

Coding Plan



6.0 Coding Plan

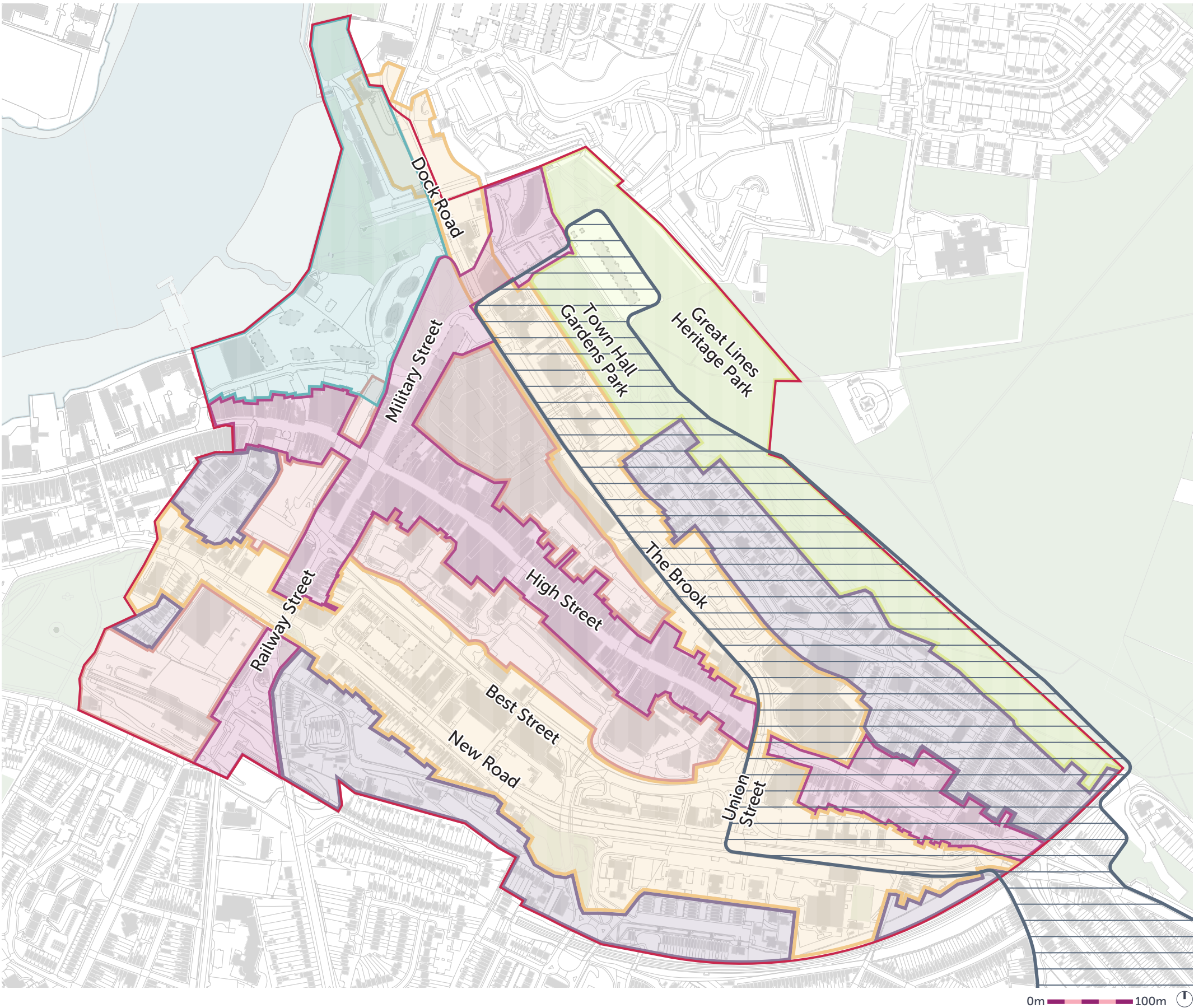
6.1 Chatham Centre Coding Plan

Within the Chatham Town centre, the Area types created are based on existing street character, and potential areas that can form a strong and definitive character along the streets. The street hierarchy, pedestrianised or vehicular nature and overarching uses along the streets have been other common parameters used to categorize these area types. Area types are defined based on both the existing characteristics of the area and how the local authority and community envision the places to develop in the future.

This plan will help dictate/set rules/guidelines for the new developments to follow the area type code which applies to their site they fall under. Each of these area type allocations will be subject to the masterplanning zones and their unique strategies. This will help simplify the design code and its application across the town.

Key

- Chatham Cross
- Waterfront
- Urban Avenues
- Streets & Spaces
- Residential Streets
- Heritage Park
- Arches (Chatham) Neighbourhood Plan Area



Area Type Analysis



Chatham Area Types

Area types are zones within the larger context that have typical development patterns (built features, overall land uses and characteristics) that define each street.

A series of specific area types were identified for the Chatham Design Code, based on a series of local street types. Each Chatham area type aims to define how each area will develop and enhance over time to create a range of urban, vibrant streets appropriate for the future city centre.

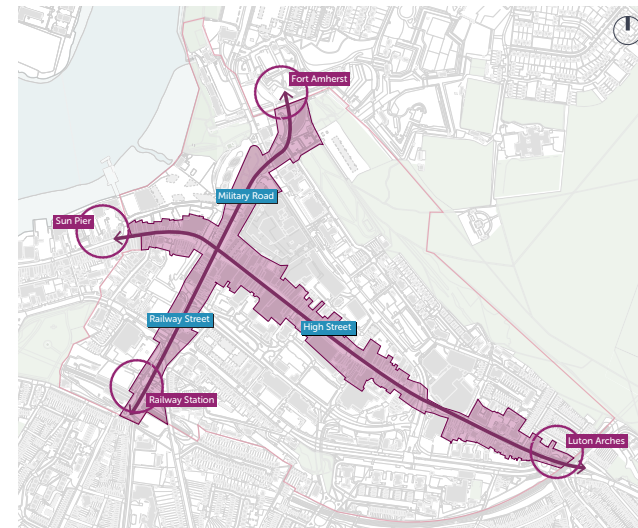


Fig.50 Chatham Cross Area Type Highlight

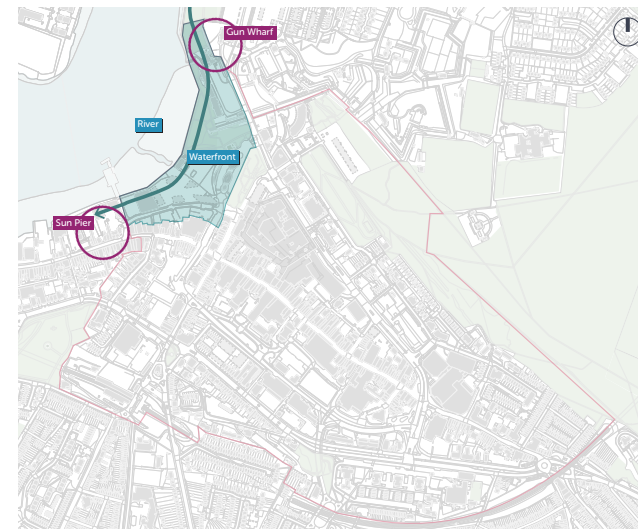


Fig.51 Waterfront Area Type Highlight

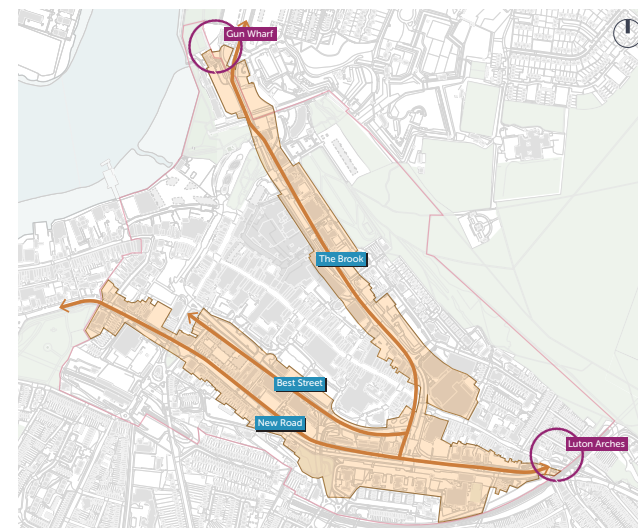


Fig.52 Urban Avenues Area Type Highlight

Chatham Cross

The Chatham Cross area type defines the heart of Chatham Town Centre, with High Street, Railway Street and northern section of Military Street mainly being pedestrian streets and southern portion of Railway Street mainly catering for vehicular traffic.

The streets form a distinctive cross shape and retain their historical fine grained character, with a number of landmarks and historical structures forming a distinctive townscape of the Chatham Cross

This area typically consists of blocks that are 3-5 storeys tall with mixed ground floor uses.

Waterfront

Encompassed by Medway Street, Globe Lane, Dock Road and the River Medway, the Waterfront area type includes significant riverside public spaces like the Riverside gardens, Riverside Walk and Sun Pier. This area landscaped areas and offers well-defined pedestrian routes throughout the gardens and riverside.

There are valued heritage buildings including, Command House, former RAFA Club and the Chatham Library, which was the Former Ordnance Store at Gun Wharf. This historic context forms part of Brompton Lines and Sun Hill to Sun Pier conservation areas.

A significant portion of current regeneration is focused within the area type, aiming to revitalise the waterfront. This includes the development of Chatham Waterfront and the adjacent development of Mountbatten House and refurbishment of the Paddock (Which both sit within the Chatham Cross area type).

Urban Avenues

The Urban Avenues area type comprises of three primarily vehicular corridors that run across Chatham Town Centre as significant traffic through routes. One avenue is the combination of three streets, Dock Road, The Brooks, and Union Street and whilst the others are New Road and Best Street. Portions of these streets have been widened, causing the removal of historical buildings, leasing empty sites, service car parks and inappropriate out of town retail sheds.

However, portions of the historic fabric remain along the Brook and New Road, as part of two conservation areas - the Star Hill to Sun Pier Conservation Area and the New Road, Chatham Conservation Area. Here the historic streetscapes create a positive setting and precedent for future development.

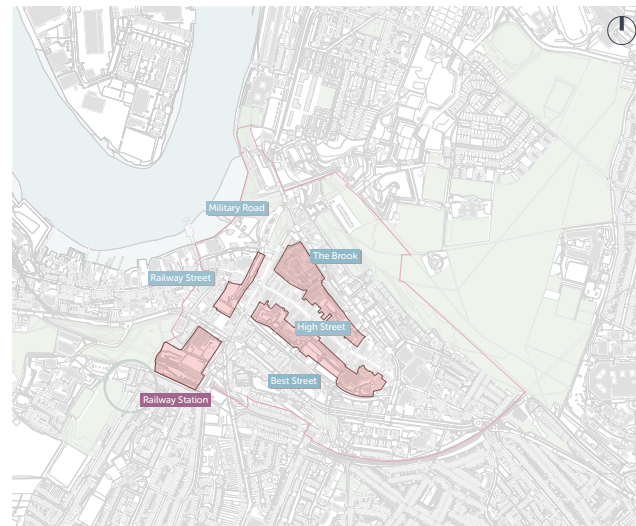


Fig.53 Streets and Spaces Area Type Highlight

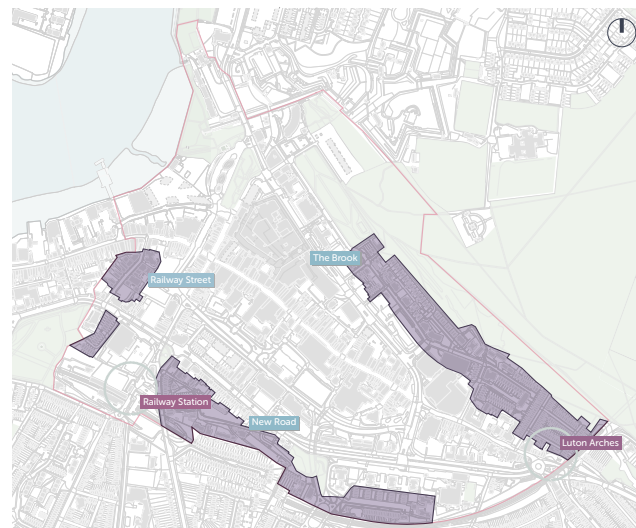


Fig.54 Residential Streets Area Type Highlight



Fig.55 Green Edge Area Type Highlight

Streets & Spaces

The Streets and Spaces area type are generally current servicing spaces between the Chatham Cross and Urban Avenues, or spaces adjacent to the railway station. These spaces includes the Wickes site, Sir John Hawkins Car Park, the area fronting Rome Terrace, Richard Street, and Solomons Road and the area also includes the Pentagon Shopping Centre and various other smaller plots. Many sites are back of plots and buffer spaces that are currently occupied by surface car parking and back of house services.

These areas offer significant opportunity to create a series of pedestrian priority streets and urban spaces that continue to provide services for adjacent properties whilst also enabling new and enhanced connections to local destinations.

Residential Streets

The Residential Streets area type are streets with consisting of a range of residential typologies, typically at the periphery of the town centre.

Whilst there are limited opportunities for new development, existing proportions may enable intensification and public realm improvements.

Heritage Park

The Heritage Park area type includes the ridge of open spaces overlooking the Chatham Bowl and includes a number of gateway entrances. It forms the western edge of the Great Lines Heritage Park, which is the largest open public park in Chatham, and includes the Chatham Naval Memorial- a key visual landmark. The area type also includes Town Hall Gardens which also holds great importance to Chatham's heritage. Both parks are well populated with greenery and form scenic links between Chatham and Gillingham

The area type aims to better connect these valuable green spaces with the centre of Chatham.