

# 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**

25 0 25 50 75 100 125 150 175 200

Metres

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Scale: 1:2500 27/11/20  
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# 4 High Street, Rainham



# 16 and 20 High Street, Rainham



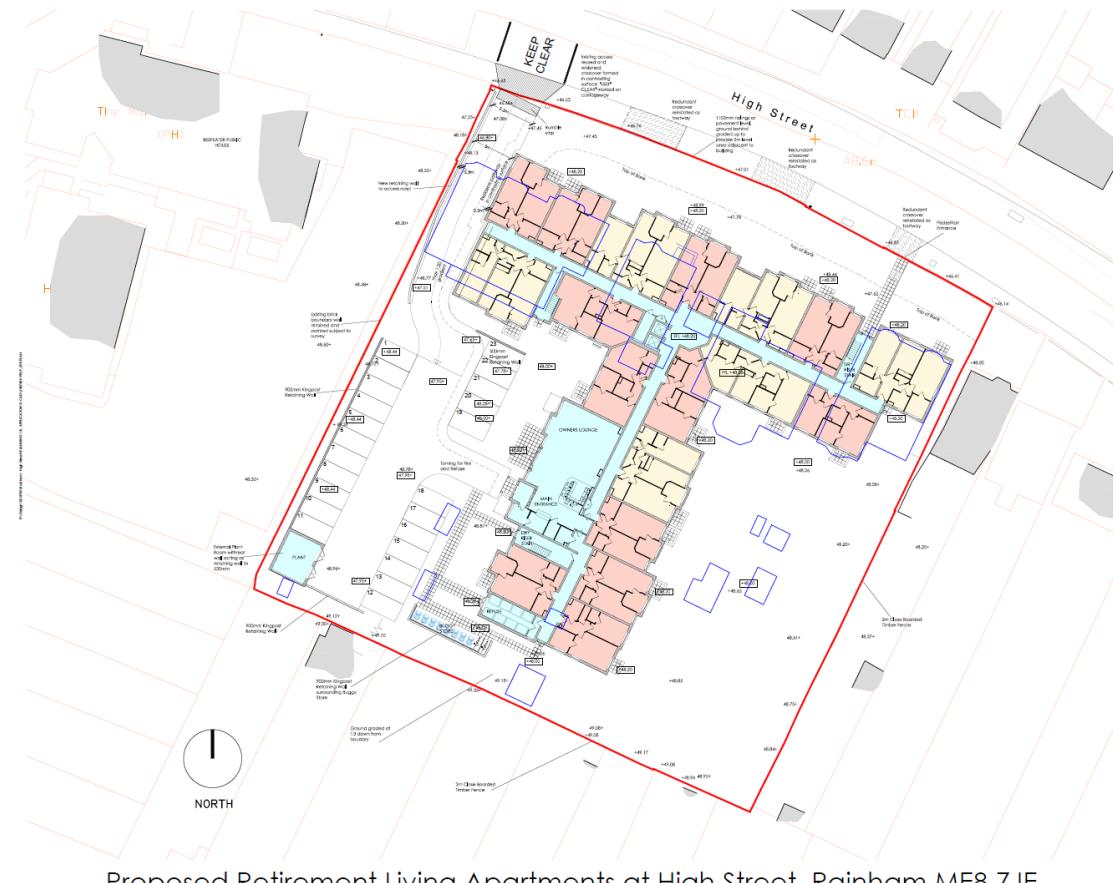
# 22 High Street, Rainham



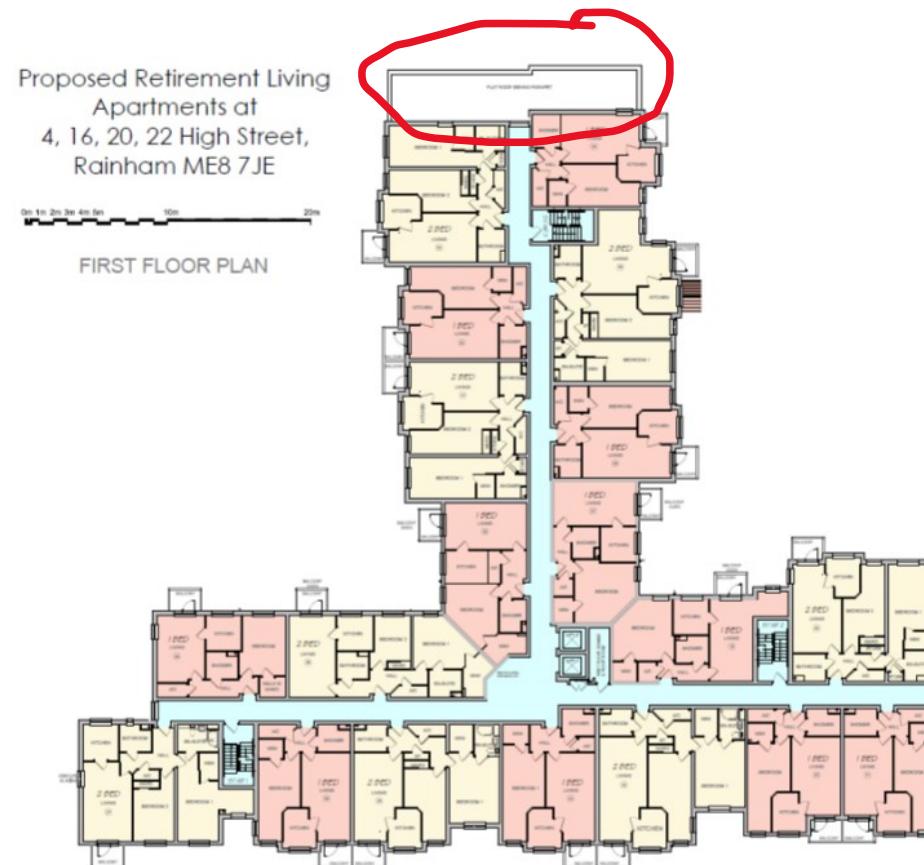
# Approved site layout (MC/19/0797)



# Proposed site layout plan



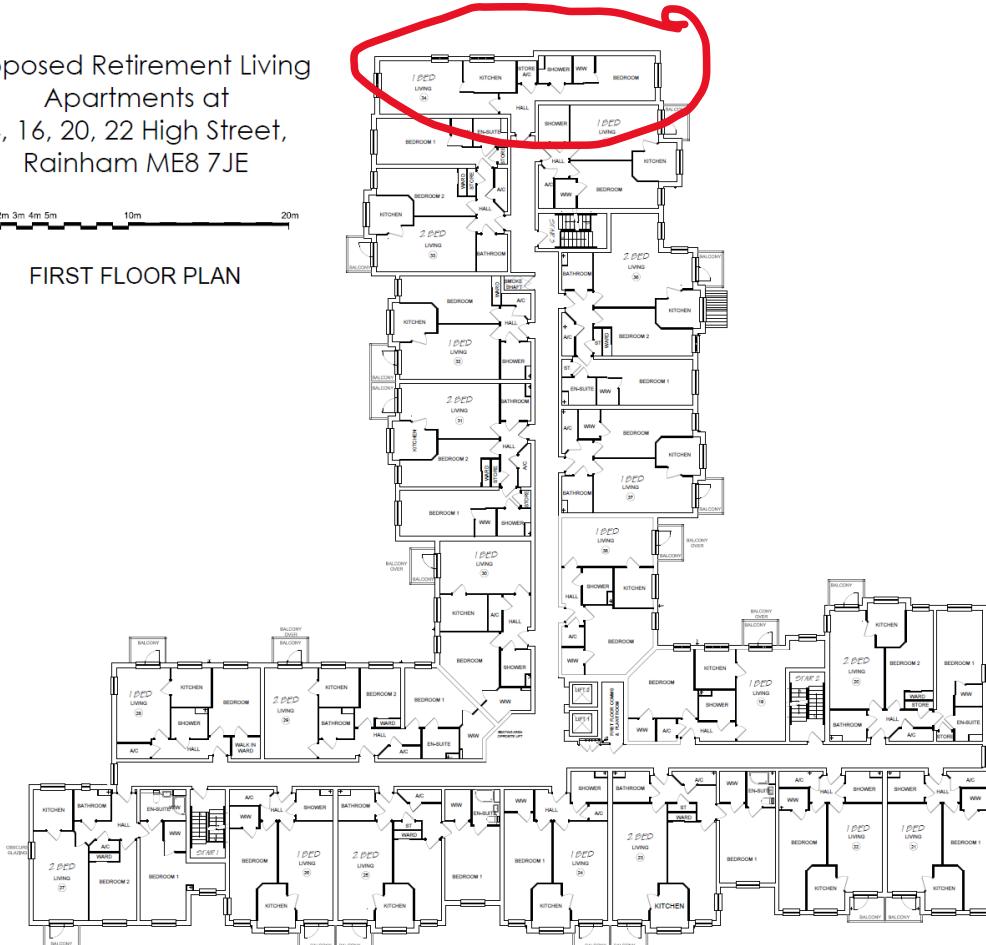
# Approved first floor plan (MC/19/0797)



# Proposed first floor plan

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

The First Floor Plan shows a rectangular room with a width of 10m and a depth of 20m. The room is divided into several sections by internal walls. A legend at the top indicates dimensions: 0m, 1m, 2m, 3m, 4m, 5m, 10m, and 20m. The plan includes labels for 'W' (West) and 'E' (East) directions.



# Proposed front elevation – no change

Proposed front elevation – no change – Ref 13 (2014)



ELEVATION A-A

- ①— Roof : Morley Eternit Modern Old English Dark Red.
- ②— Brick walls - Ibstock - Cissbury Red
- ③— Brick walls - Painted in White
- ④— Morley Eternit Cedrol Cladding - Slate Grey
- ⑤— Window head/banding - Contrasting brick to main brick -Leicester red stock  
Reconstituted cast stone head/sill: Colour - Bath Stone
- ⑥— Windows - White UPVC - Manufacturer Ibc.
- ⑦— Balcony : Steel - Powder coated black - Simple design.
- ⑧— Main Entrance Canopy - Timber
- ⑨— Half Dormer/Full Dormer Windows:GRP
- ⑩— Rainwater goods: Black UPVC.
- ⑪— Door: White painted timber door

0m 1m 2m 3m 4m 5m 10m 20m 30m

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

# 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



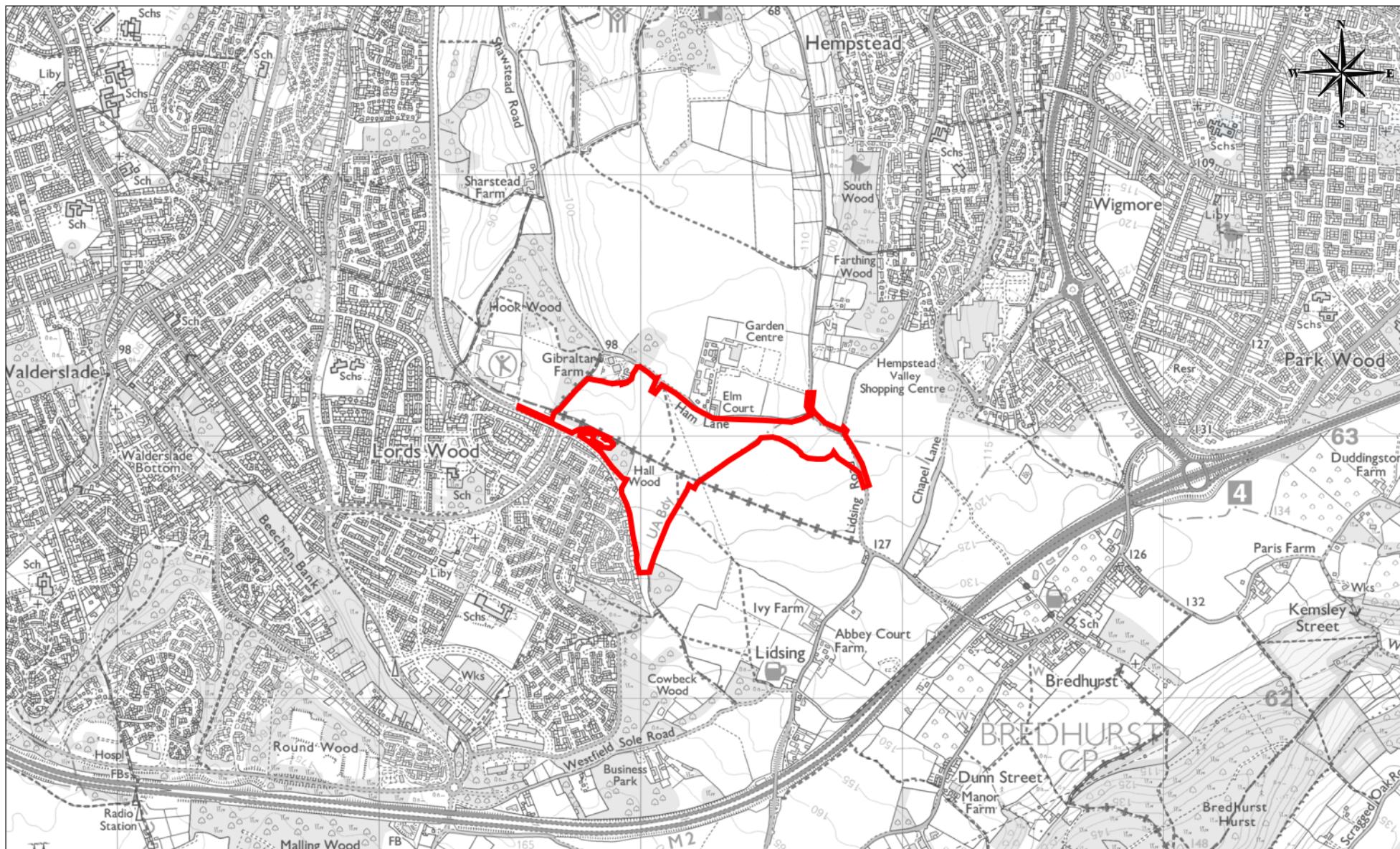
ELEVATION F-F

# Landscape Master Plan



MC/19/0336

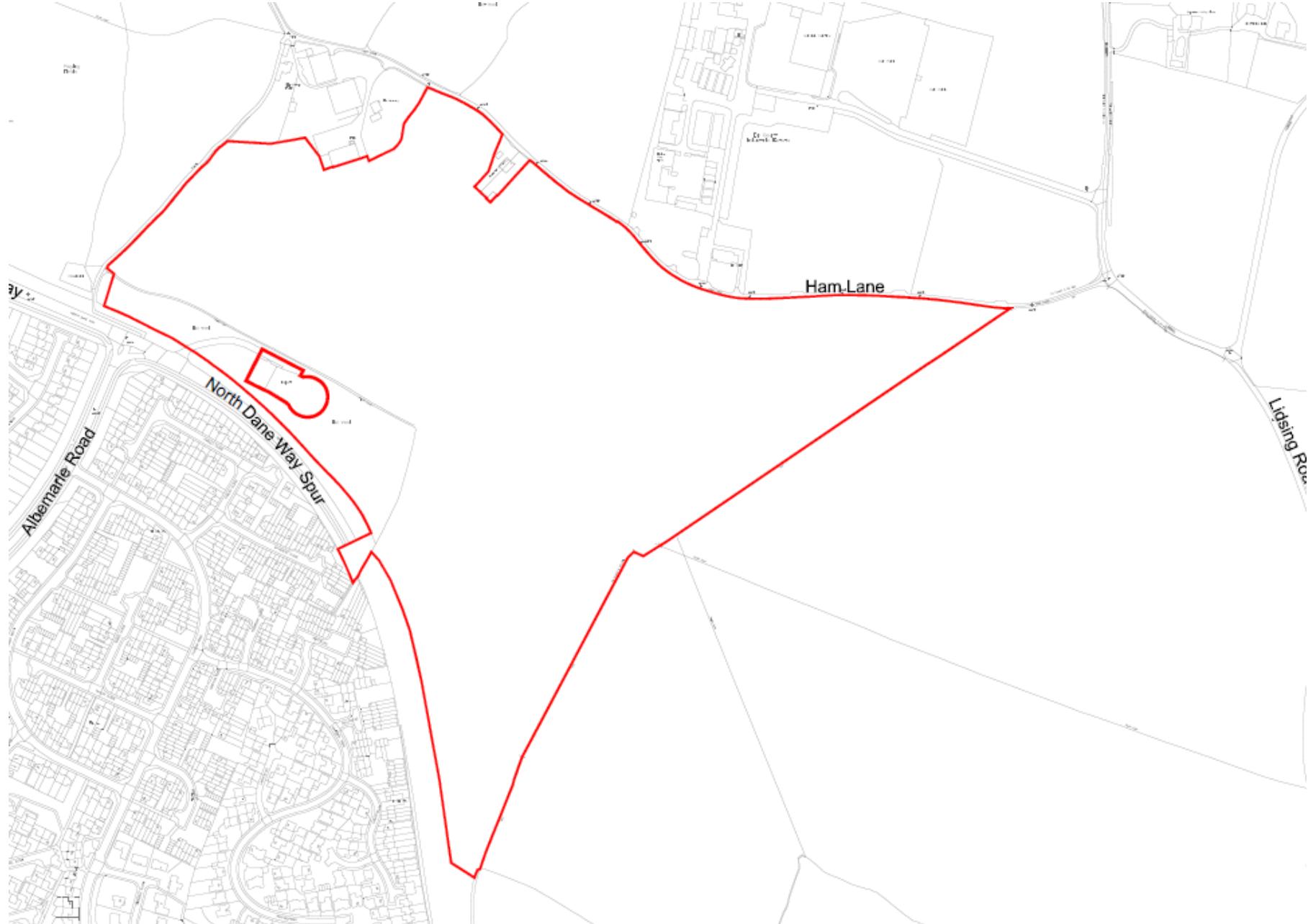
Gibraltar Farm, Ham Lane, Hempstead



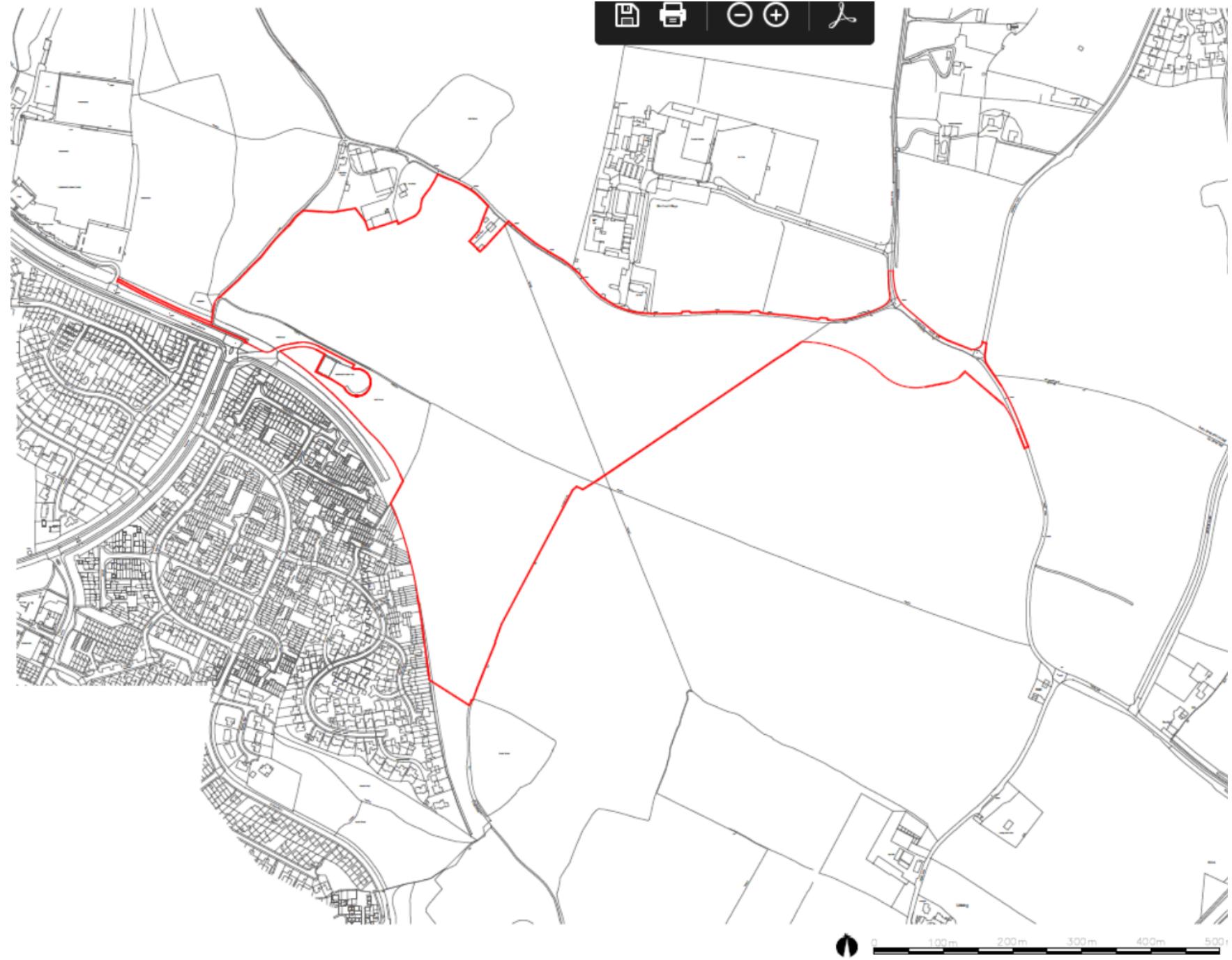
**MC/19/0336 - Gibraltar Farm, Ham Lane, Hempstead, ME7 3JJ**

# MC/19/0556

## Extant Permission - Site Boundary



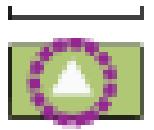
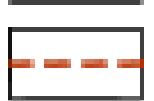
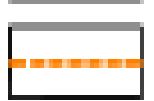
# Site Area



# MC/18/0556

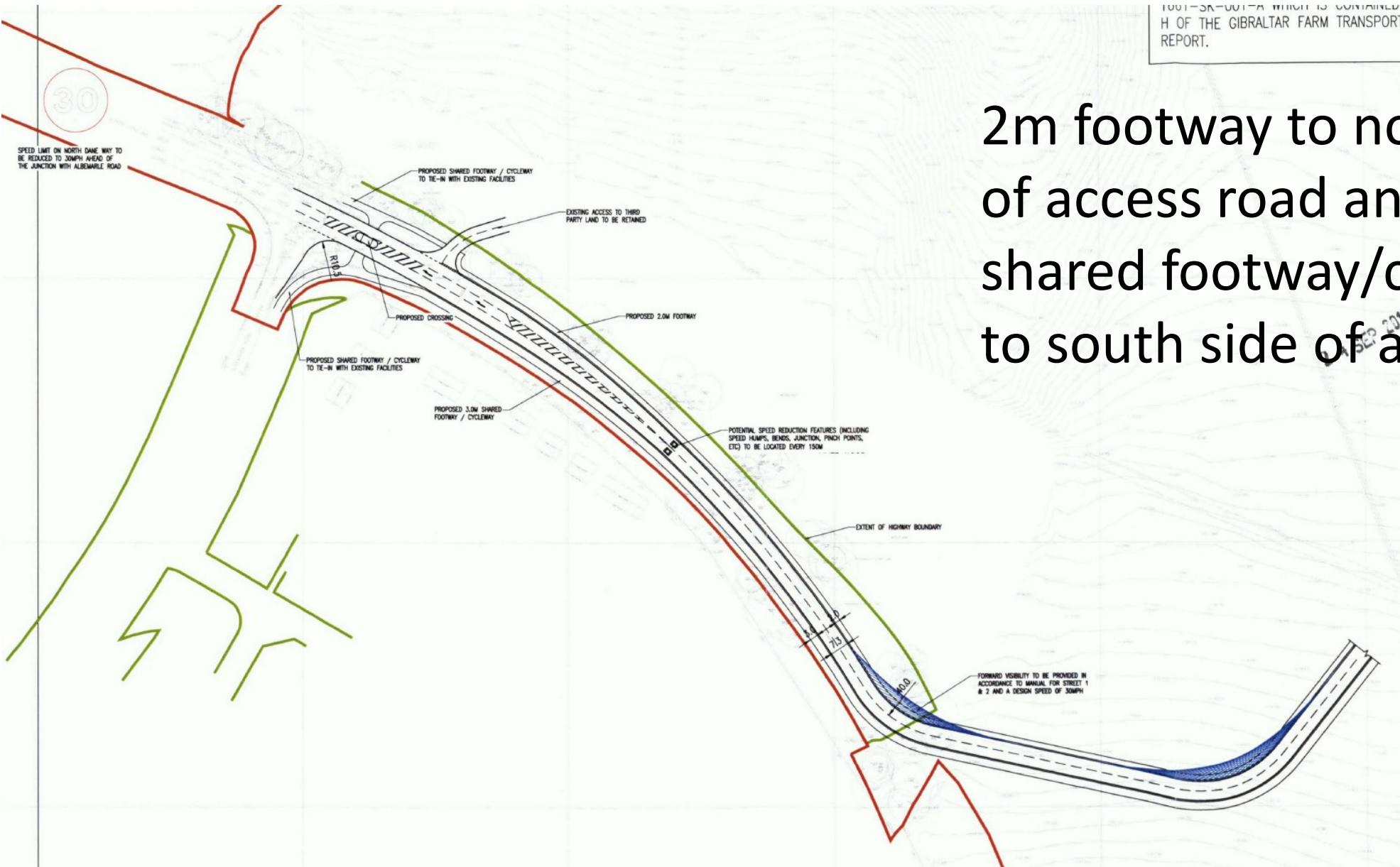
## Extant Permission

### — 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

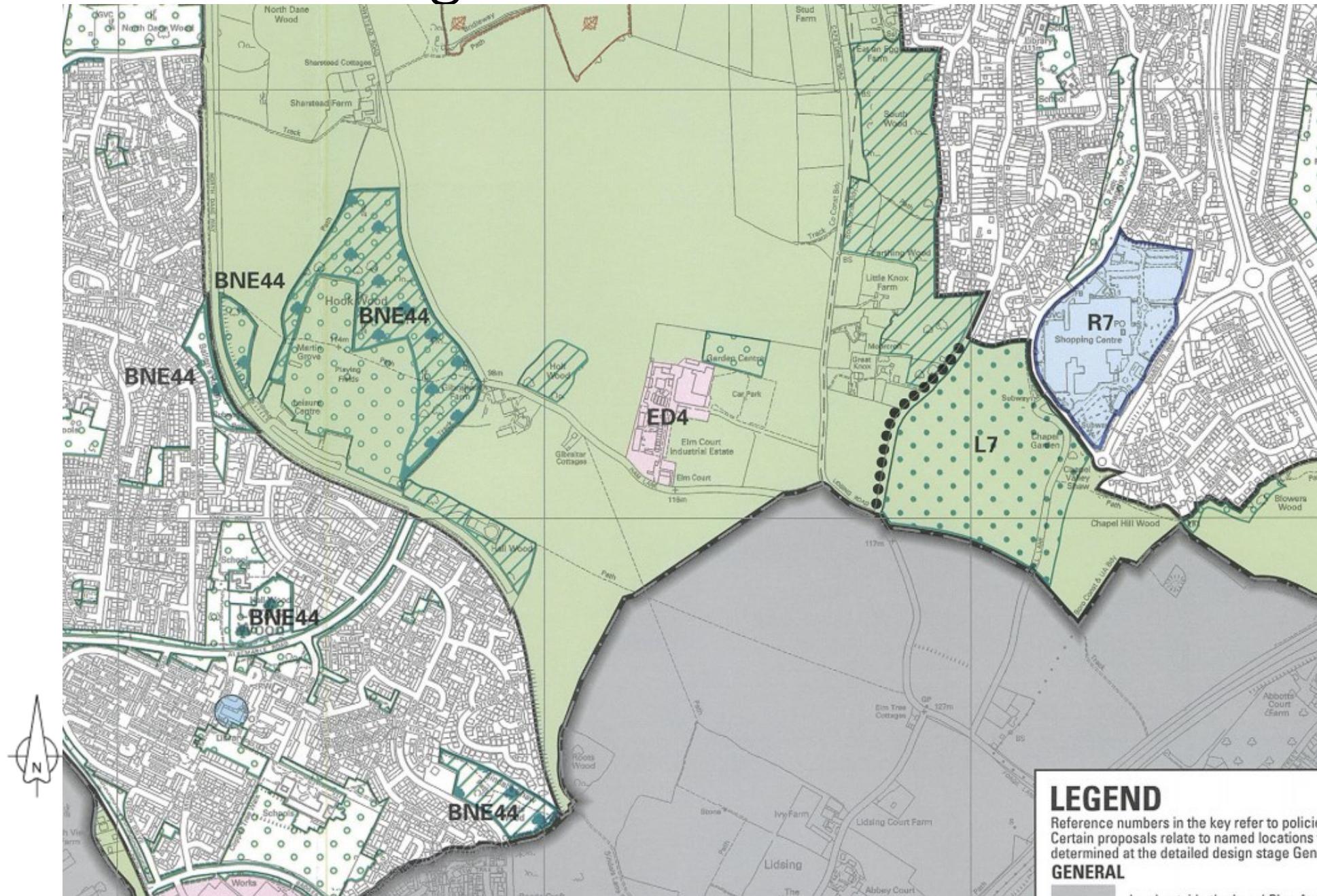


2m footway to north side of access road and 3m shared footway/cycleway to south side of access road

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



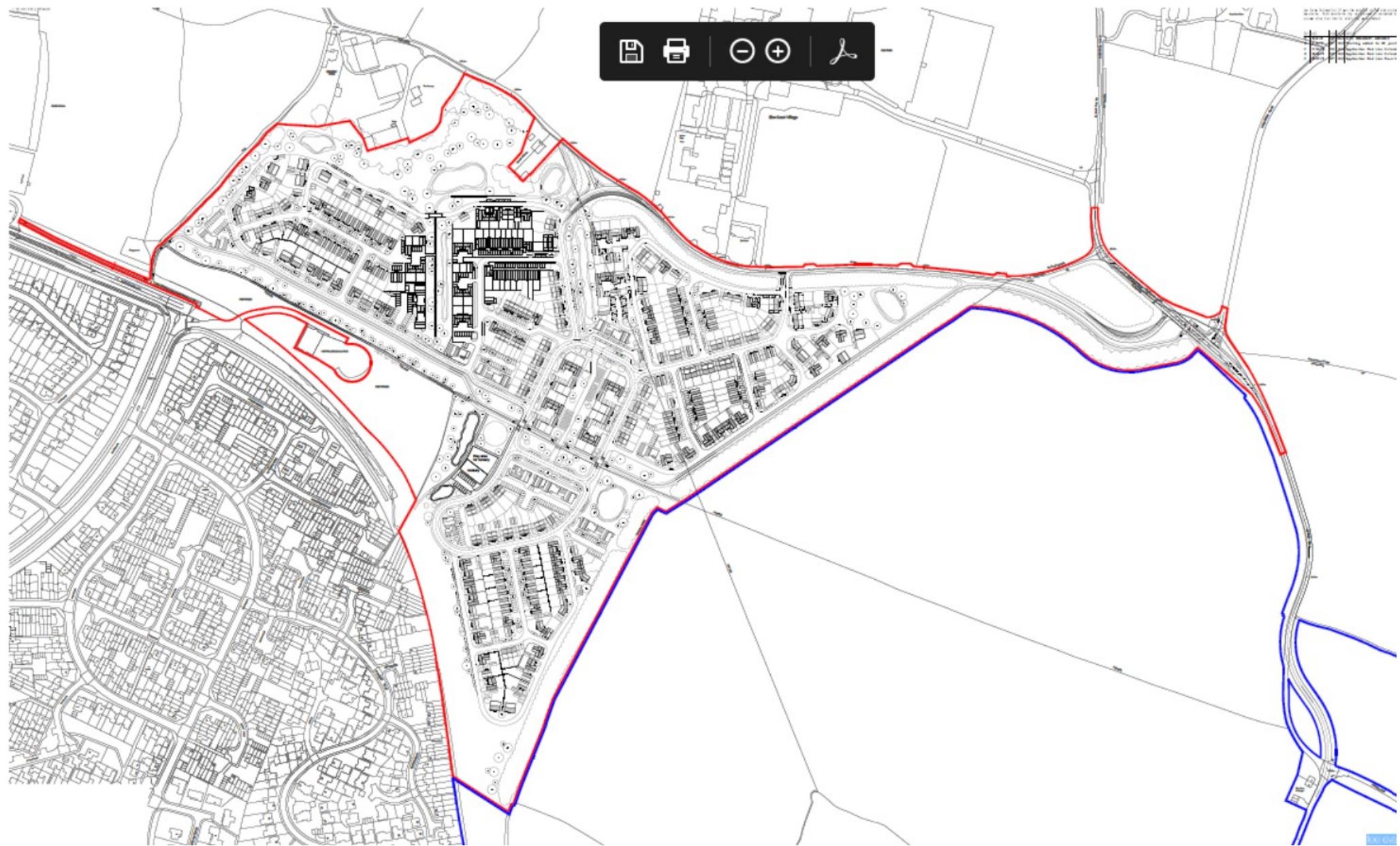
# Local Plan designation – Area of Local Landscape



# Aerial – Application Site



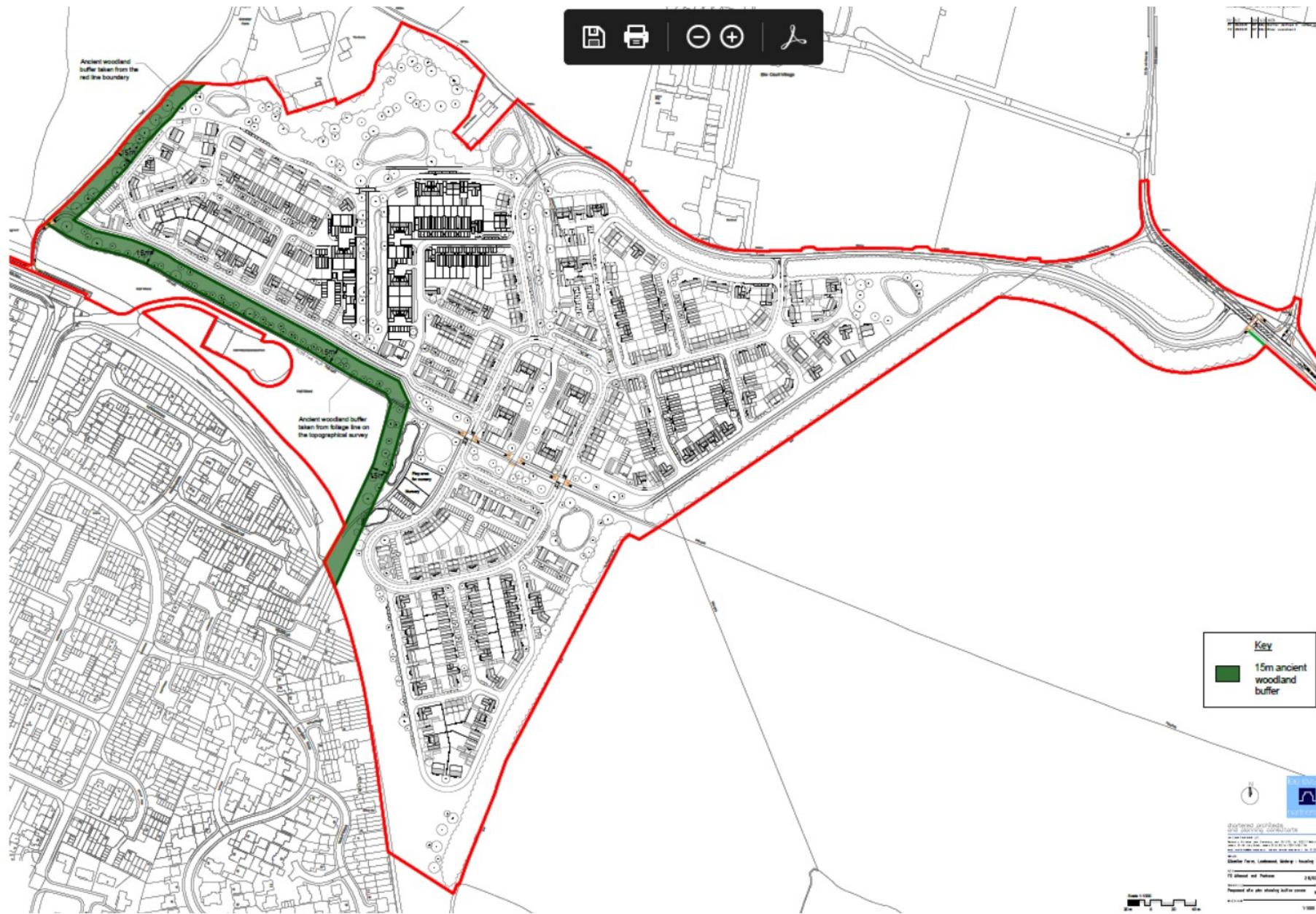
# Illustrative Site Layout



# Existing Topography



# Illustrative Layout with 15m buffer to Ancient Woodland



# Site from Northwestern side (From end of access footpath)



Hall Woods



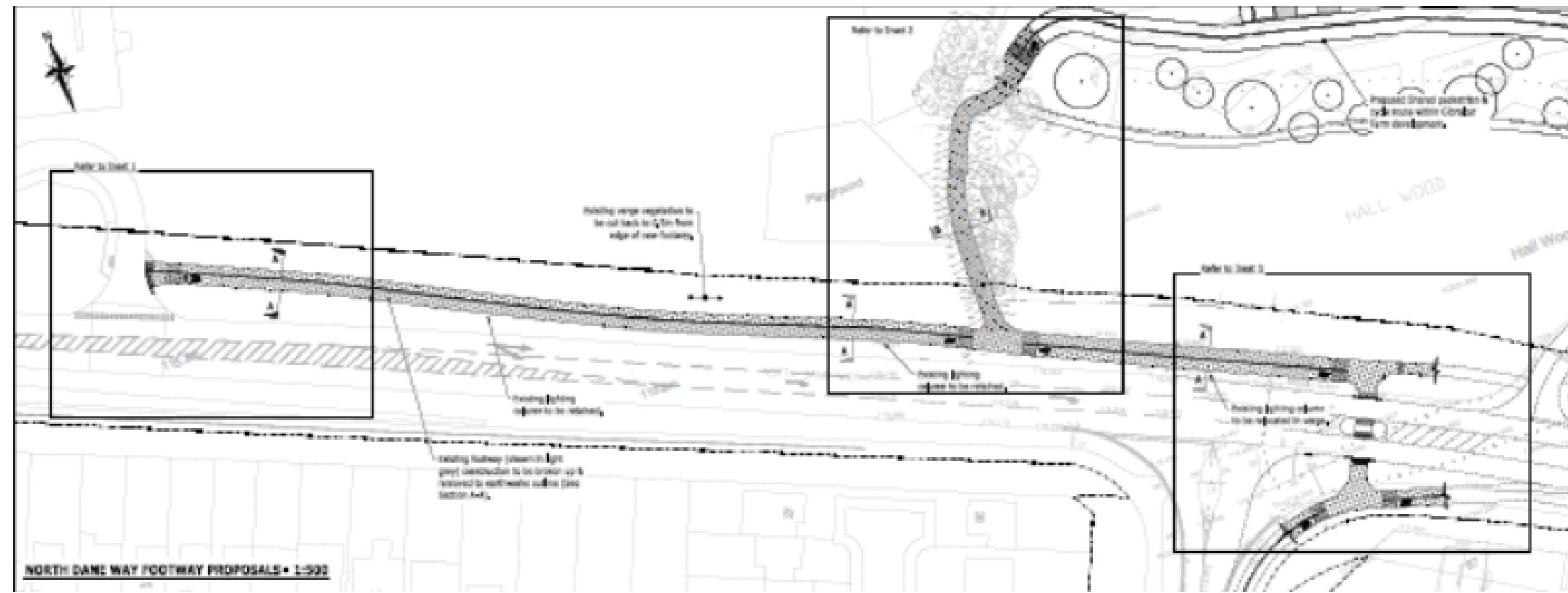
Site From Ham Lane



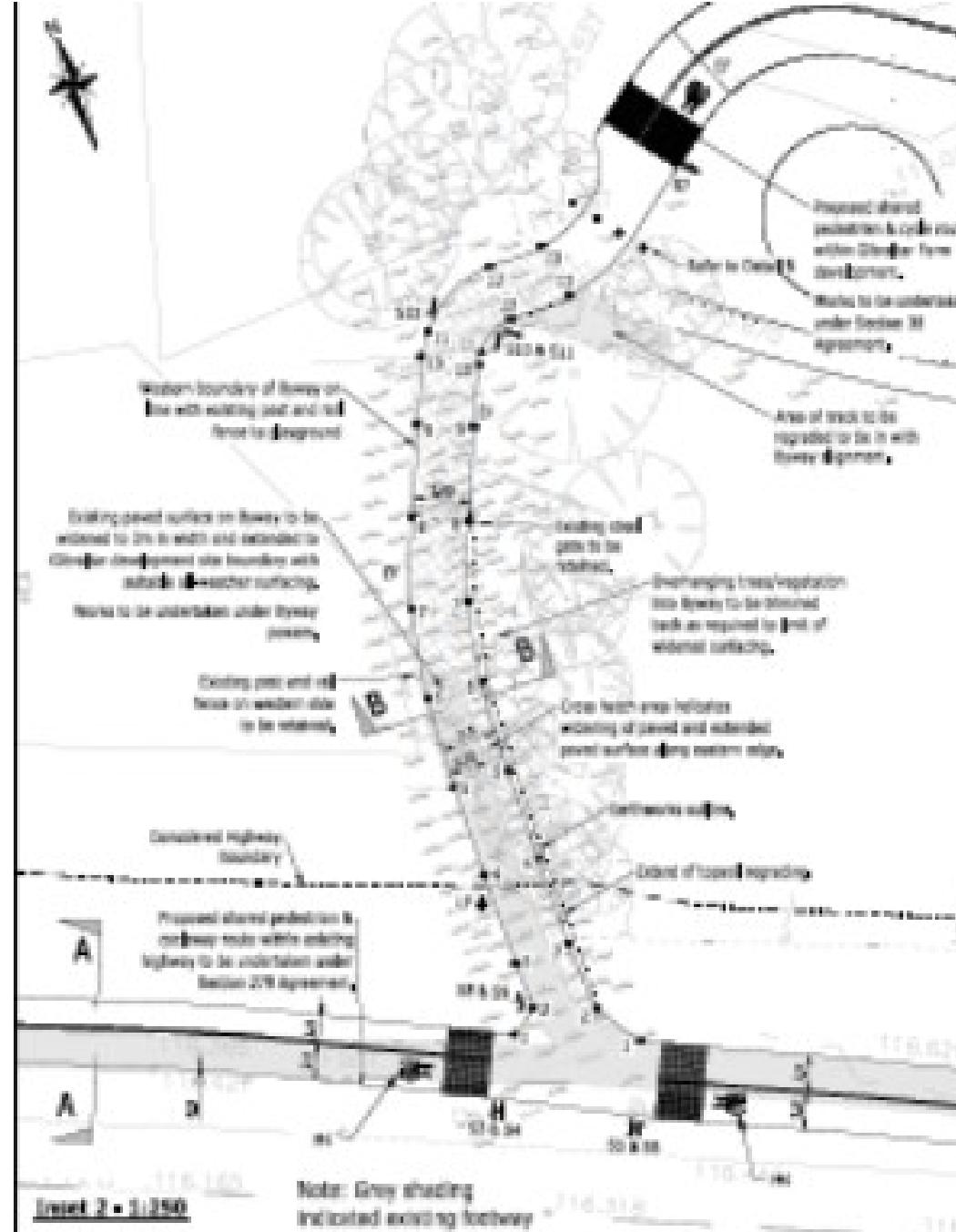
Gibraltar Cottages



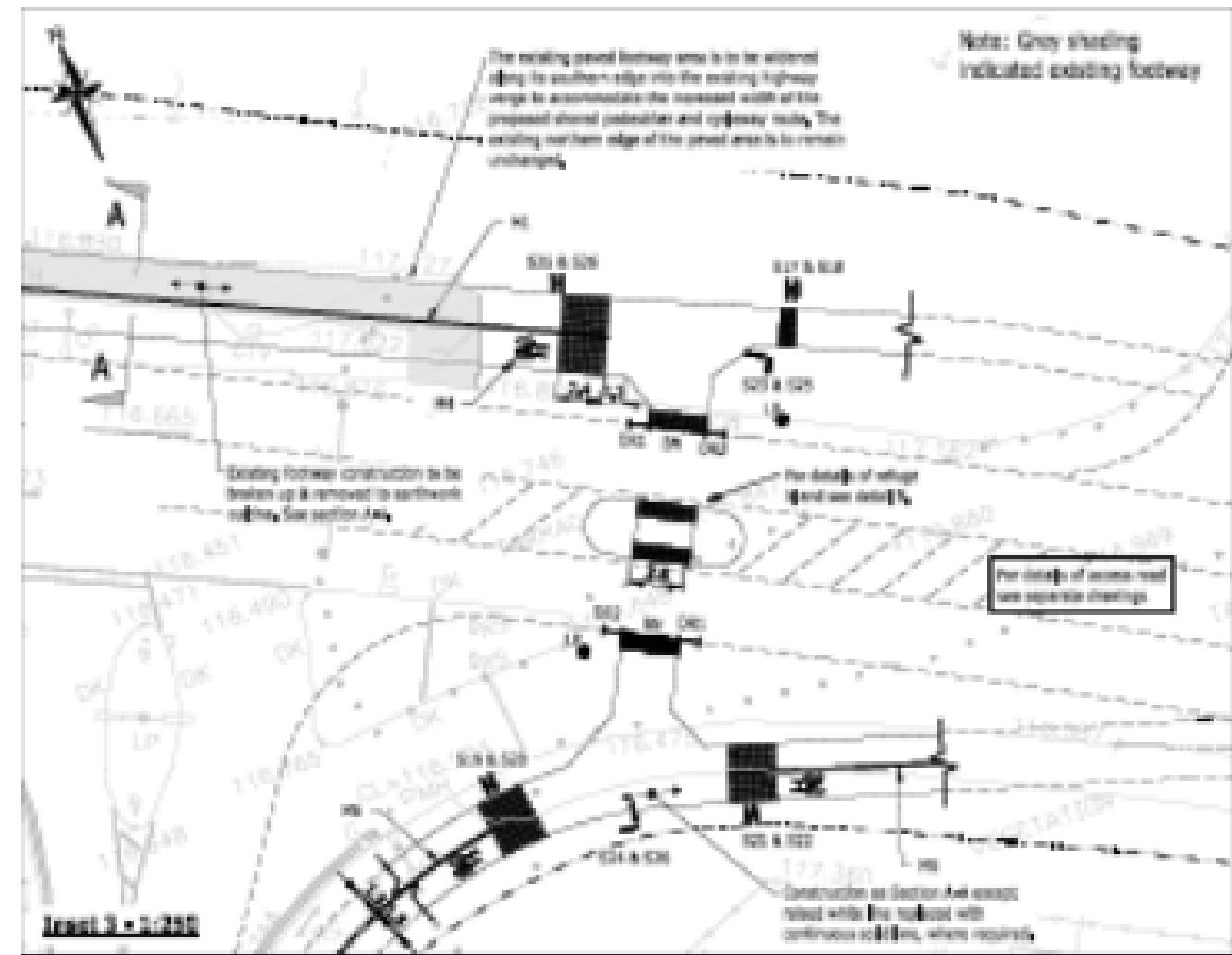
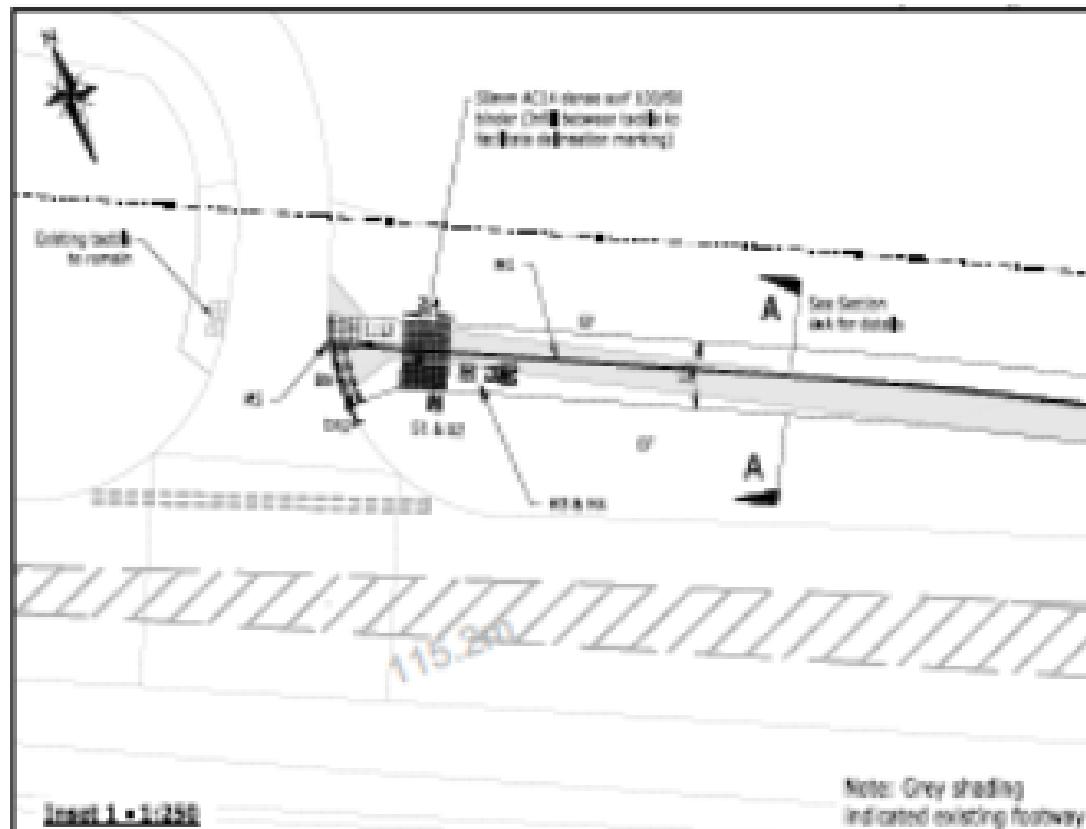
# Proposed Access – Lordswood (1 of 3)



# 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



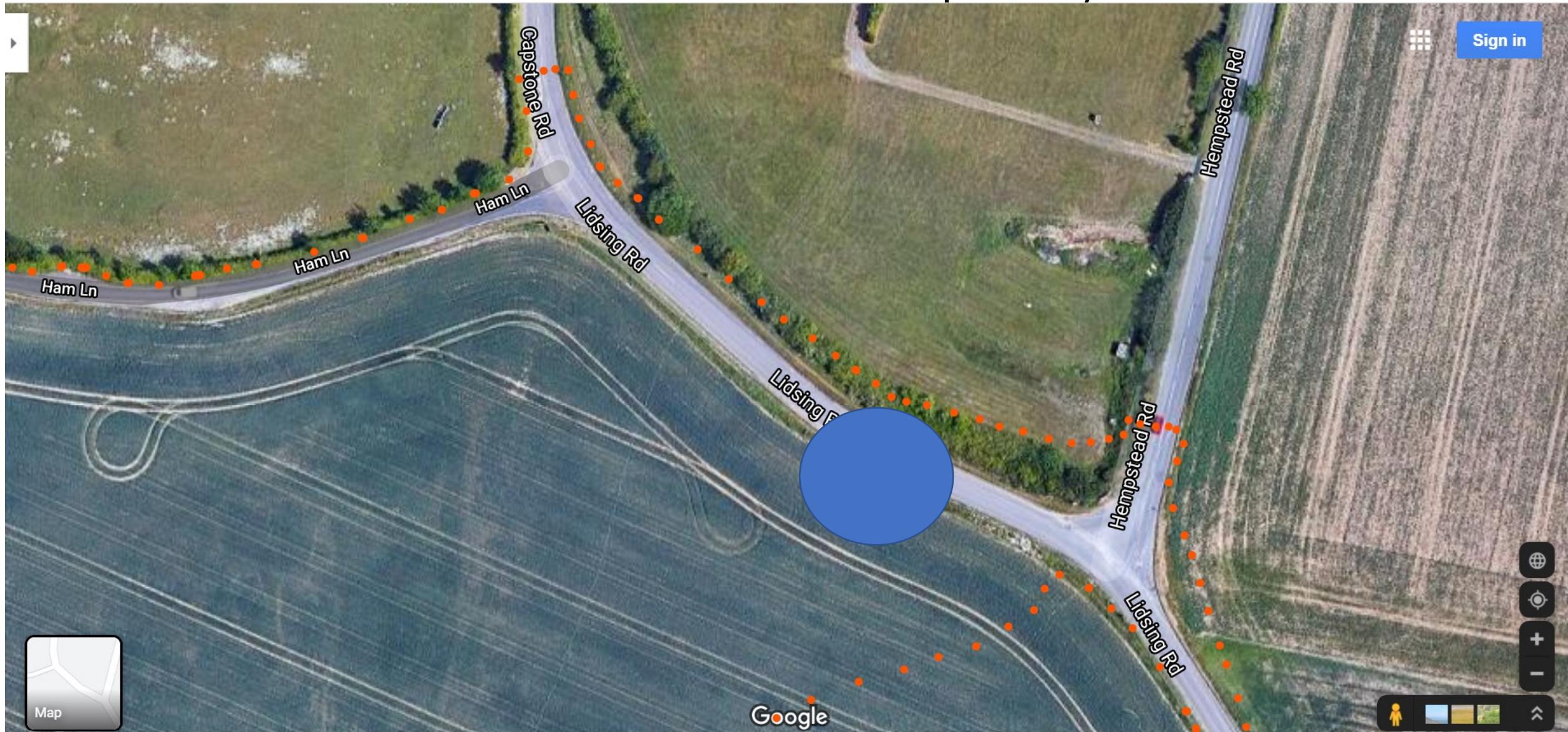
# Existing byway RC29 – towards North Dane Way



# DEFRA Magic Map – Ancient Woodland Designation



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

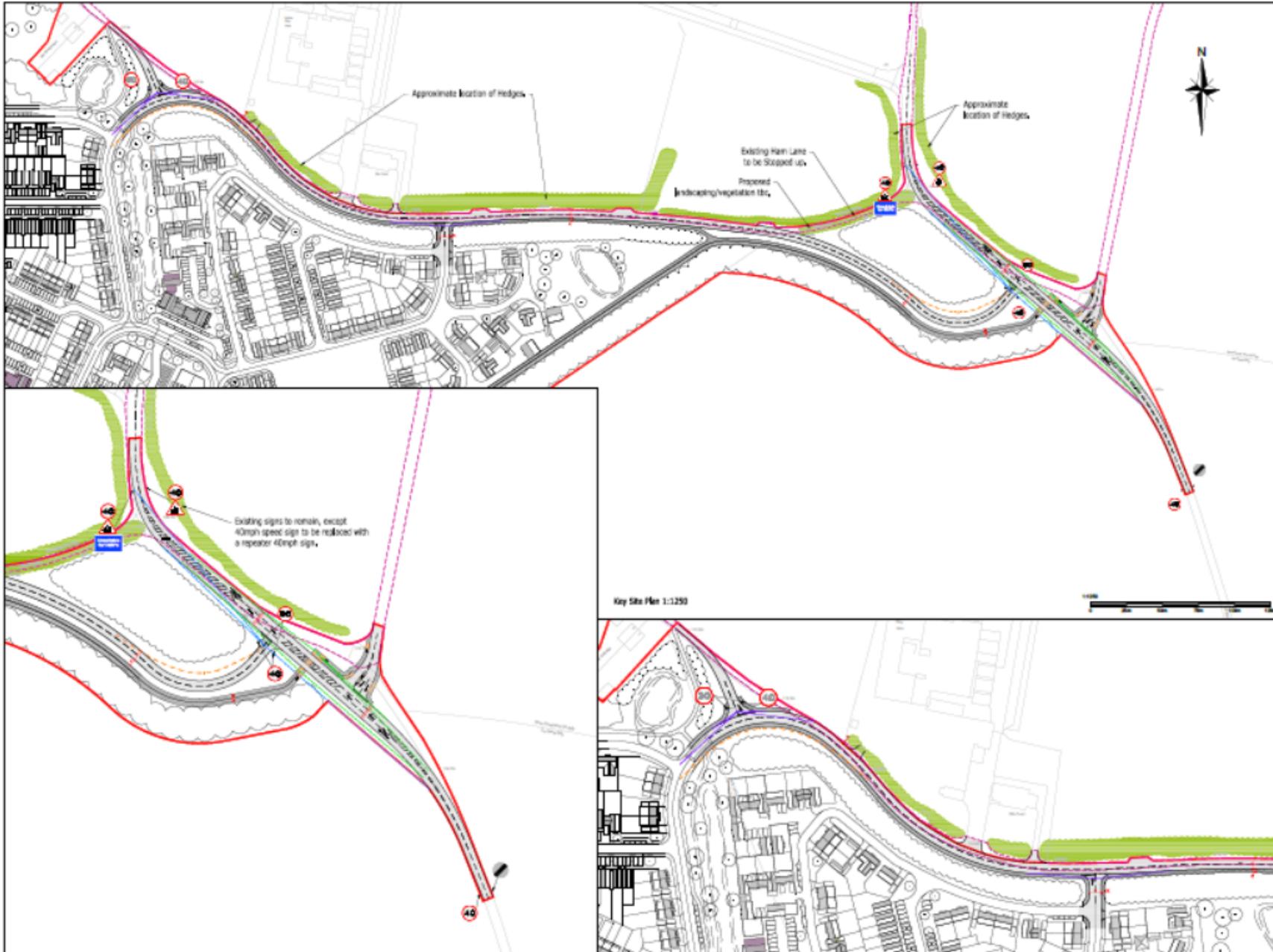


Junction –  
Lidsing Road  
with Hempstead  
Road

Ham Lane



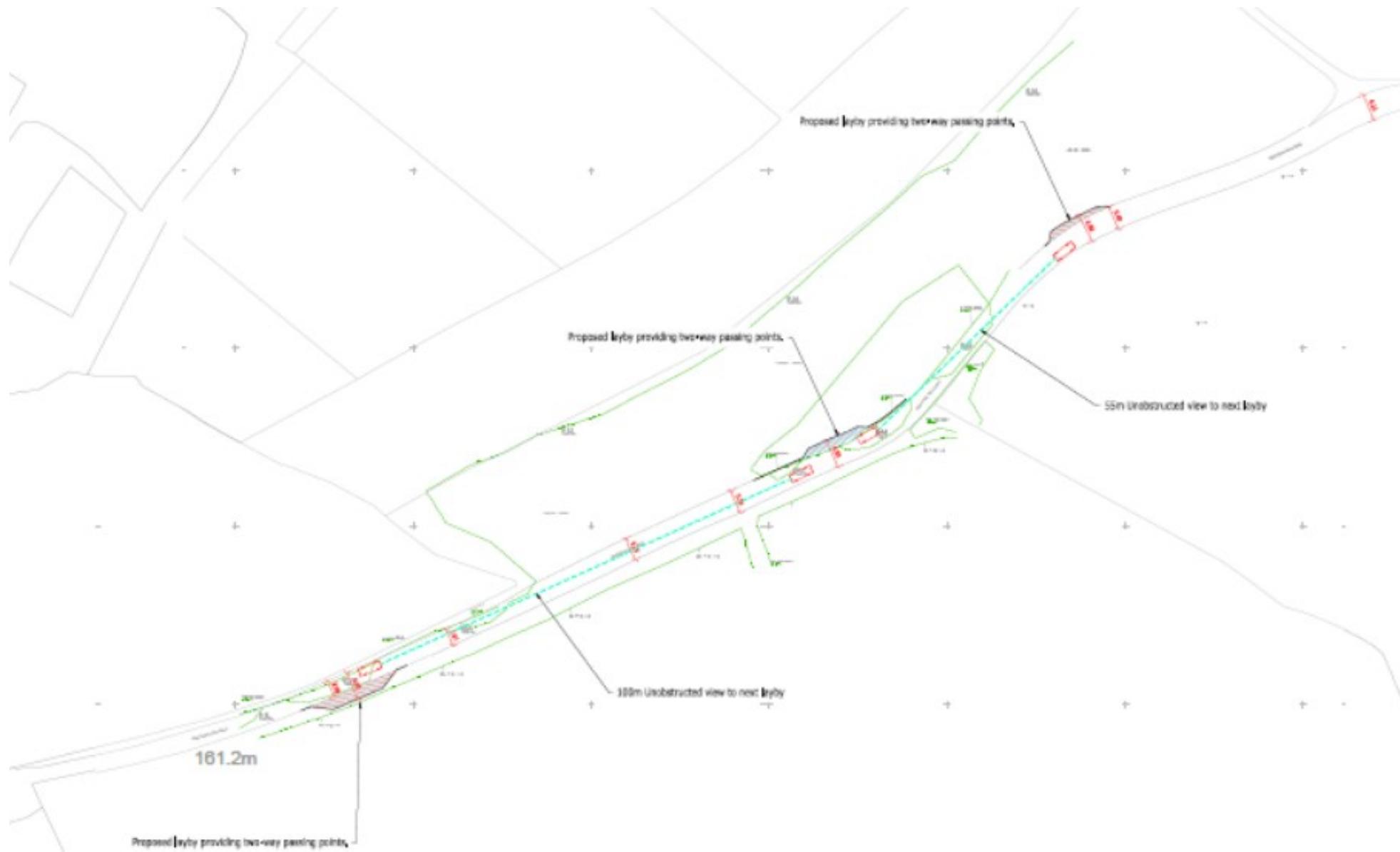
# Site Access - Hempstead



# Westfield Sole Lane – three passing bays



# Westfield Sole Lane – Proposed passing bays



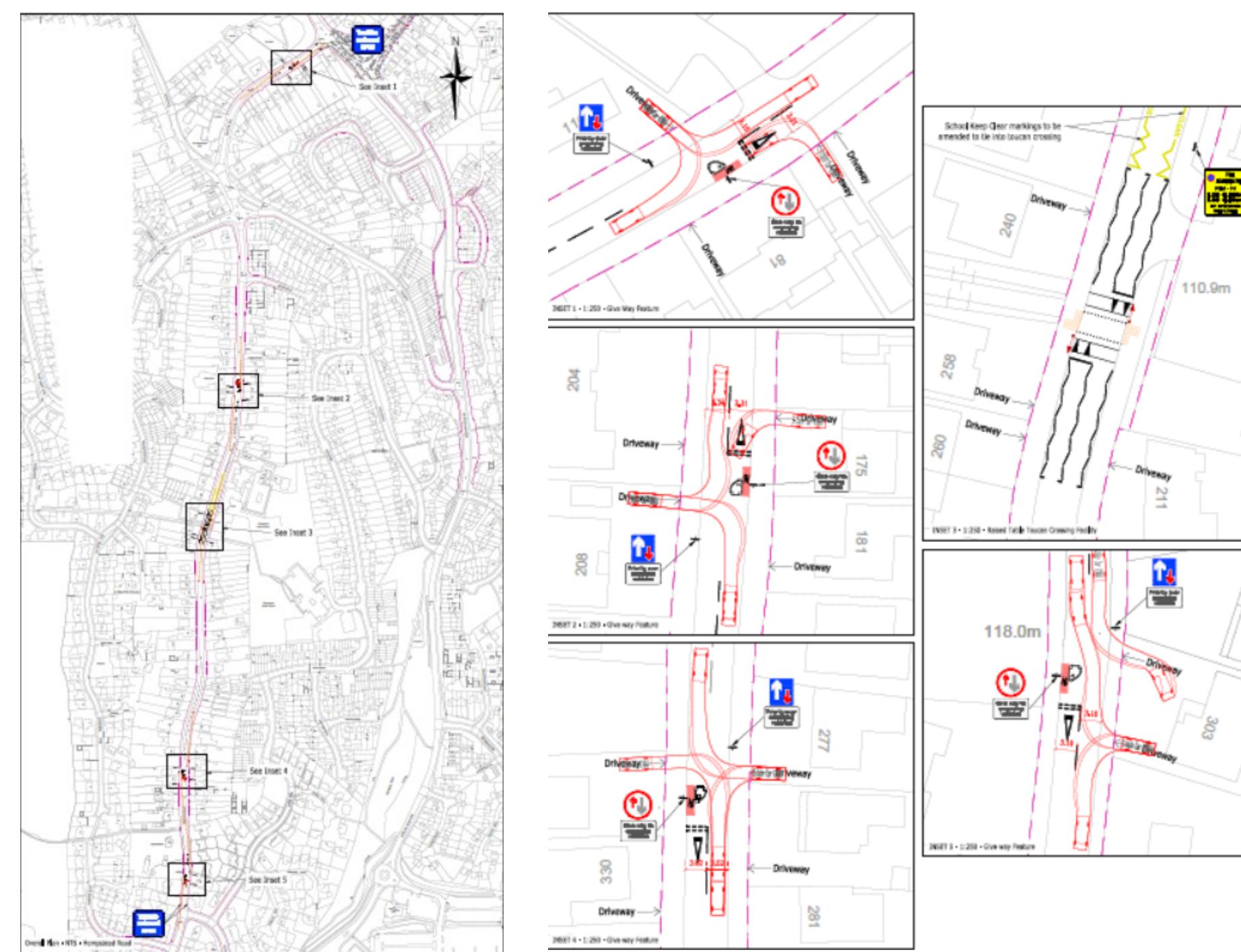
# Hempstead Road looking towards Lidsing Road



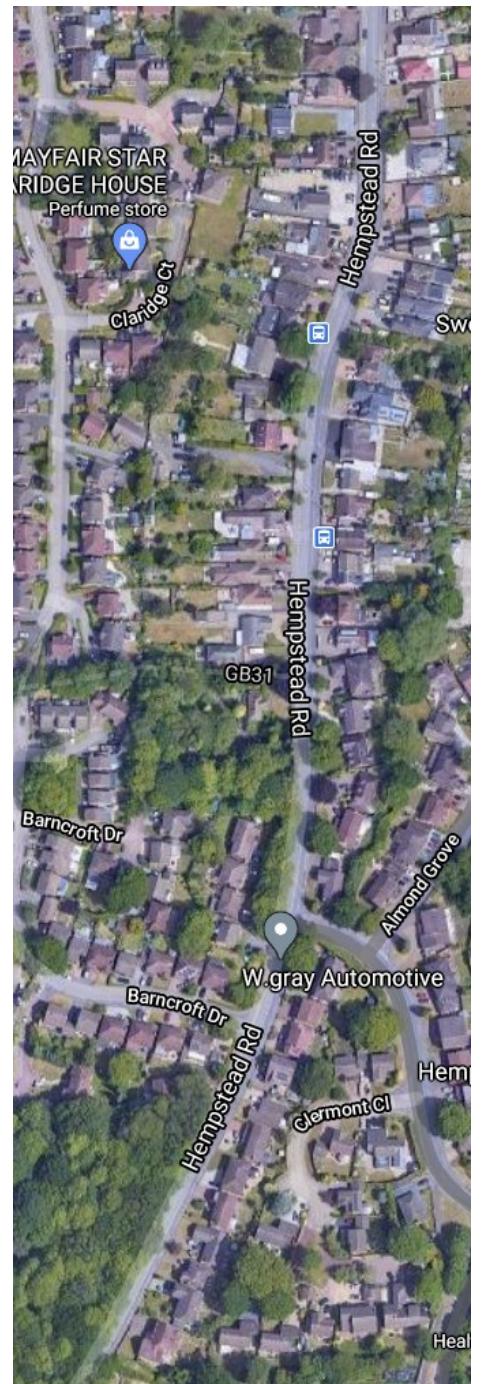
# Hempstead Road looking towards urban area



# 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



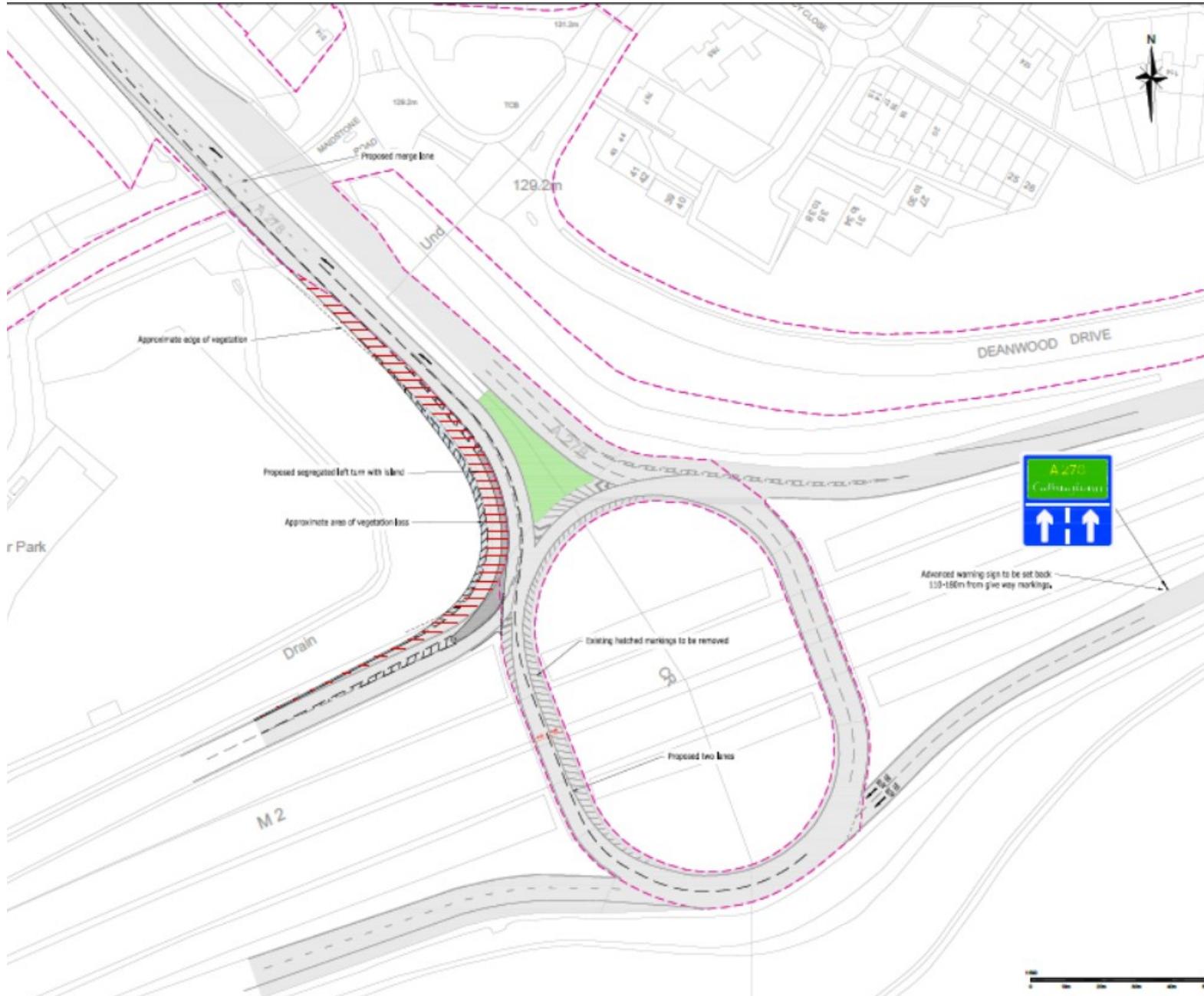
# Hoath Way Roundabout – Proposed pedestrian crossing – travelling south



# Junction 4 M2



# Proposed offsite works - Junction 4

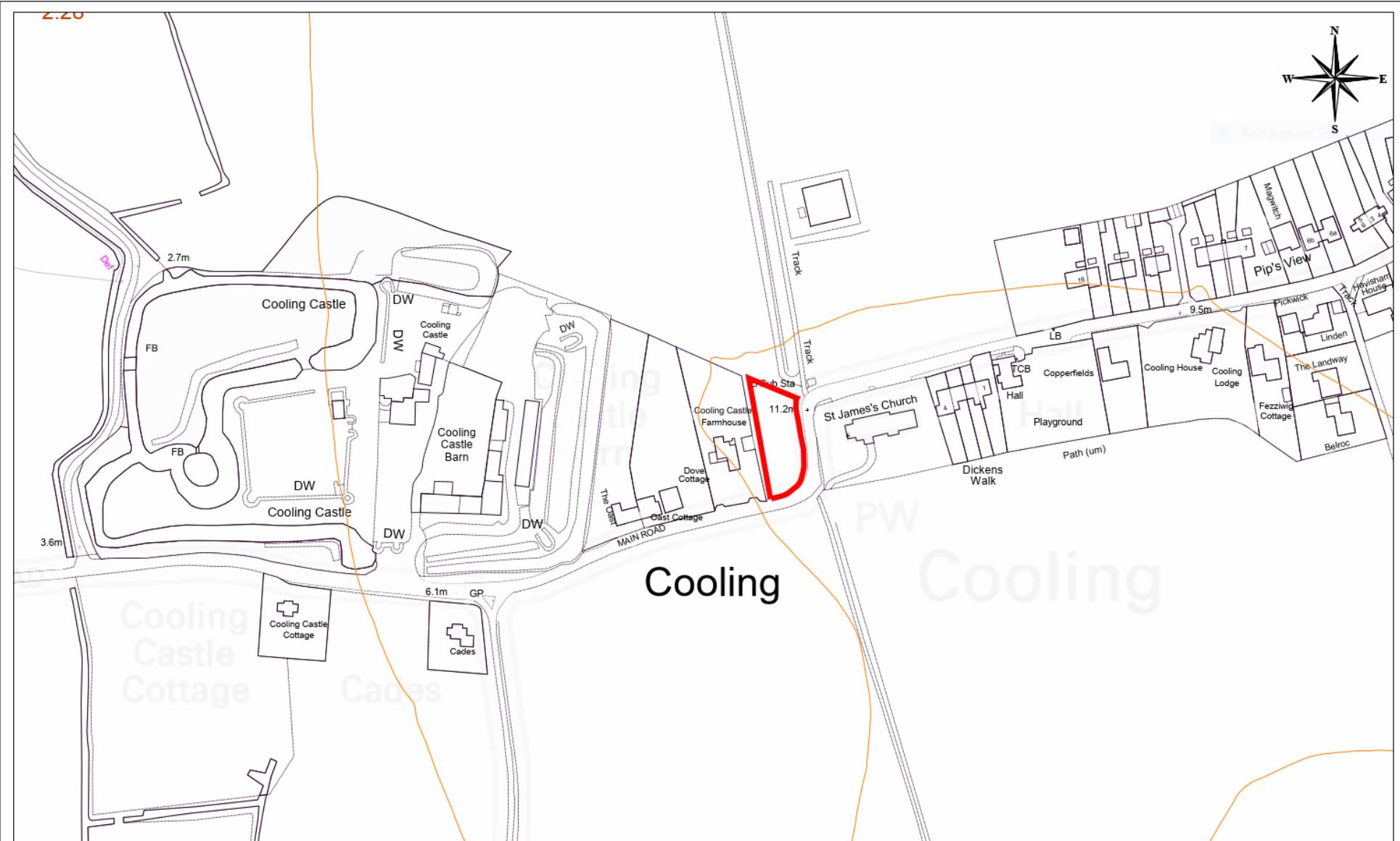


# Junction 4 - Hoath Way north



MC/20/2486

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



**MC/20/2486 - Land Adjacent to Cooling Castle Farmhouse And Opposite Saint James's Church, Main Road, Cooling ME3 8DQ**

# St James' Church



# Application Site from St James' Church



# Application Site from SE Corner facing NW



# Application Site from SW Corner Facing NE



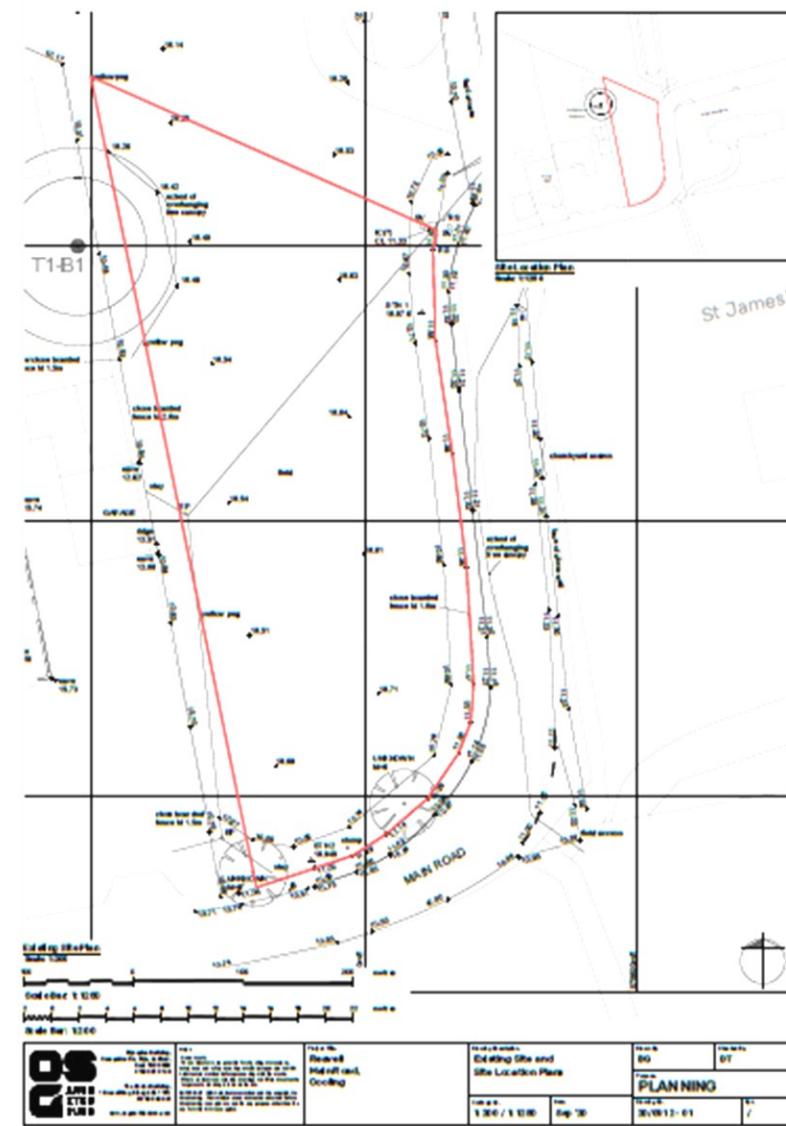
# Application Site and Church From Cooling Road from the S Facing N



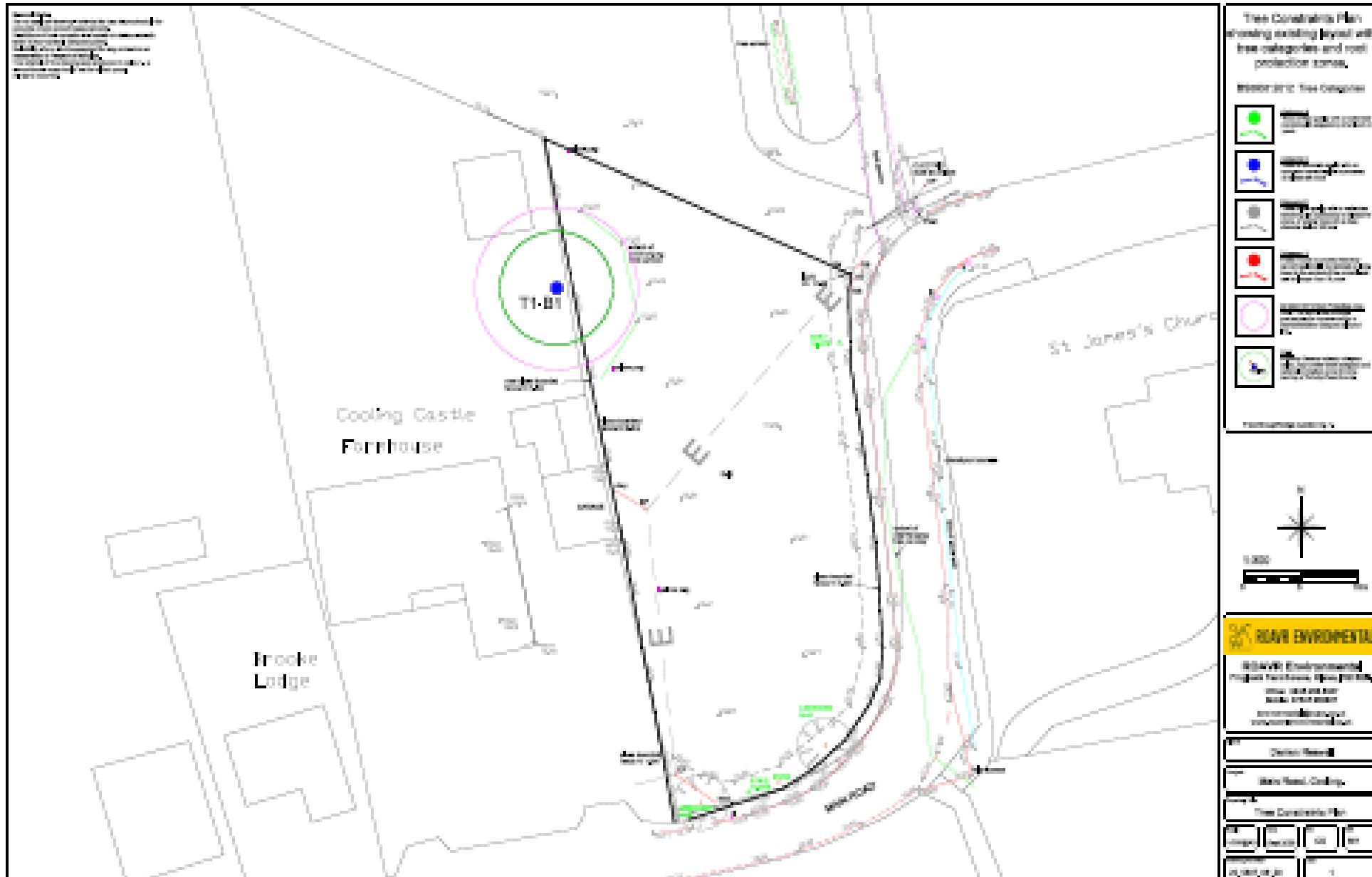
# Application Site From the E along Cooling Road facing W



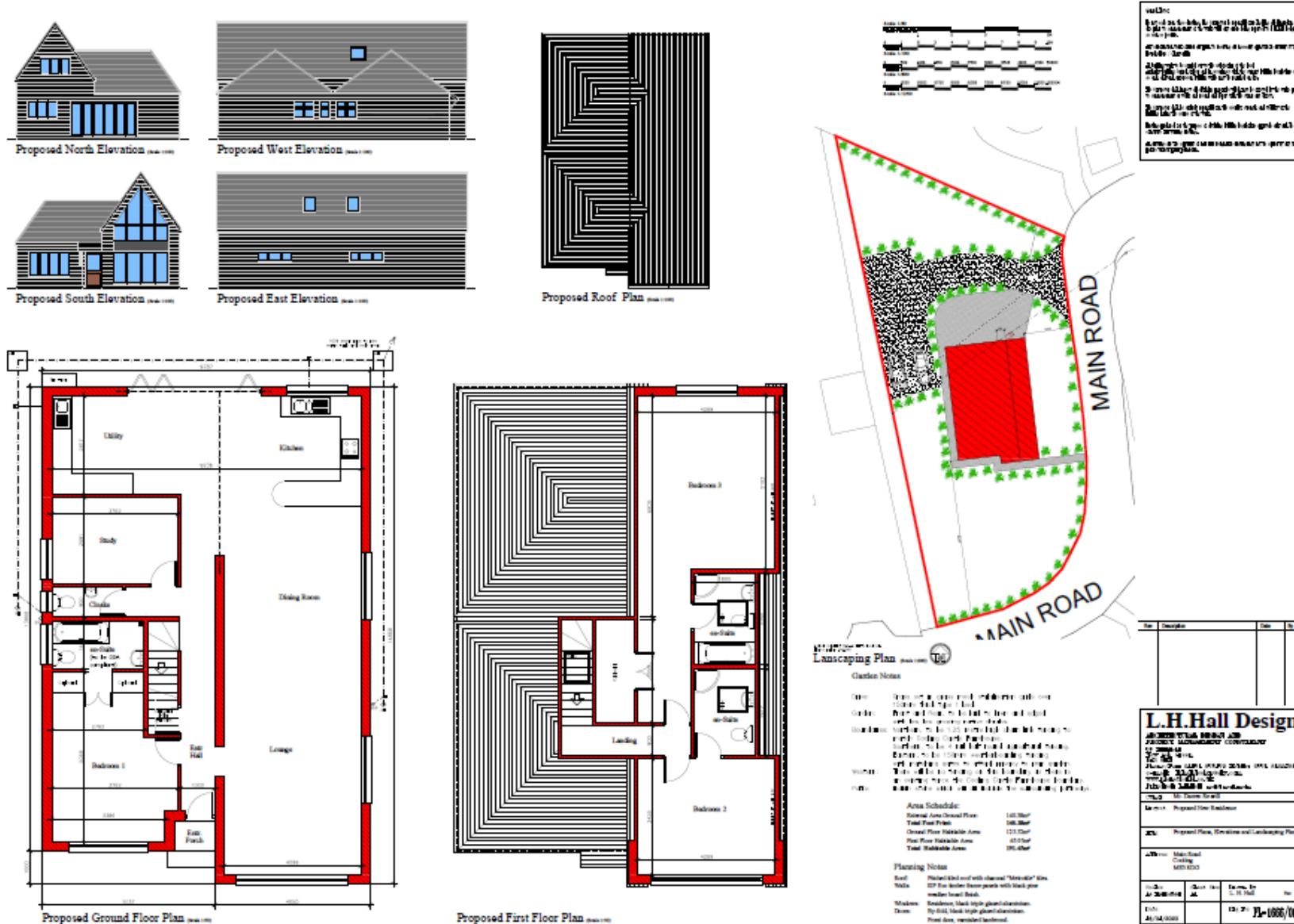
# Land Adjacent To Cooling Castle Farmhouse And Opposite Saint James's Church



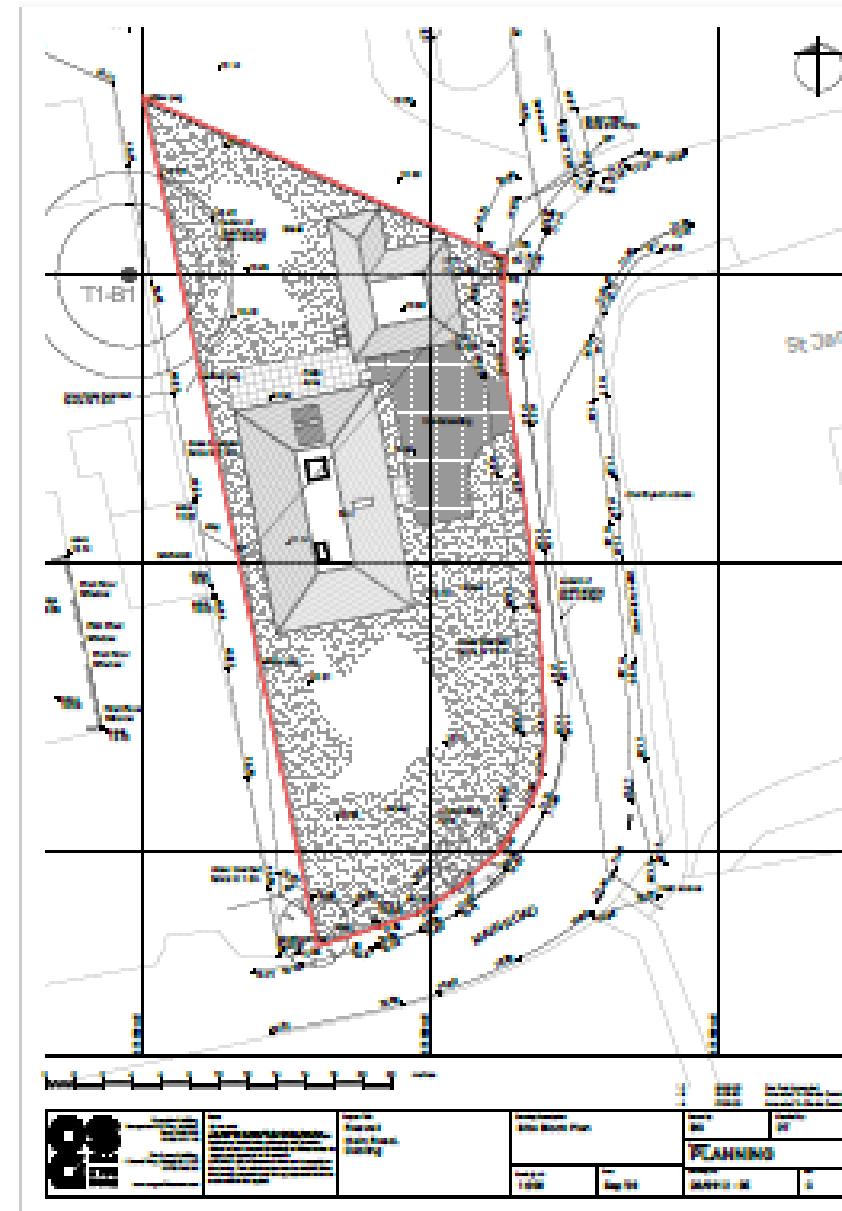
# Tree Constraints Plan



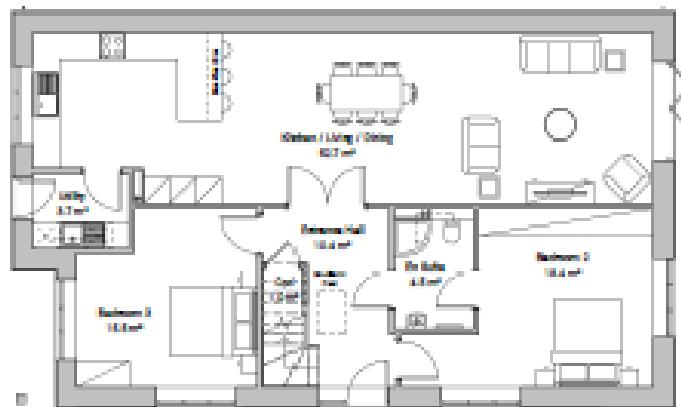
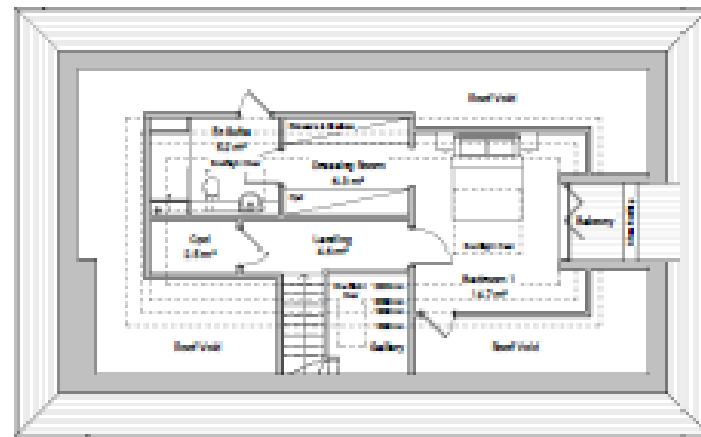
# Previous Application – MC/20/1126



# Proposed Site Layout



# Proposed Floor Plans



# Proposed South and East Elevations



East Elevation  
1:100



South Elevation  
1:100

1 0 1 2 3 4 5 6 7 8 9 10 11 metres

Rev	Date	Description
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
Project Title.		
<b>Reavell Main Road, Cooling</b>		
Drawing Description.		
<b>Proposed Elevations Sheet 1 of 2</b>		
Scale (@ A3)		Date
<b>1:100</b>		<b>Sep '20</b>
Drawn By:	Checked By:	
<b>BG</b>	<b>DT</b>	
Purpose.		
<b>PLANNING</b>		
Drawing No.	Rev.	
<b>20/0912 - 08</b>	<b>D</b>	
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 North and West Elevations



West Elevation

1 : 100



North Elevation

1 : 100

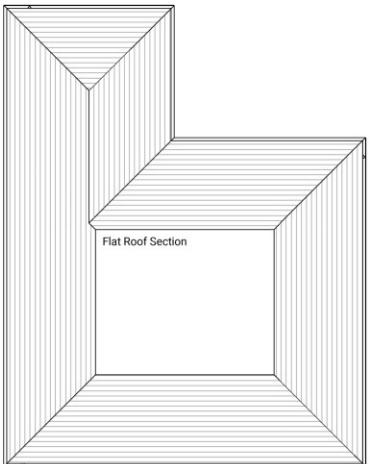
Rev	Date	Description
		Wyseplan Building, Occupation Road, Wye, Ashford, Kent, TN25 5EN 01233 812 148
		The Porter Building, 1 Brunel Way, Slough SL1 1QG 01753 968 361
<a href="http://www.osgarchitecture.com">www.osgarchitecture.com</a>		
<b>Project Title:</b> <b>Reavell Main Road, Cooling</b>		
<b>Drawing Description:</b> <b>Proposed Elevations Sheet 2 of 2</b>		
Scale (@ A3)	Date.	
<b>1 : 100</b>	<b>Sep '20</b>	
Drawn By:	Checked By:	
<b>BG</b>	<b>DT</b>	
<b>Purpose:</b> <b>PLANNING</b>		
Drawing No.	Rev.	
<b>20/0912 - 09</b>		
<b>Notes:</b> - 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 3D Perspective



Rev	Date	Description
		Wyseplan Building, Occupation Road, Wye, Ashford, Kent TN25 5EN 01233 812 148
<b>OS</b> <b>ARCH</b> <b>ITEC</b> <b>TURE</b>		
The Porter Building, 1 Brunel Way, Slough SL1 1FQ 01753 968 361 www.osgarchitecture.com		
Project Title:		
<b>Reavell</b> <b>Main Road,</b> <b>Cooling</b>		
Drawing Description:		
<b>Proposed Site Perspectives</b>		
Scale (@ A3)	Date:	
	<b>Oct '20</b>	
Drawn By:	Checked By:	
<b>BG</b>		<b>DT</b>
Purpose:		
<b>PLANNING</b>		
Drawing No:		Rev.
<b>20/0912 - 15</b>		
Notes:		
<ul style="list-style-type: none"><li>- Do not scale</li><li>- The contractor is responsible for checking dimensions, tolerances and references against the dimensions to OSG Architecture Limited before proceeding with the works.</li><li>- Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.</li></ul>		
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# Proposed Carport



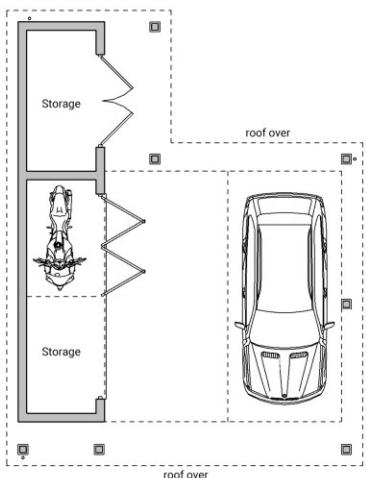
Roof Plan  
1 : 100



Front Elevation  
1 : 100



Side Elevation  
1 : 100



Ground Floor Plan  
1 : 100



Rear Elevation  
1 : 100

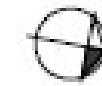
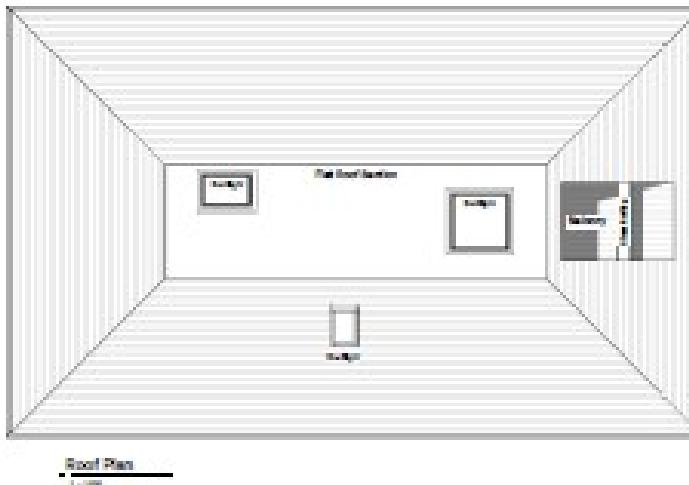


Side Elevation  
1 : 100

1 0 1 2 3 4 5 6 7 8 9 10 11 metres

A 24.09.20 Amended to Clients Comments	
Rev	Date
	Description
 Wyseplan Building, Occupied Address, Wye, Ashford, Kent TN25 5EN 01233 812 148	
The Pointer Building, 1 Brunel Way, Slough SL1 1FQ 01753 968 361	
<a href="http://www.osgarchitecture.com">www.osgarchitecture.com</a>	
Project Title. <b>Reavill Main Road, Cooling</b>	
Drawing Description. <b>Proposed Car Port Plans and Elevations</b>	
Scale (A3)	Date
<b>1 : 100</b>	<b>Sep '20</b>
Drawn By.	Checked By.
<b>BG</b>	<b>DT</b>
Purpose. <b>PLANNING</b>	
Drawing No.	Rev.
<b>20/0912 - 10</b>	<b>A</b>
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 items are covered by drawings to different scales, the larger scale drawing is to be worked to	
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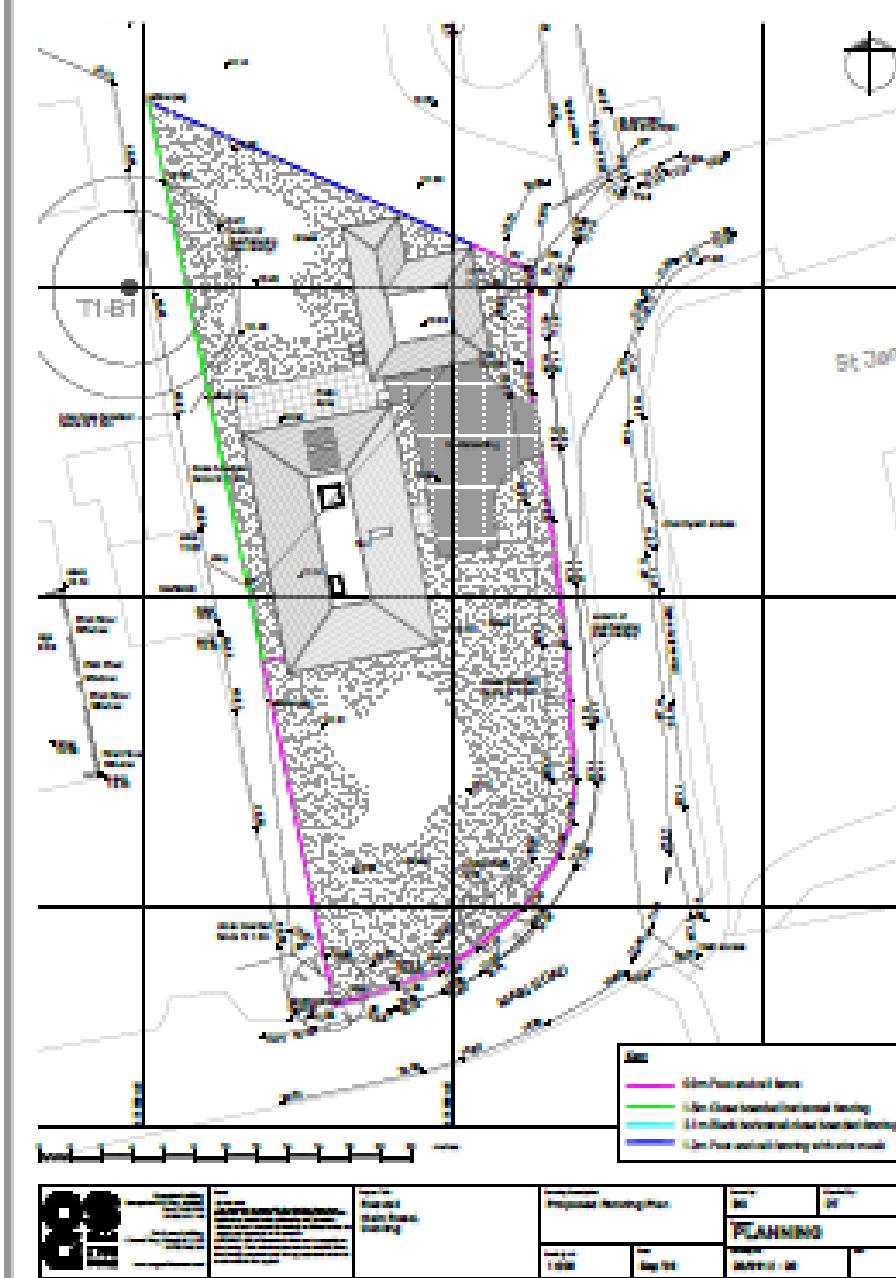
# Proposed Roof Plan and 3D perspective of Carport



0 100 200 300 400 500 600 700 800 900 1000 meters

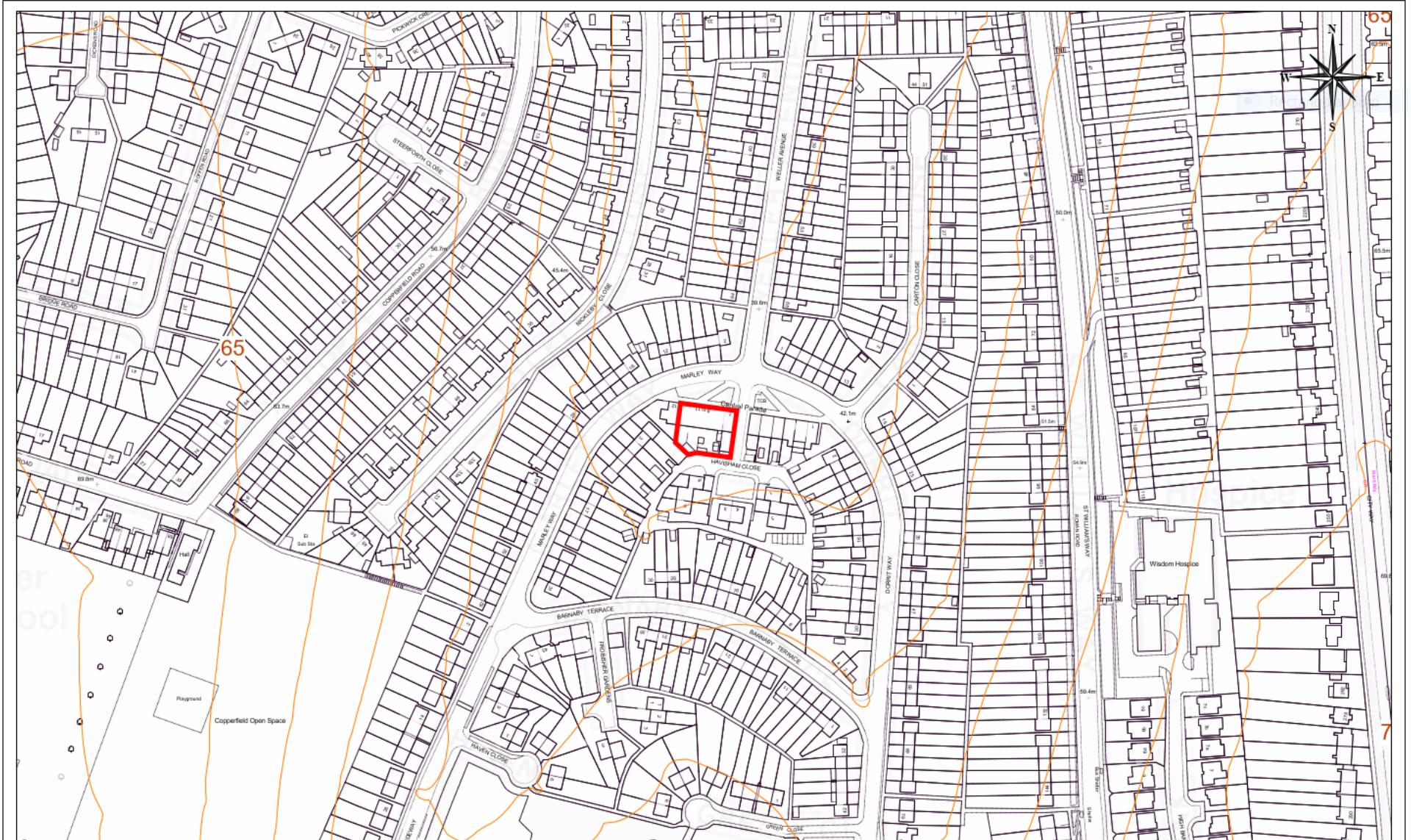
<b>OS</b> GEOGRAPHICAL INSTITUTE OF SWITZERLAND Landesamt für Raumplanung Landesamt für Topographie Landesamt für Geodäsie	
Baufeld Baustrasse Main Road, Coating	
Description: Proposed Roof Plan and 3D Perspective	
Planned 1:100	Scale 1:100
Actual 1:00	Actual 1:00
PLANING	
Planned 20/09/12 - 00	Planned 00
Notes: The construction is planned to be carried out in accordance with the building regulations of the canton of Zurich. The building is planned to be carried out in accordance with the building regulations of the canton of Zurich. The building is planned to be carried out in accordance with the building regulations of the canton of Zurich. The building is planned to be carried out in accordance with the building regulations of the canton of Zurich.	

# Proposed Boundary Treatment



MC/20/1886

7-11 Central Parade, Rochester



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

25 0 25 50 75 100 125 150 175 200  
Metres

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Scale:1:2500 21/12/2020  
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# Front of Co-op Store From Marley Way



# Rear of Co-op Store (1)



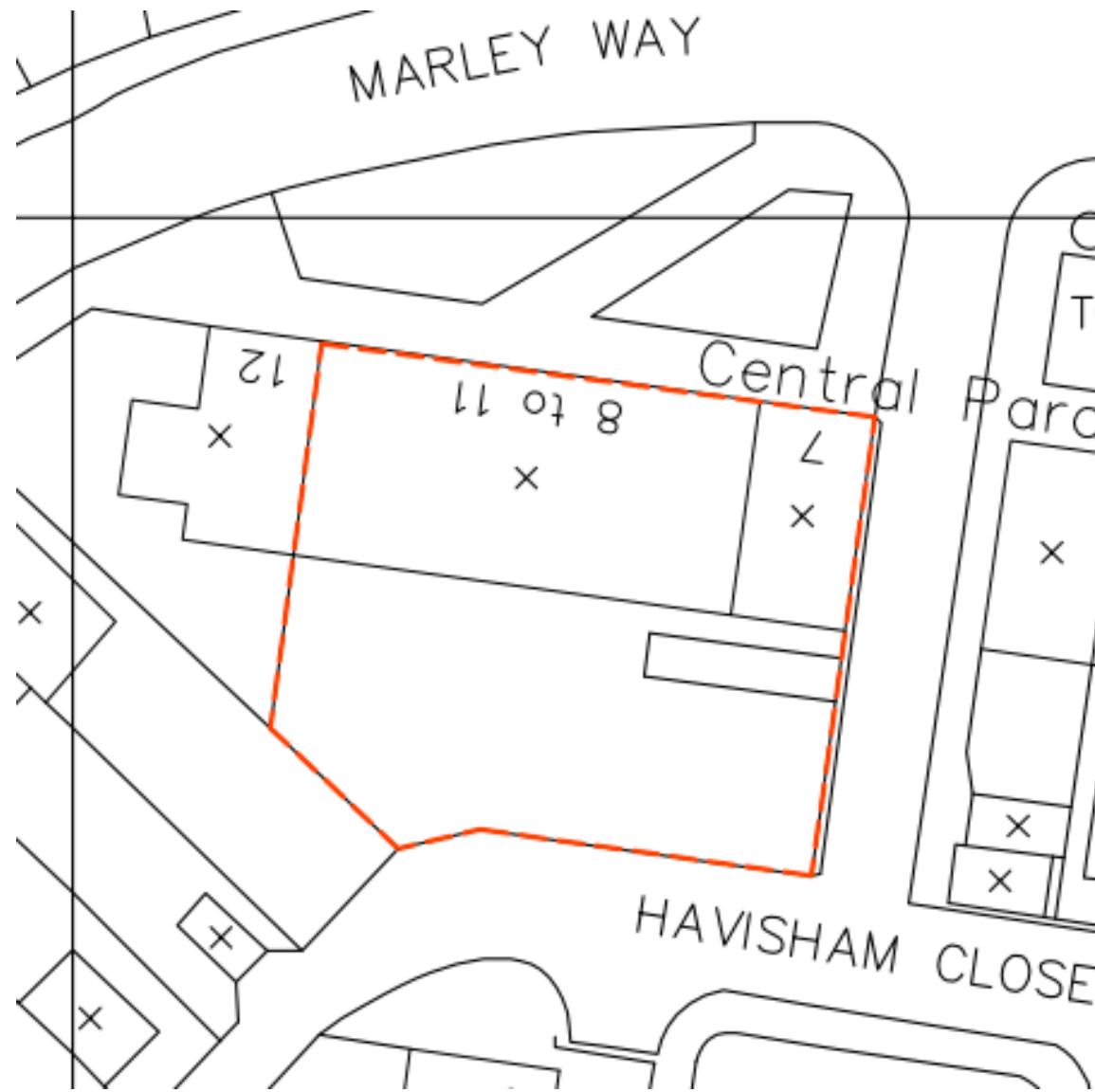
# Rear of Co-op Store (2)



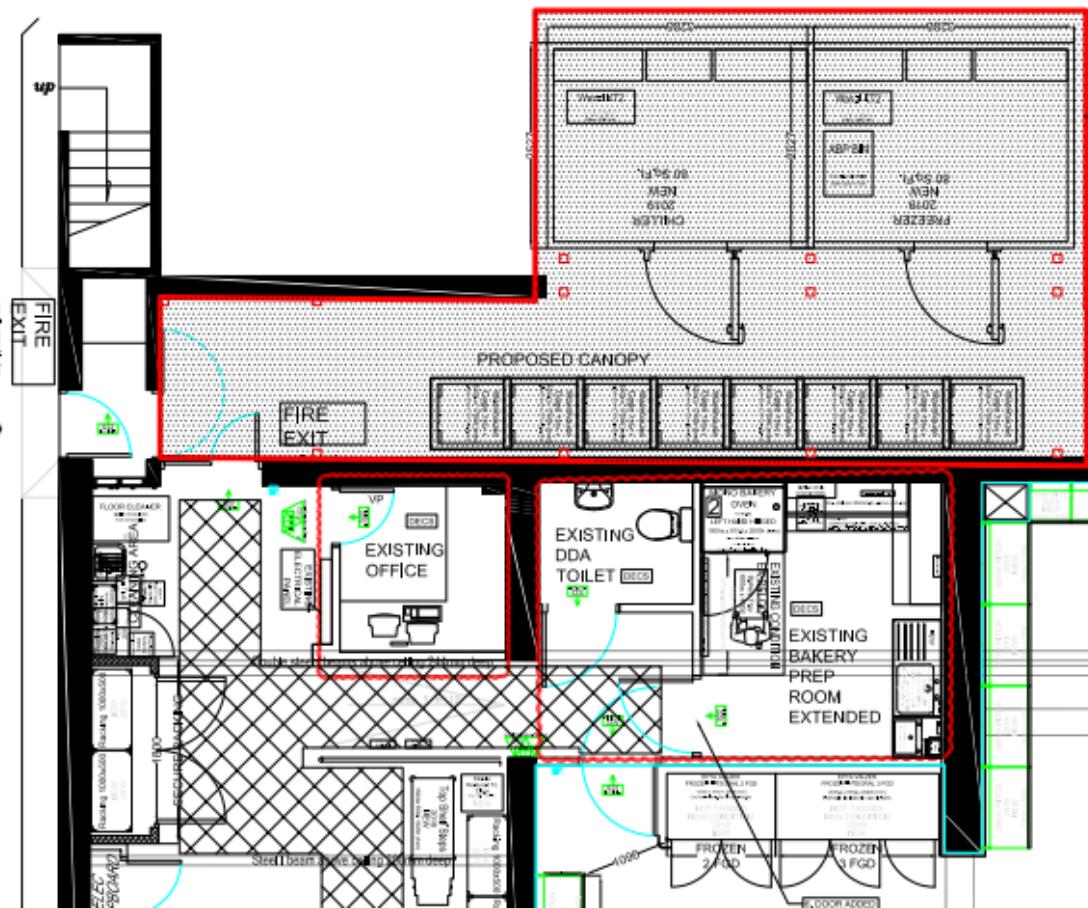
# Structure Housing Cold Rooms



# Block Plan

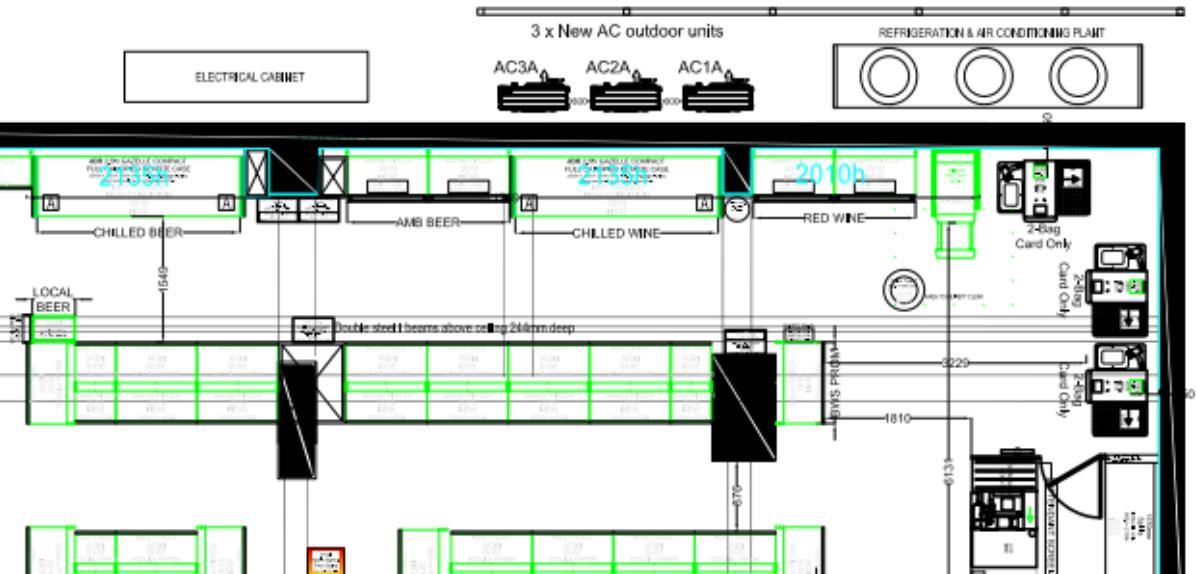


# Plan of Proposed Coldrooms



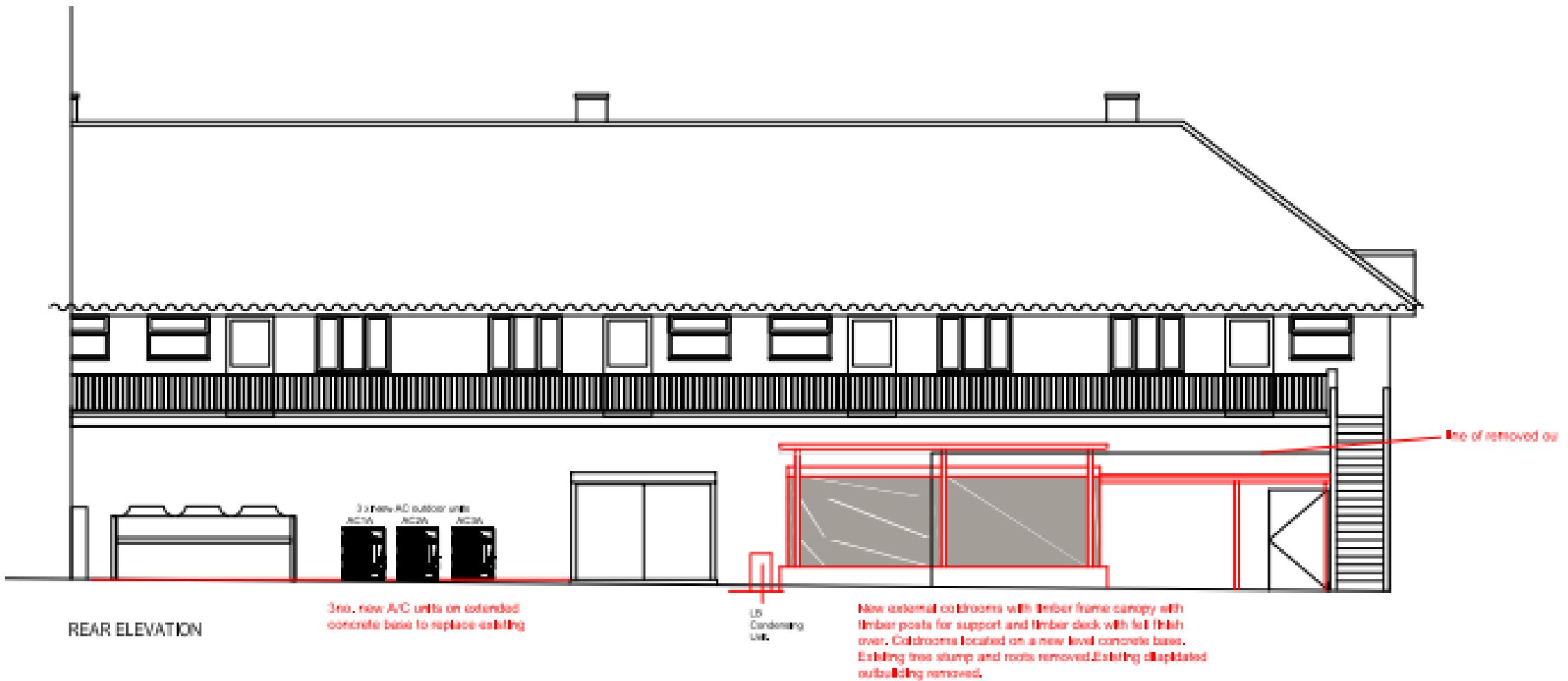
LB  
Condensing  
Unit.

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.

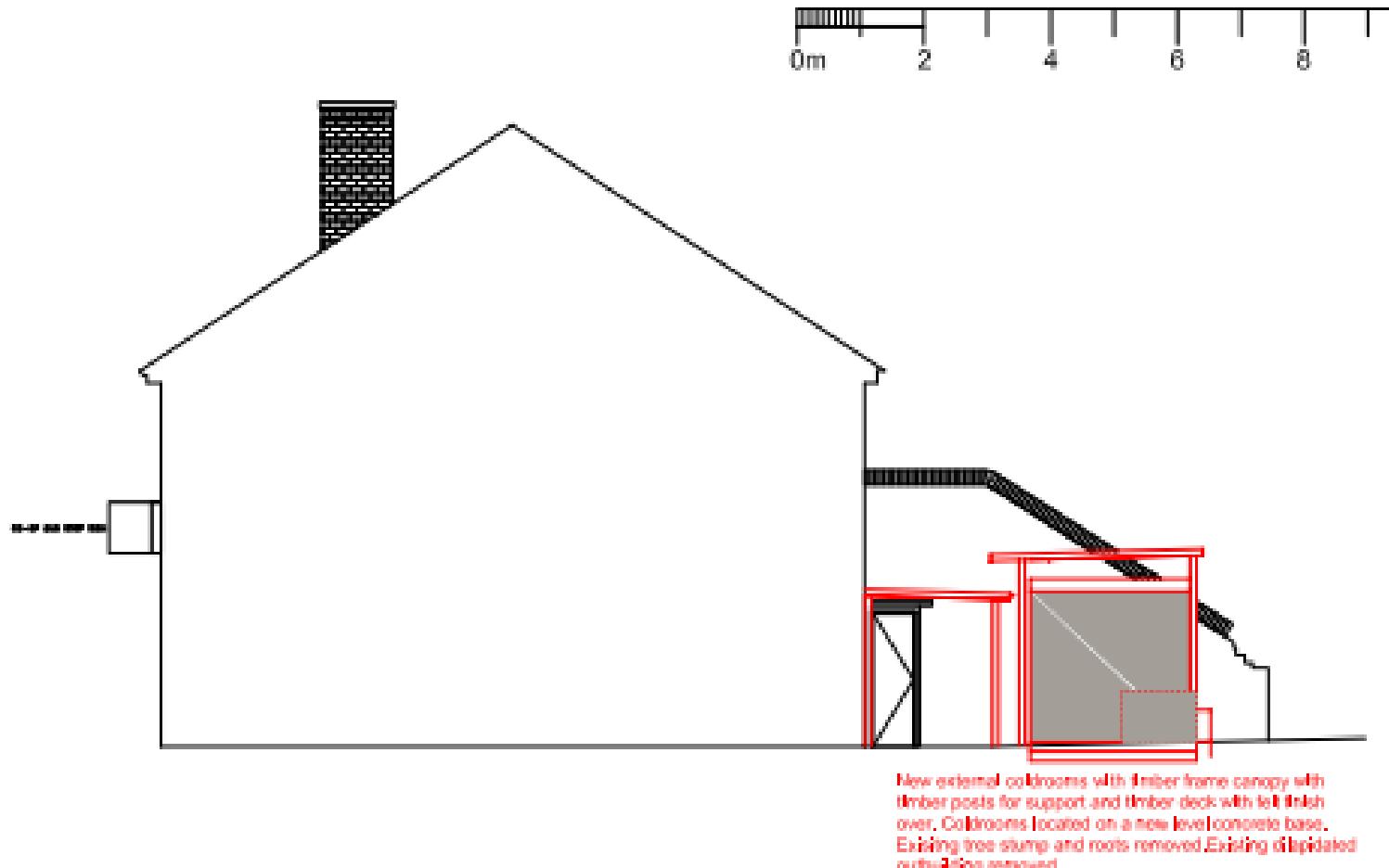


New / Existing	Manufacturer	Model	Pack Controller	Refrigerant	Comp Temp Range	Compressor Model	Duty KW	SST °C
Existing	PR Pack	Housed HT Pack	RDM	R448A	HT	4DC-7.2Y	14.00	-7
					HT	4DC-7.2Y	14.00	-7
					HT	4DC-7.2Y	14.00	-7
					Total HT Capacity		42.00	-7
<b>Refrigeration Condenser</b>								
New / Existing	Manufacturer	Model	Refrigerant	Capacity KW	Ambient	Condensing	Weight kg	L
Existing	LL-VE	SAVIR 4131 3V	R448A	66	35°C	43°C	500	

# Rear Elevation

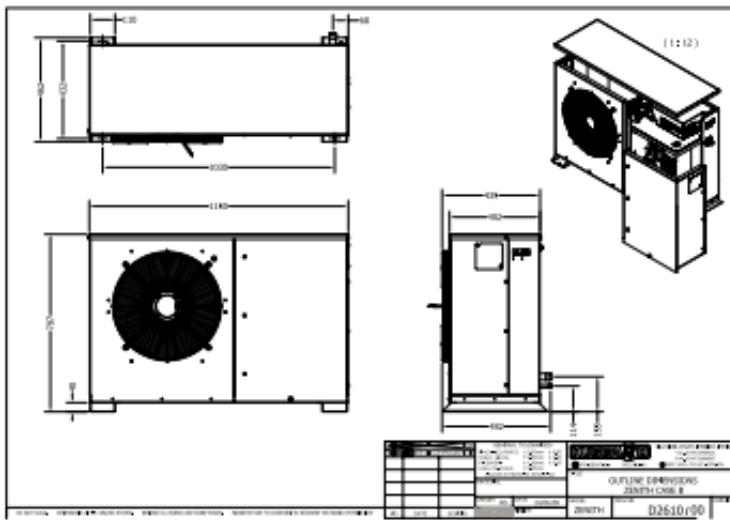


# Side Elevation

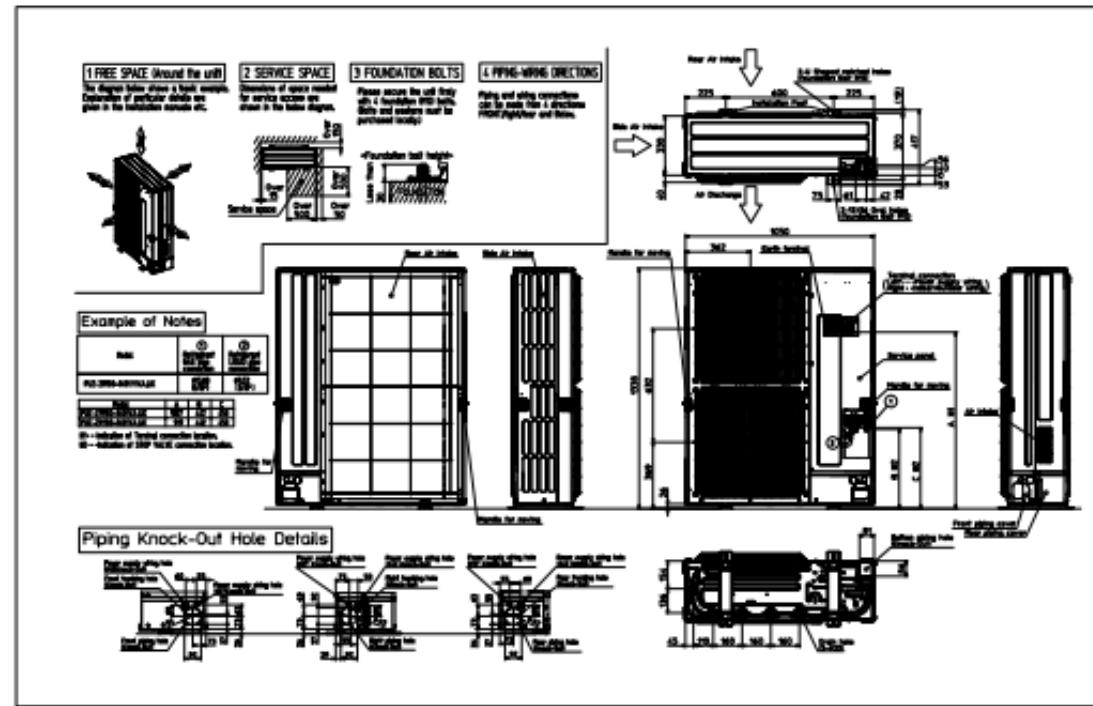


SIDE ELEVATIONS

# Chiller Units



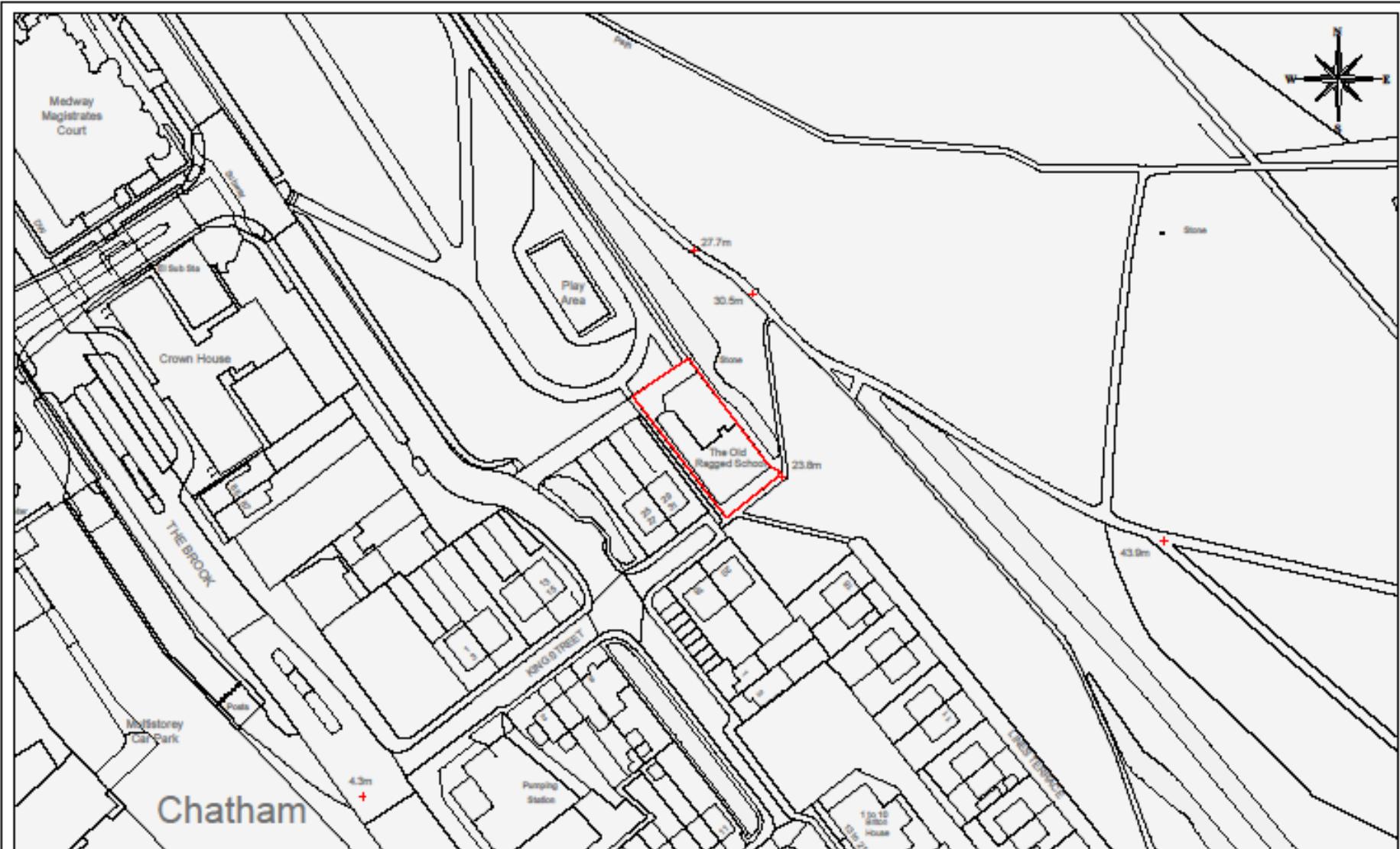
## PROPOSED LB CONDENSER UNIT 1:20



## PROPOSED A/C UNIT 1:20

# Chatham Ragged School

Grade II Listed Building

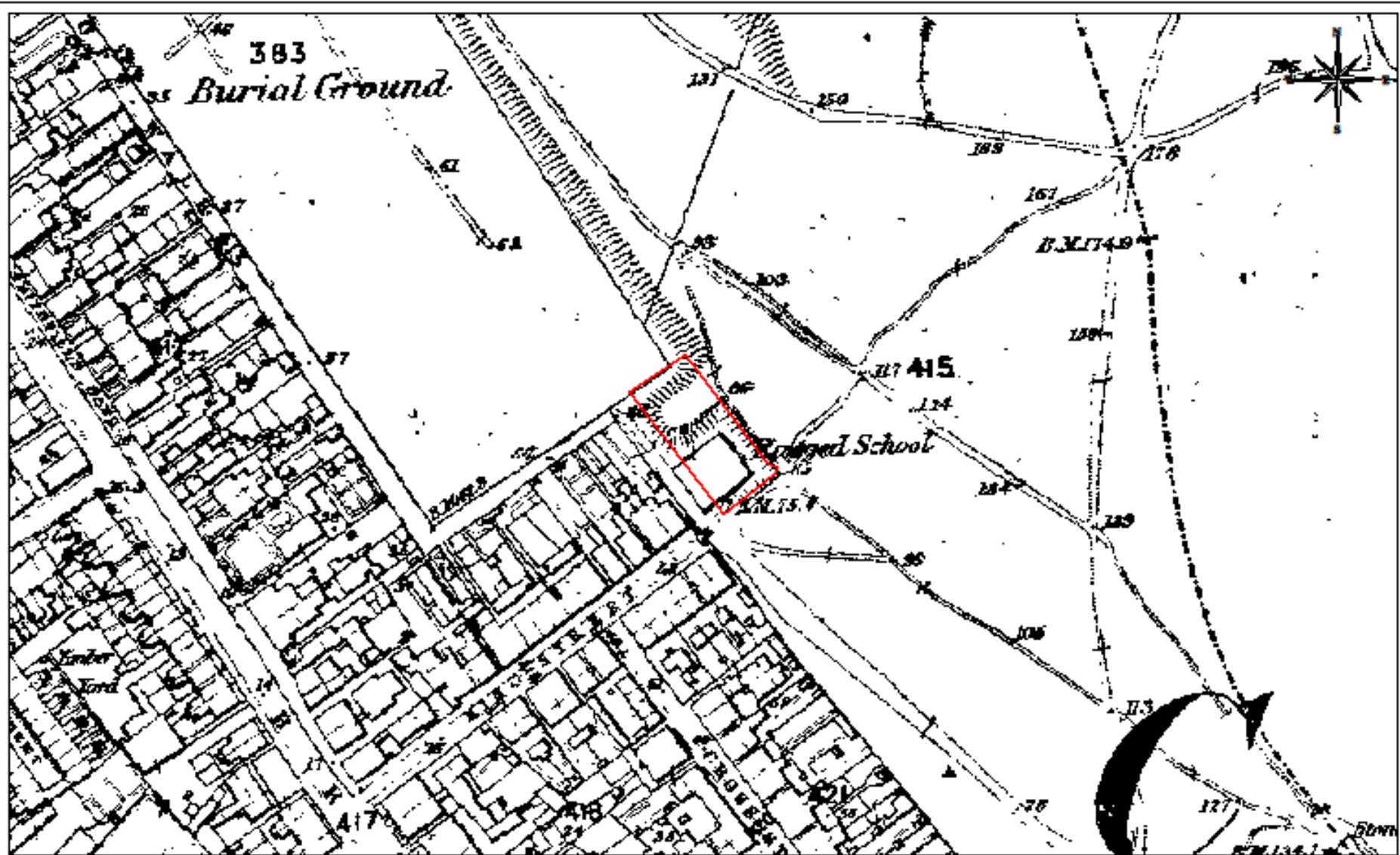


## Chatham Ragged School

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Scale: 1:1250 13/01/21  
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**Chatham Ragged School - 1866**

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Mapbox  
Showing you

Scale 1:1250 13/01/21  
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