

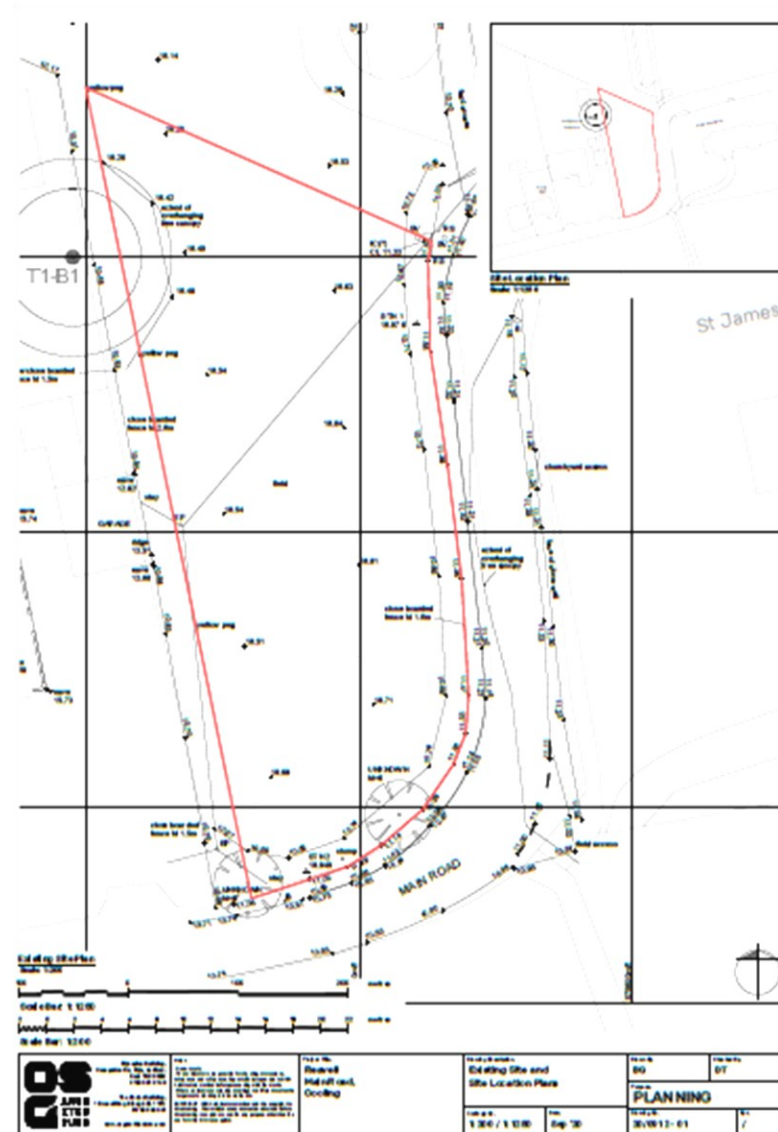


# Application Site From the E along Cooling Road facing W

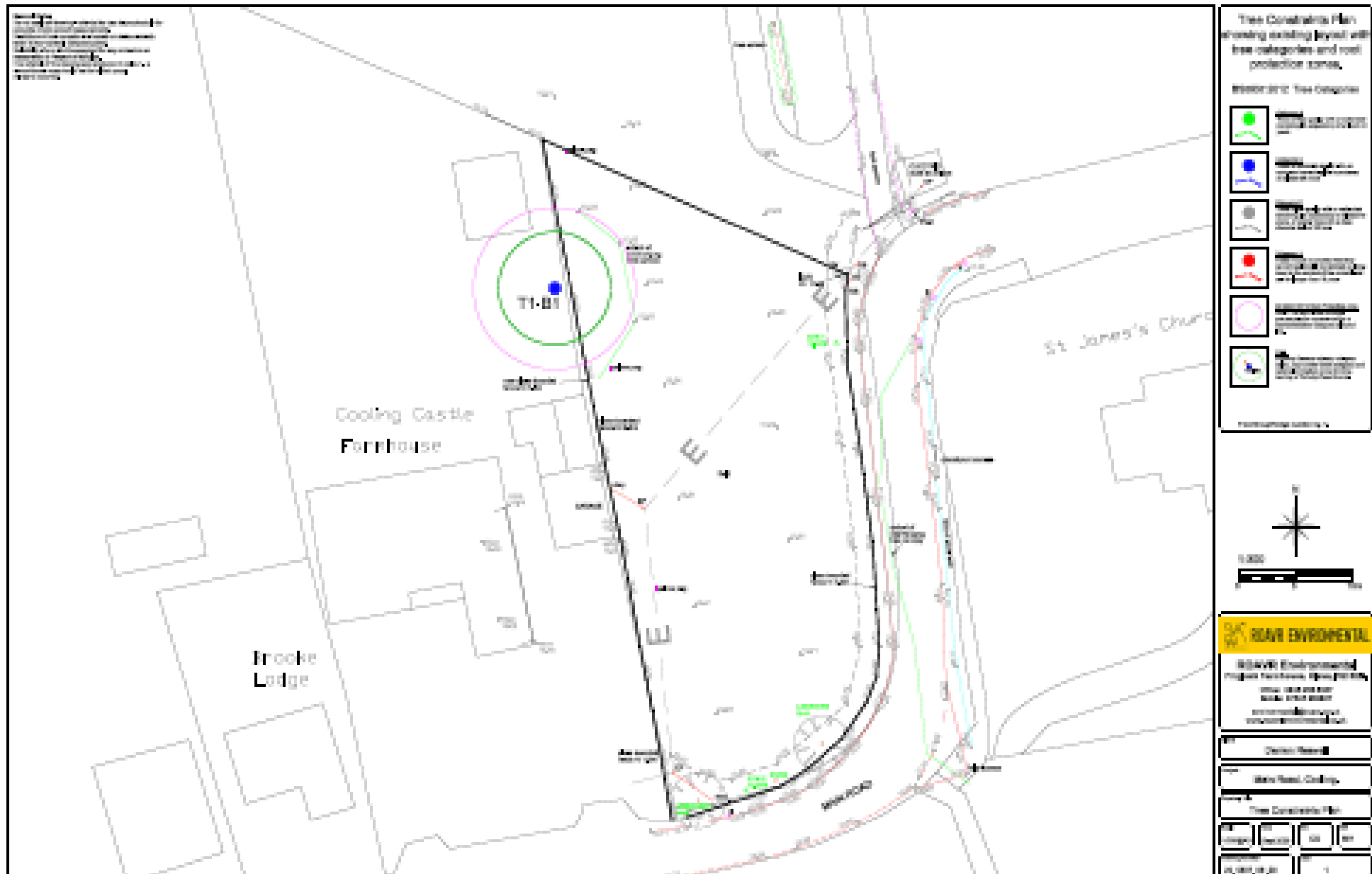




# Land Adjacent To Cooling Castle Farmhouse And Opposite Saint James's Church

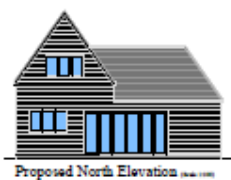


# Tree Constraints Plan





# Previous Application – MC/20/1126



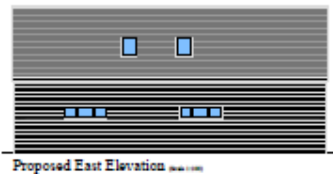
Proposed North Elevation



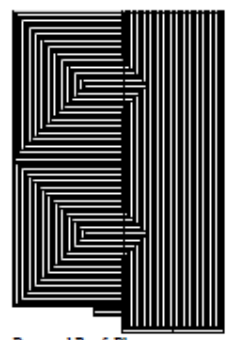
Proposed West Elevation



Proposed South Elevation



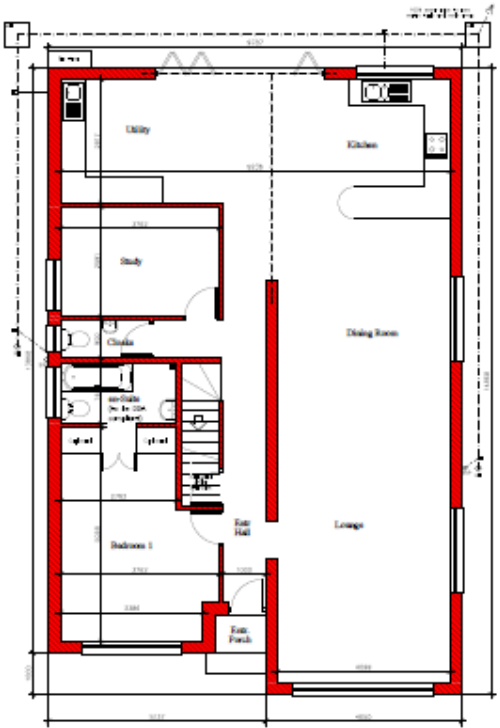
Proposed East Elevation



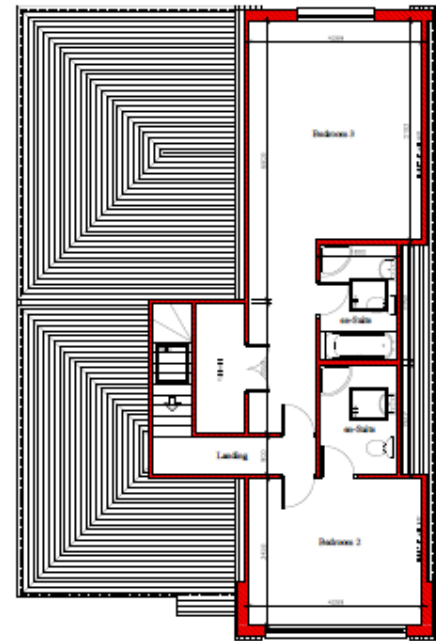
Proposed Roof Plan



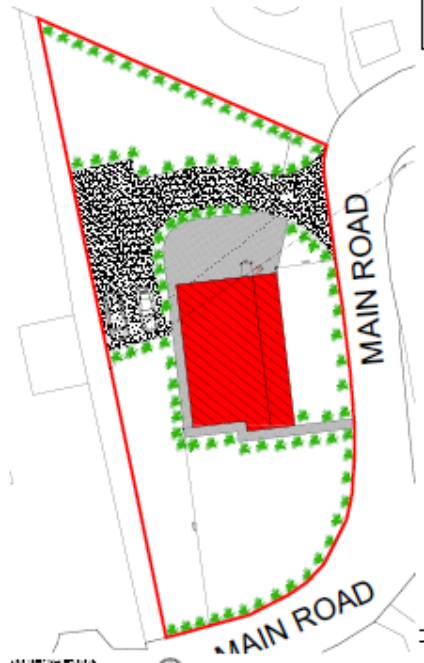
Notes:  
1. All work to be done in accordance with the Building Regulations and the relevant Approved Documents.  
2. The proposed work is to be done in accordance with the Building Regulations and the relevant Approved Documents.  
3. The proposed work is to be done in accordance with the Building Regulations and the relevant Approved Documents.  
4. The proposed work is to be done in accordance with the Building Regulations and the relevant Approved Documents.  
5. The proposed work is to be done in accordance with the Building Regulations and the relevant Approved Documents.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Landscaping Plan

Garden Notes  
1. The garden is to be planted with a variety of trees and shrubs.  
2. The garden is to be planted with a variety of trees and shrubs.  
3. The garden is to be planted with a variety of trees and shrubs.  
4. The garden is to be planted with a variety of trees and shrubs.  
5. The garden is to be planted with a variety of trees and shrubs.

Area Schedule:  
Ground Floor: 100.00sqm  
First Floor: 100.00sqm  
Total: 200.00sqm

Planning Notes  
1. The proposed work is to be done in accordance with the Building Regulations and the relevant Approved Documents.  
2. The proposed work is to be done in accordance with the Building Regulations and the relevant Approved Documents.  
3. The proposed work is to be done in accordance with the Building Regulations and the relevant Approved Documents.

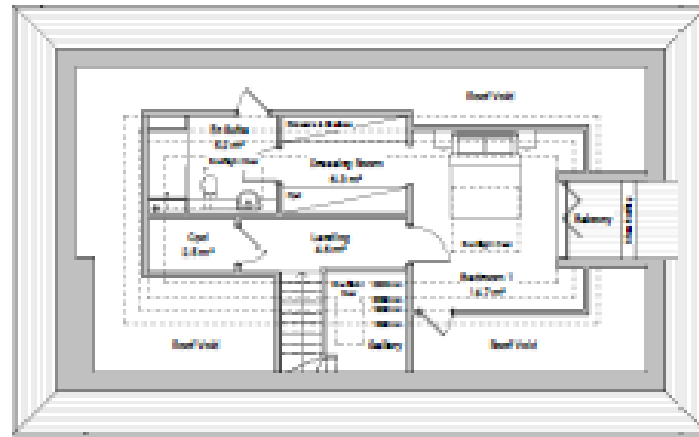
No.	Description	Date	By
1	Proposed First Floor Plan		
2	Proposed First Floor Plan		
3	Proposed First Floor Plan		
4	Proposed First Floor Plan		
5	Proposed First Floor Plan		

**L.H.Hall Design**  
ARCHITECTURAL DESIGN AND  
PLANNING CONSULTANTS  
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 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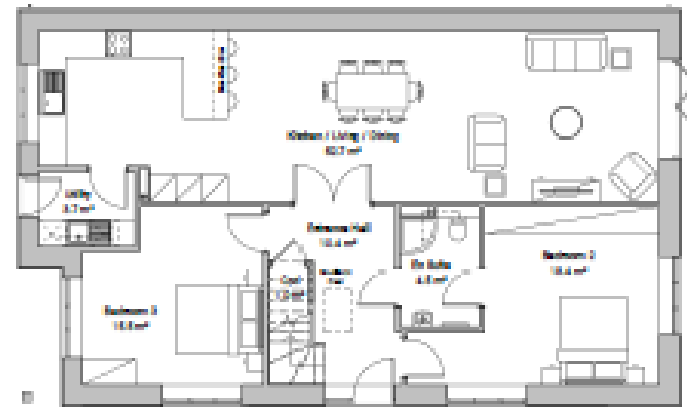




# Proposed Floor Plans



First Floor Plan  
1/100



Ground Floor Plan  
1/100

# Proposed South and East Elevations



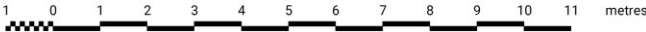
East Elevation

1 : 100



South Elevation

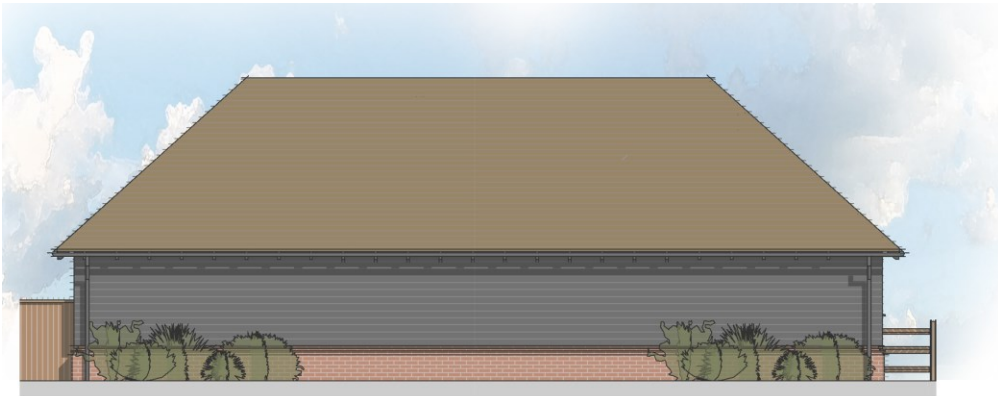
1 : 100



D	23.09.20	East Elevation Amended
C	11.09.20	Plinth Added
B	10.09.20	Amended To Clients Comments
A	07.09.20	Amended To Clients Comments
Rev	Date	Description
<div><div><div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>ARCH</div><div>ITEC</div><div>TURE</div></div></div><div><div>Wyseplan Building, Occupation Road, Wye, Ashford, Kent TN23 5BN 01233 812 148</div><div>The Porter Building, 1 Brunel Way, Slough SL1 1FQ 01753 966 361 www.osgarchitecture.com</div></div></div>		
Project Title: <b>Reavell Main Road, Cooling</b>		
Drawing Description: <b>Proposed Elevations Sheet 1 of 2</b>		
Scale (to A3) <b>1 : 100</b>		Date: <b>Sep '20</b>
Drawn By: <b>BG</b>		Checked By: <b>DT</b>
Purpose: <b>PLANNING</b>		
Drawing No: <b>20/0912 - 08</b>		Rev: <b>D</b>
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# Proposed North and West Elevations



West Elevation

1 : 100



North Elevation

1 : 100

Rev	Date	Description
<div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div>ARCH</div><div>ITEC</div><div>TURE</div></div></div></div><div>Wyseplan Building, Occupation Road, Wye, Ashford, Kent TN25 5EN 01233 812 148  The Porter Building, 1 Brunel Way, Slough SL1 1FQ 01753 968 361 <a href="http://www.osgarchitecture.com">www.osgarchitecture.com</a></div></div>		
Project Title: <b>Reavell Main Road, Cooling</b>		
Drawing Description: <b>Proposed Elevations Sheet 2 of 2</b>		
Scale (@ A3) <b>1 : 100</b>		Date: <b>Sep '20</b>
Drawn By: <b>BG</b>		Checked By: <b>DT</b>
Purpose: <b>PLANNING</b>		
Drawing No. <b>20/0912 - 09</b>		Rev.
Notes:  - Do not scale - The contractor is responsible for checking dimensions, tolerances and references. Report all discrepancies to OSG Architecture Limited before proceeding with the works. - Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.  COPYRIGHT: OSG Architecture Limited own the copyright to this drawing. Their written consent must be obtained before this drawing is copied or used for any purpose other than the one in which it was supplied		

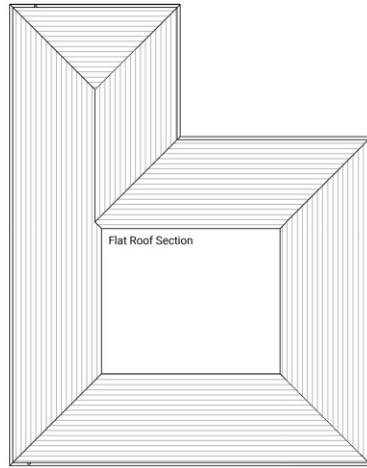
# Proposed 3D Perspective



Rev	Date	Description
<div><div><div><div></div><div></div><div></div><div></div></div><div>ARCH ITEC TURE</div></div><div><div>Wyseplan Building, Occupation Road, Wye, Ashford, Kent TN25 5EN 01233 812 148</div><div>The Porter Building, 1 Brunel Way, Slough SL1 1FQ 01753 968 361 www.osgarchitecture.com</div></div></div>		
Project Title <b>Reavell Main Road, Cooling</b>		
Drawing Description <b>Proposed Site Perspectives</b>		
Scale (@ A3)	Date <b>Oct '20</b>	
Drawn By <b>BG</b>	Checked By <b>DT</b>	
Purpose <b>PLANNING</b>		
Drawing No <b>20/0912 - 15</b>	Rev.	
Notes <div><div>- Do not scale</div><div>- The contractor is responsible for checking dimensions, tolerances and references. Report all discrepancies to OSG Architecture Limited before proceeding with the works.</div><div>- Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.</div></div> <div><div>COPYRIGHT: OSG Architecture Limited own the copyright to this drawing. Their written consent must be obtained before this drawing is copied or used for any purpose other than the one in which it was supplied</div></div>		



# Proposed Carport



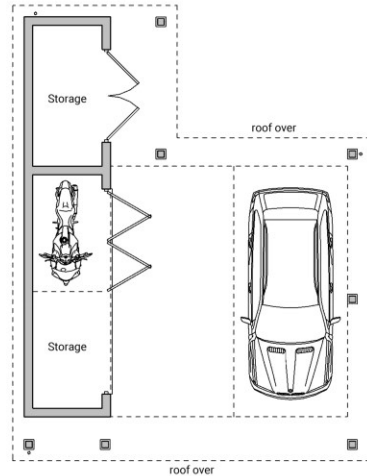
Roof Plan  
1 : 100



Front Elevation  
1 : 100



Side Elevation  
1 : 100



Ground Floor Plan  
1 : 100



Rear Elevation  
1 : 100

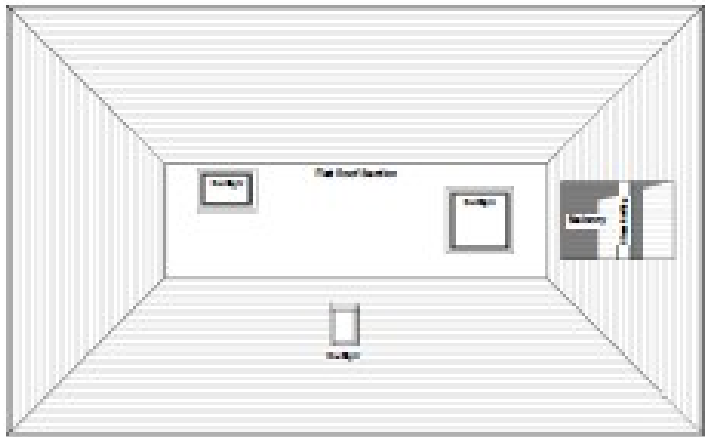


Side Elevation  
1 : 100



A		24.09.20	Amended to Clients Comments
Rev	Date	Description	
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Project Title:			
Reavell Main Road, Cooling			
Drawing Description:			
Proposed Car Port Plans and Elevations			
Scale (@ A3)		Date:	
1 : 100		Sep '20	
Drawn By:		Checked By:	
BG		DT	
Purpose:			
PLANNING			
Drawing No.		Rev.	
20/0912 - 10		A	
Notes:			
- Do not scale			
- The contractor is responsible for checking dimensions, tolerances and references. Report all discrepancies to OSG Architecture Limited before proceeding with the works.			
- Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.			
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# Proposed Roof Plan and 3D perspective of Carport



Roof Plan  
1:100



3D Perspective View



1	10.000	10.000000
2	10.000	10.000000
3	10.000	10.000000
4	10.000	10.000000

Rev	Description
01	Initial Issue
02	Revised to meet comments
03	Revised to meet comments
04	Revised to meet comments

<b>OS</b>	<b>ARCH</b>	<b>STUDIO</b>
10.000000		
10.000000		
10.000000		
10.000000		

Project Name	
Revised Main Road, Drawing	

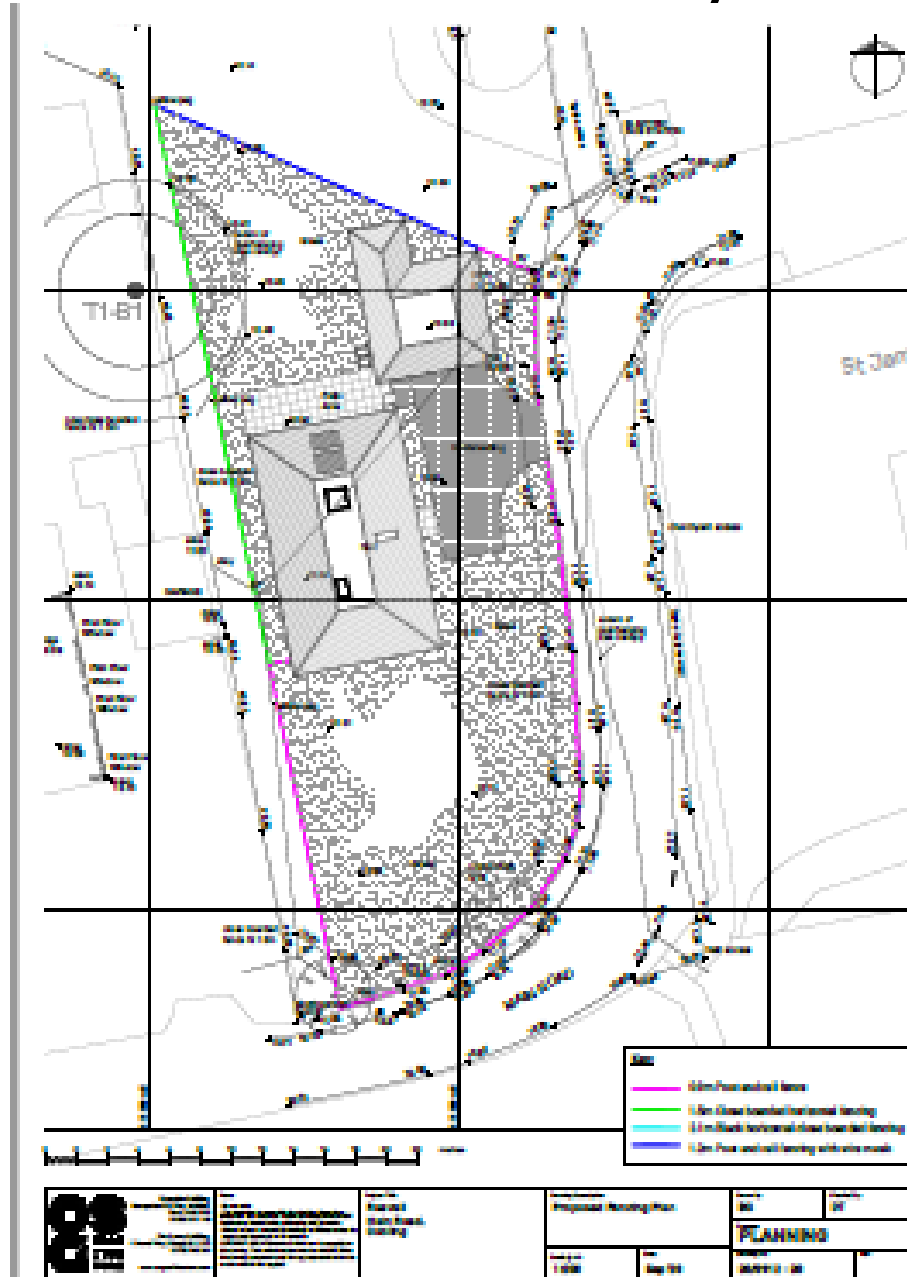
Project Number	
Proposed Roof Plan and 3D Perspective	

Scale	Rev
1:100	1:100
Rev	Rev
01	01

Notes	
1. The proposed roof plan and 3D perspective are for the proposed carport and are not to be used for any other purpose.	
2. The proposed roof plan and 3D perspective are for the proposed carport and are not to be used for any other purpose.	
3. The proposed roof plan and 3D perspective are for the proposed carport and are not to be used for any other purpose.	
4. The proposed roof plan and 3D perspective are for the proposed carport and are not to be used for any other purpose.	



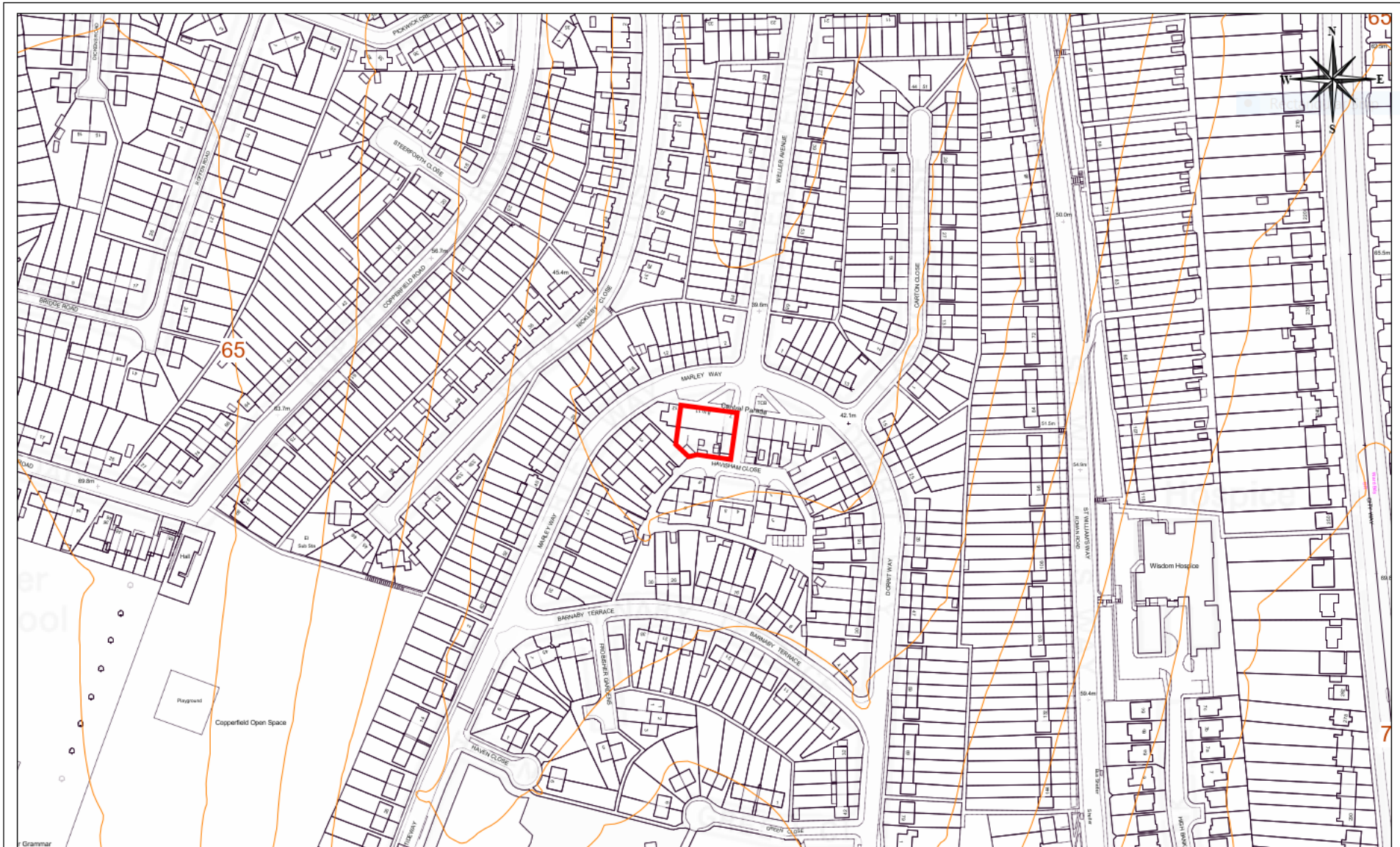
# Proposed Boundary Treatment



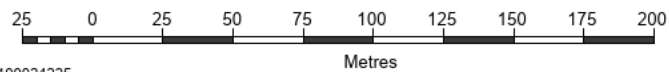
MC/20/1886

7-11 Central Parade, Rochester





**MC/20/1886 - 7-11 Central Parade, Rochester, ME1 2LQ**



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**Medway**  
COUNCIL  
Serving You

Scale: 1:2500 21/12/20

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# Front of Co-op Store From Marley Way





# Rear of Co-op Store (1)



# Rear of Co-op Store (2)

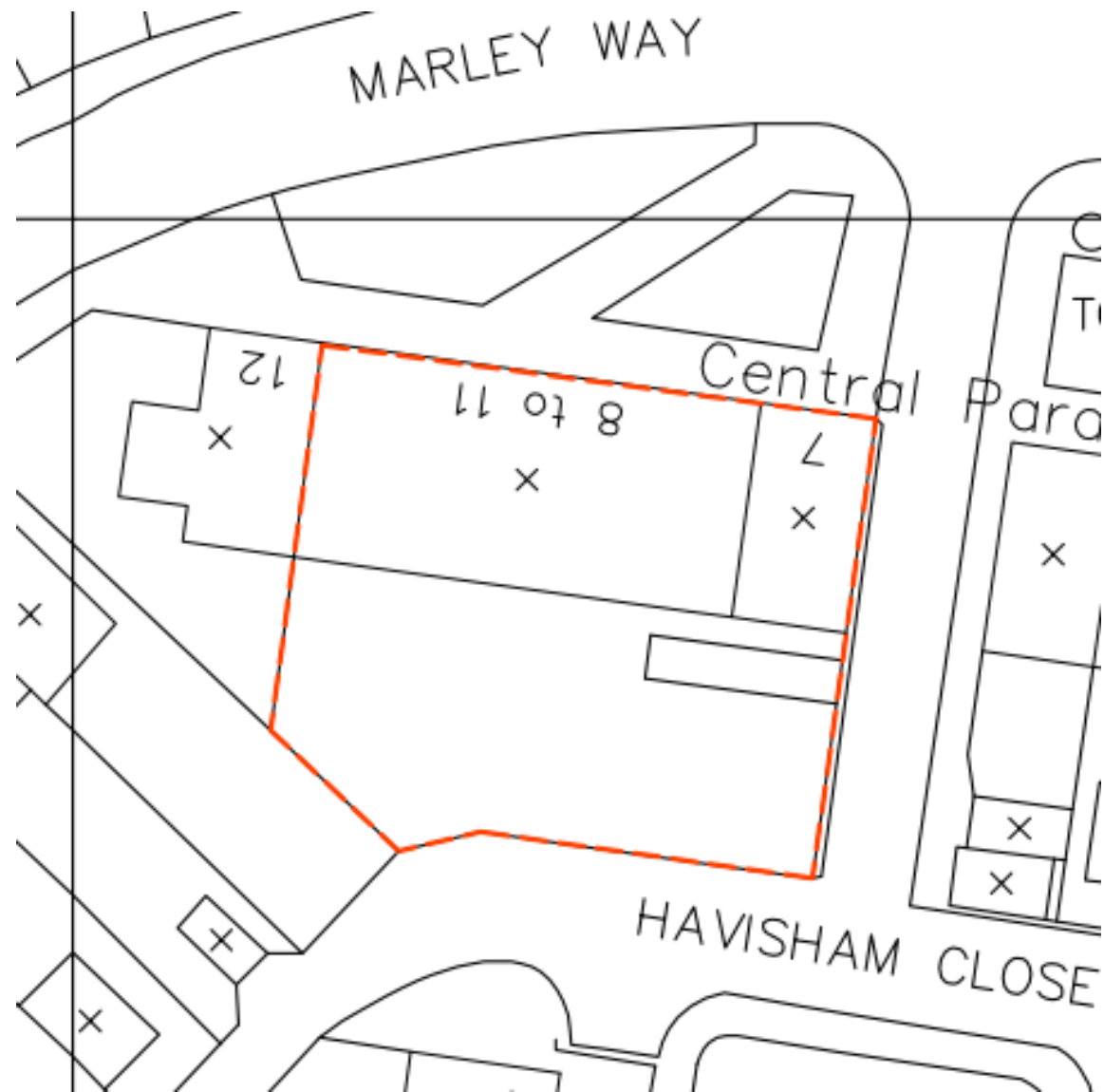




# Structure Housing Cold Rooms

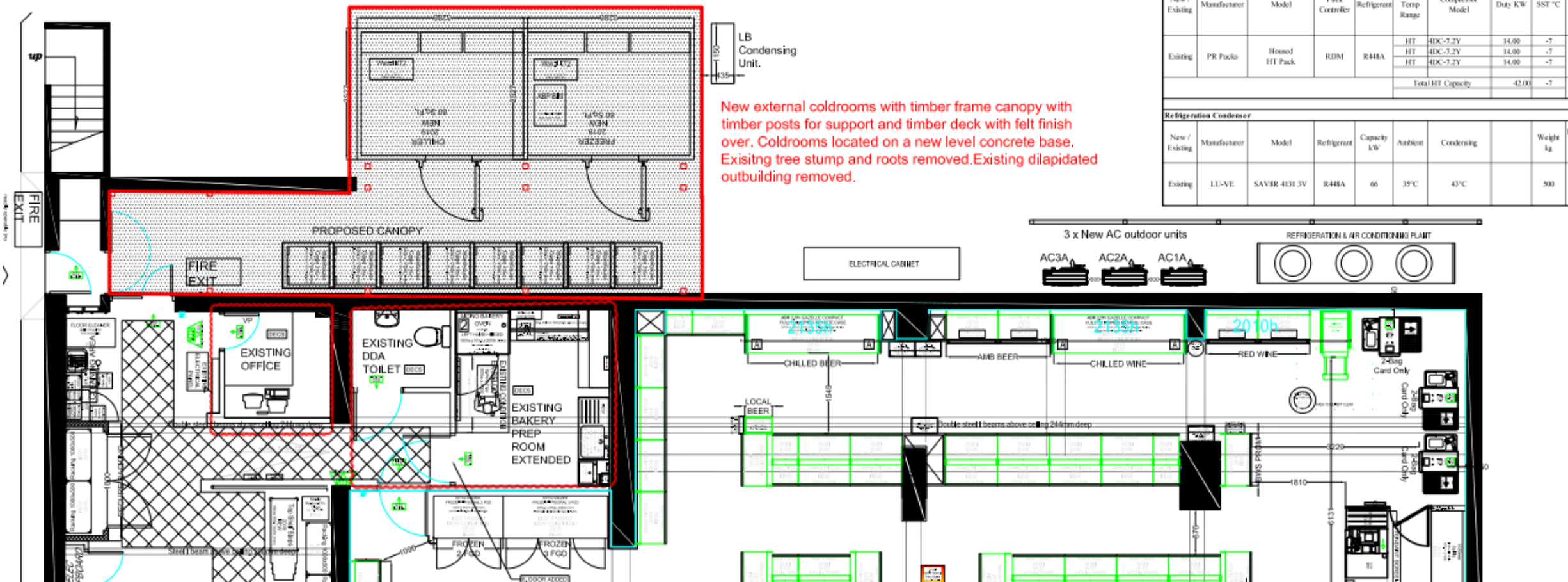


# Block Plan

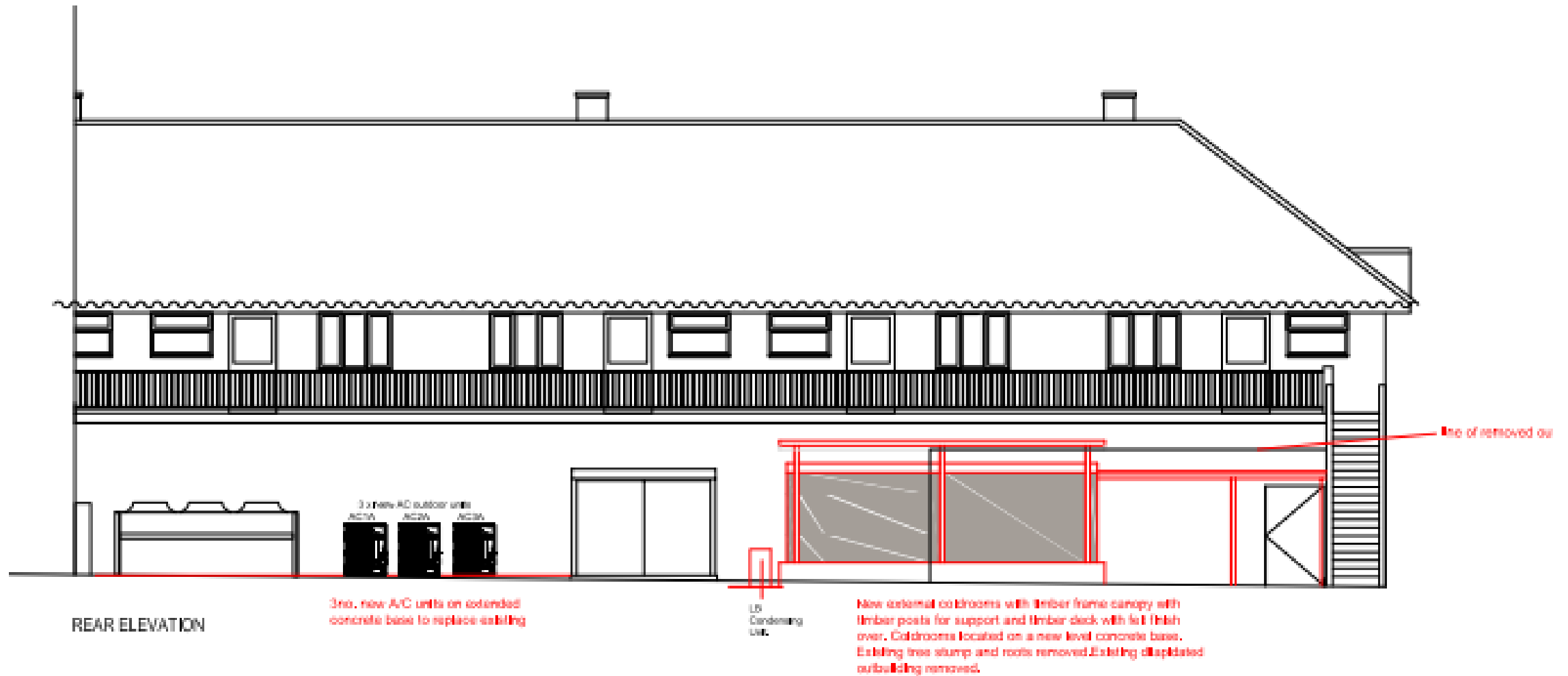




# Plan of Proposed Coldrooms

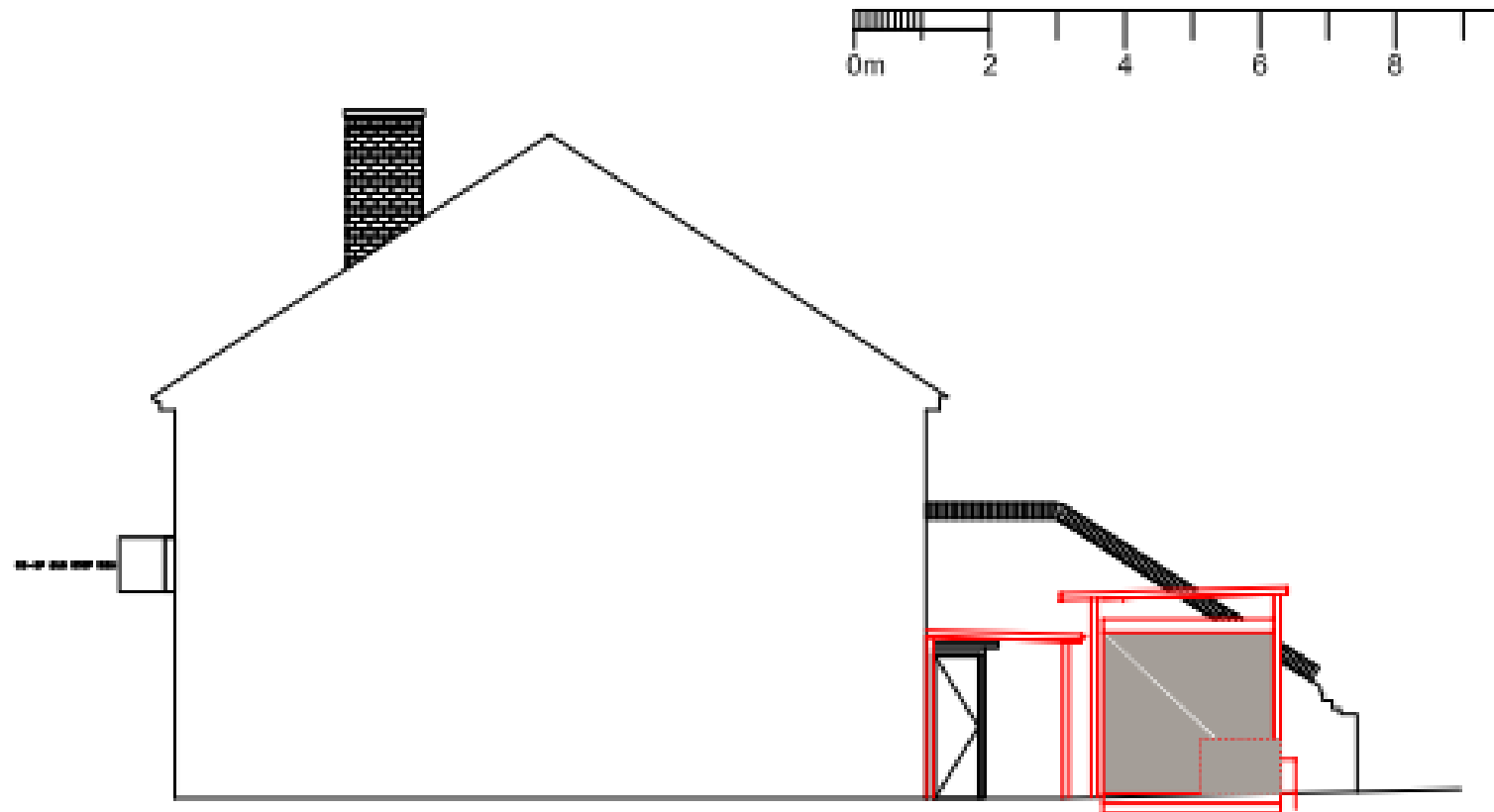


# Rear Elevation





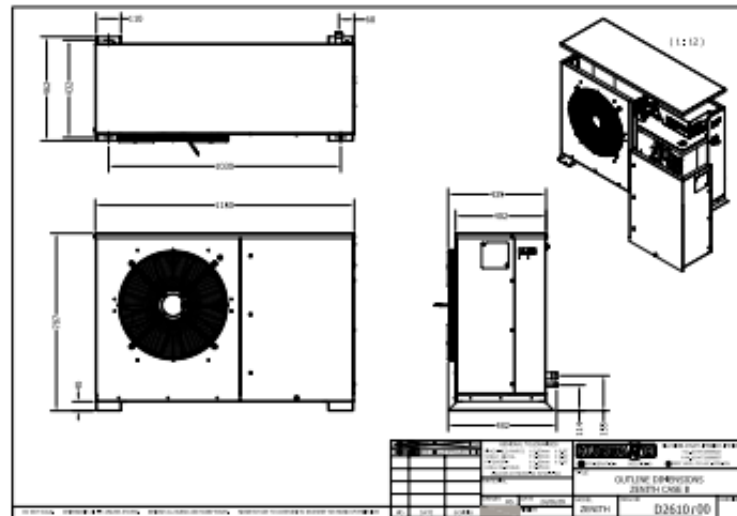
# Side Elevation



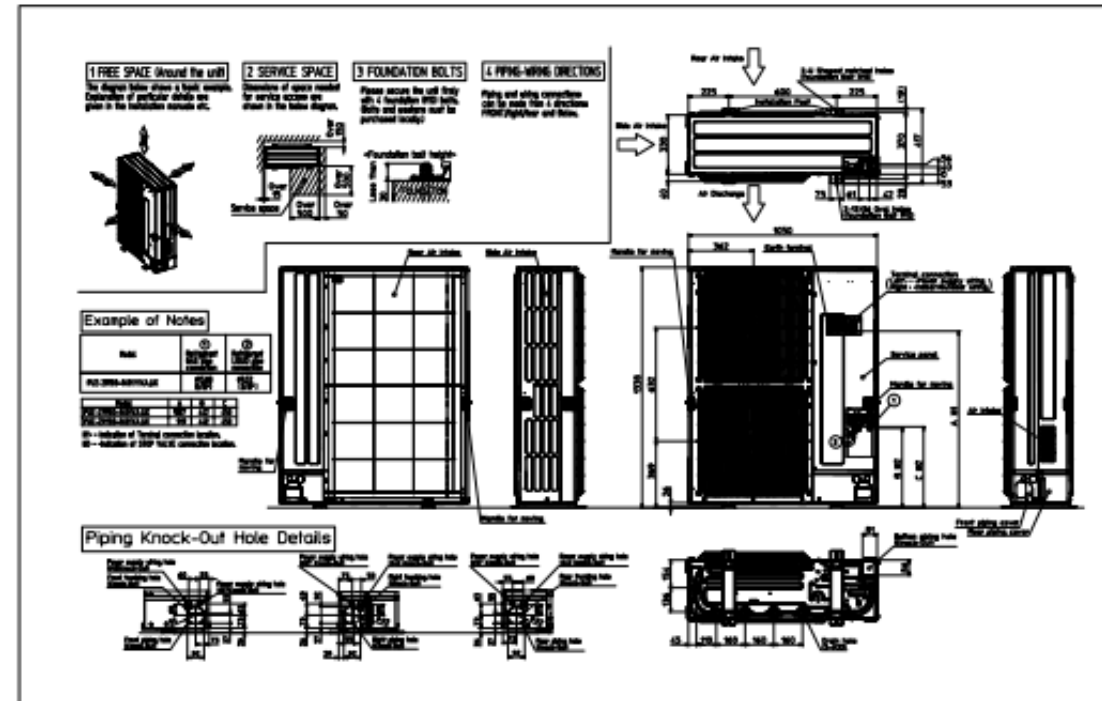
New external coldrooms with timber frame canopy with timber posts for support and timber deck with felt finish over. Coldrooms located on a new level concrete base. Existing tree stump and roots removed. Existing dilapidated outbuilding removed.

SIDE ELEVATION

# Chiller Units



PROPOSED LB CONDENSER UNIT 1:20

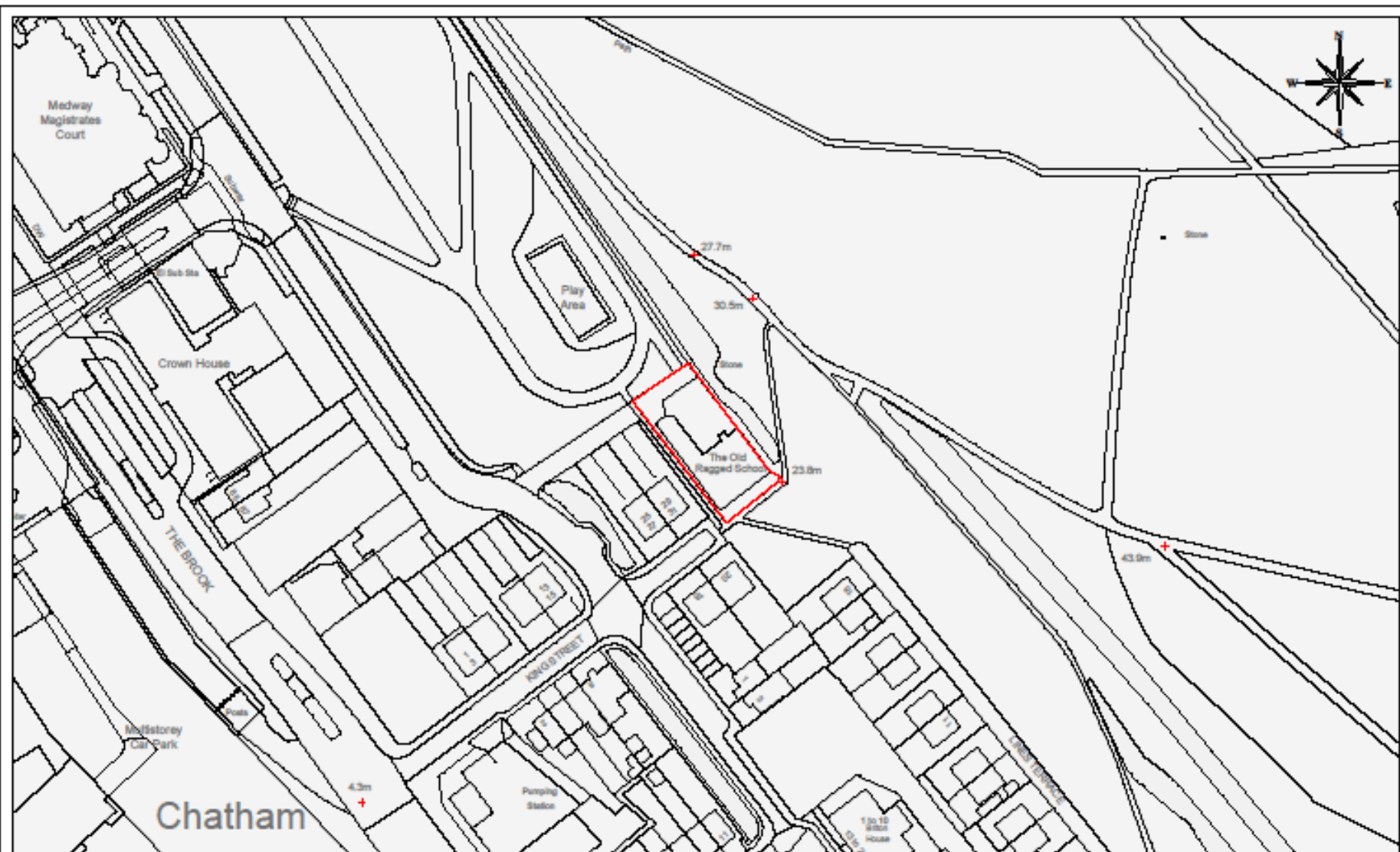


PROPOSED A/C UNIT 1:20



# Chatham Ragged School

Grade II Listed Building



## Chatham Ragged School

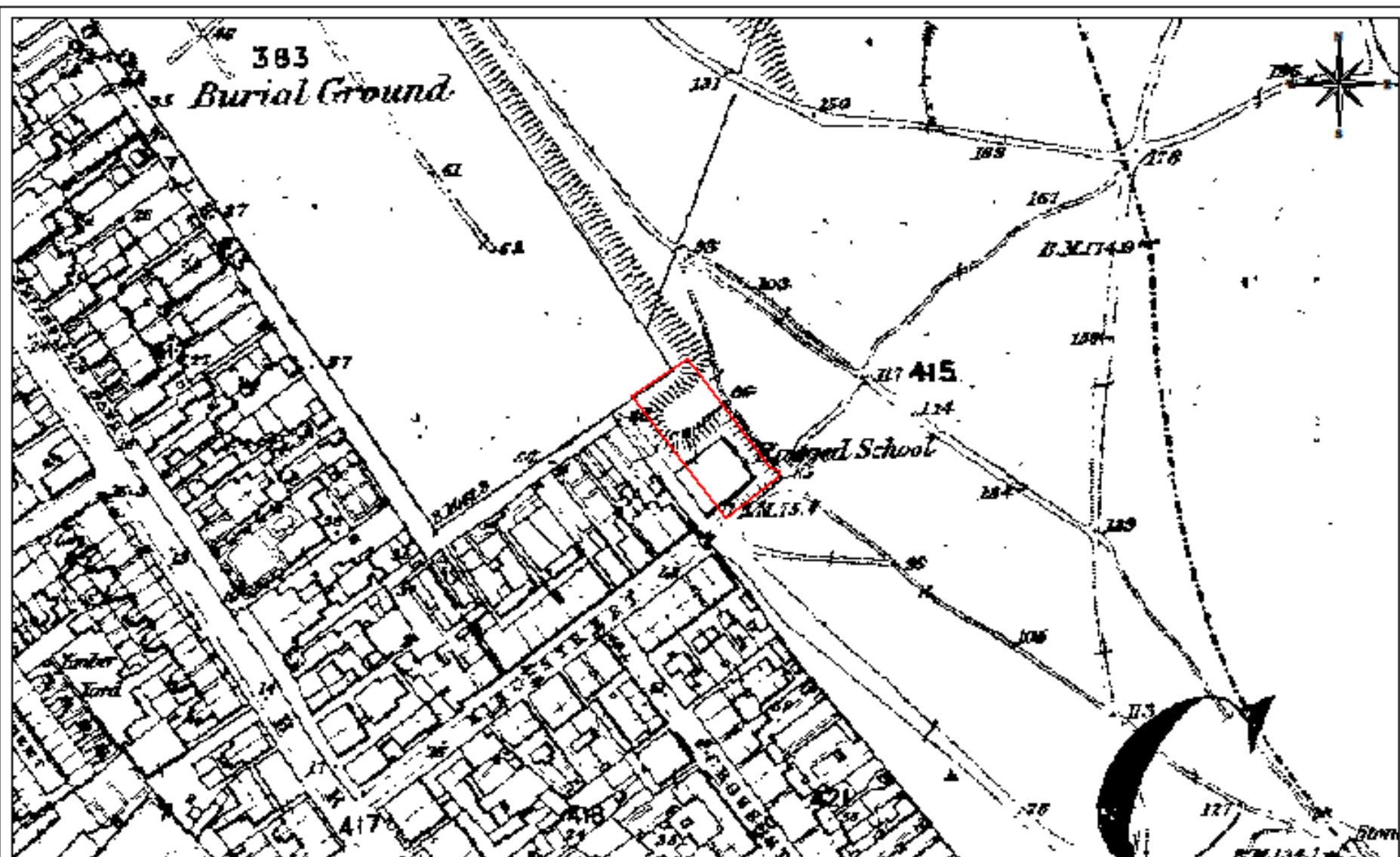
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Medway  
Serving You

Scale: 1:1250 13/01/21

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Chatham Ragged School - 1866





RACCED SCHOOL

Grassie  
2014

11x  
RACCED  
AMBLY

X O G L X



