

Chatham Centre Design Code

Appendix

Medway Council

BPTW

May 2024



About this document

Medway Council was selected as one of twenty five places in England to develop a local design code as part of the **Department for Levelling Up, Housing and Communities (DLUHC)** Pathfinder Programme.

This document has been developed in collaboration with a wider consultant team, led by **BPTW**, providing urban design, design coding and architectural services with a range of team support, including, **Create Streets** on community engagement, **HTA, Landscape** on public realm and landscape, **Urban Movement** on transport and highways and **Lyall Bills & Young Architects** on testing the design code.



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Compliance Checklist





1.0 Compliance Checklist

1.1 Area-wide Guidance

Instructions

Proposals are encouraged to comply with the area-wide guidances.

Applicants should provide relevant justification where their proposal does not or only partially comply with the area-wide guidance.

Consequences

Proposals that deviate from the area-wide guidances will need to justify why they have not complied and will likely require the applicant to undergo the Exceptional Design Process (EDP), which requires the applicant to demonstrate exceptional design quality for breaking elements of the design code.

Does your proposal comply with the Area Wide Guidance? :

Characteristic Sub-category	Yes	Partial	No	N/A
2.1 Vision for Chatham 2050				
Healthy & Connected City				
Heritage Maritime City				
Green Sustainable city				
Vibrant City of Culture				
City to Learn and Grow				
2.2 Movement				
Better streets and spaces for people				
Safe cycling and wheeling for all				
An integrated Medway-wide public transport network centred on Chatham				
Vehicle use and car parking to complement active and public transport				

Characteristic Sub-category	Yes	Partial	No	N/A
2.3 Public Space & Nature				
Bringing in Nature & biodiversity				
Engaging with River Medway				
Celebrating heritage and public realm				
Connected open space network				
Playful and vibrant spaces				
2.4 Built Form				
Vibrant Streetscape				
Sustainable and built to last				
Exceptional design				
Celebrate landmarks and views				
2.5 Uses				
20-minute centre				
Long life, loose fit flexibility				
Affordable/ incubator spaces				
Meanwhile and temporary uses				
Homes for all				

1.2 Area Type Guidance

Instructions

Proposals must comply with the area type guidances.

Applicants must provide relevant justification where their proposal does not or only partially comply with the area type guidance.

Consequences

Proposals that deviate from the area type guidances will need to justify why they have not complied and will likely require the applicant to undergo the Exceptional Design Process (EDP), which requires the applicant to demonstrate exceptional design quality for breaking elements of the design code.

Which Area Type is your site located within?

Chatham Cross	Waterfront	Urban Avenues	Streets & Spaces	Residential Streets	Green Edge

Does your proposal comply with the Area Type Guidance? :

Characteristic Sub-category	Yes	Partial	No	N/A
Movement				
Footways				
Street Furniture				
Crossings				
Junctions				
Vehicle Crossovers				
Cycling				
Cycle Parking				

Characteristic Sub-category	Yes	Partial	No	N/A
Movement (Continued)				
Public Transport				
Carriageway				
Speed				
Car Parking				
EV Charging				
Servicing				
Public Space & Nature				
Play				
SuDS				
Trees				
Pther planting types				
Surfacing and hardscape				
Furniture				
Built Form				
Building Block / Types				
Plots				

Characteristic Sub-category	Yes	Partial	No	N/A
Built Form (Continued)				
Urban Blocks & Plots				
Building Heights				
Building Lines				
Roofs				
Façade Treatment				
Building Types				
Building Frontage				
Elevations				
Balconies				
Distance Between Buildings				
Uses				
Use of Land				
Community				
Frontage				
Residential Homes				

1.3 Masterplanning Areas

Instructions

Proposals are encouraged to comply with the masterplanning area guidances.
Applicants should provide relevant justification where their proposal does not or only partially comply with the area-wide guidance.

Consequences

Proposals that deviate from the masterplanning area guidances will need to justify why they have not complied and will likely require the applicant to undergo the Exceptional Design Process (EDP), which requires the applicant to demonstrate exceptional design quality for breaking elements of the design code.

Is your site located within one of the 4 Masterplanning Areas?

Yes	No	If yes, please specify which (1-4)

Does your proposal comply with the Area Type Guidance? :

Characteristic Sub-category	Yes	Partial	No	N/A
4.2 Masterplanning Area 1				
High Level Concept				
4.3 Masterplanning Area 2				
High Level Concept				
4.4 Masterplanning Area 3				
High Level Concept				
4.5 Masterplanning Area 4				
High Level Concept				