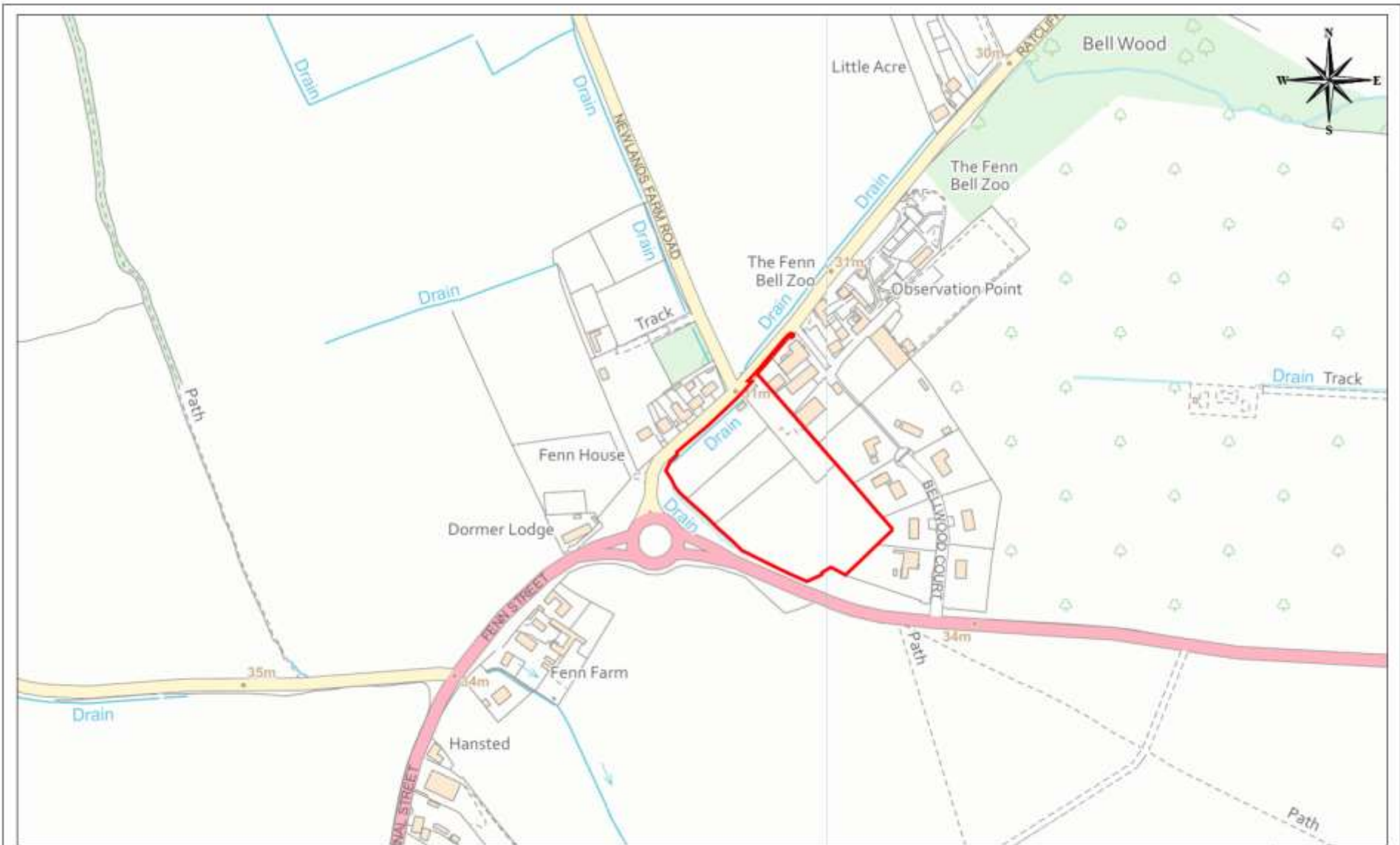


Planning Committee

23rd October 2024

MC/24/0291

Land Adjacent Fenn Street and Ratcliffe Highway, St Mary, Hoo,
Rochester, ME3 8RF



MC/24/0291 - Land Adjacent Fenn Street And Ratcliffe Highway, St Mary Hoo, Rochester, ME3 8RF



Aerial View of site



Photos from Ratcliffe Highway



View across to Former St Marys Hoo Church



Drainage Ditch



Fenn Street



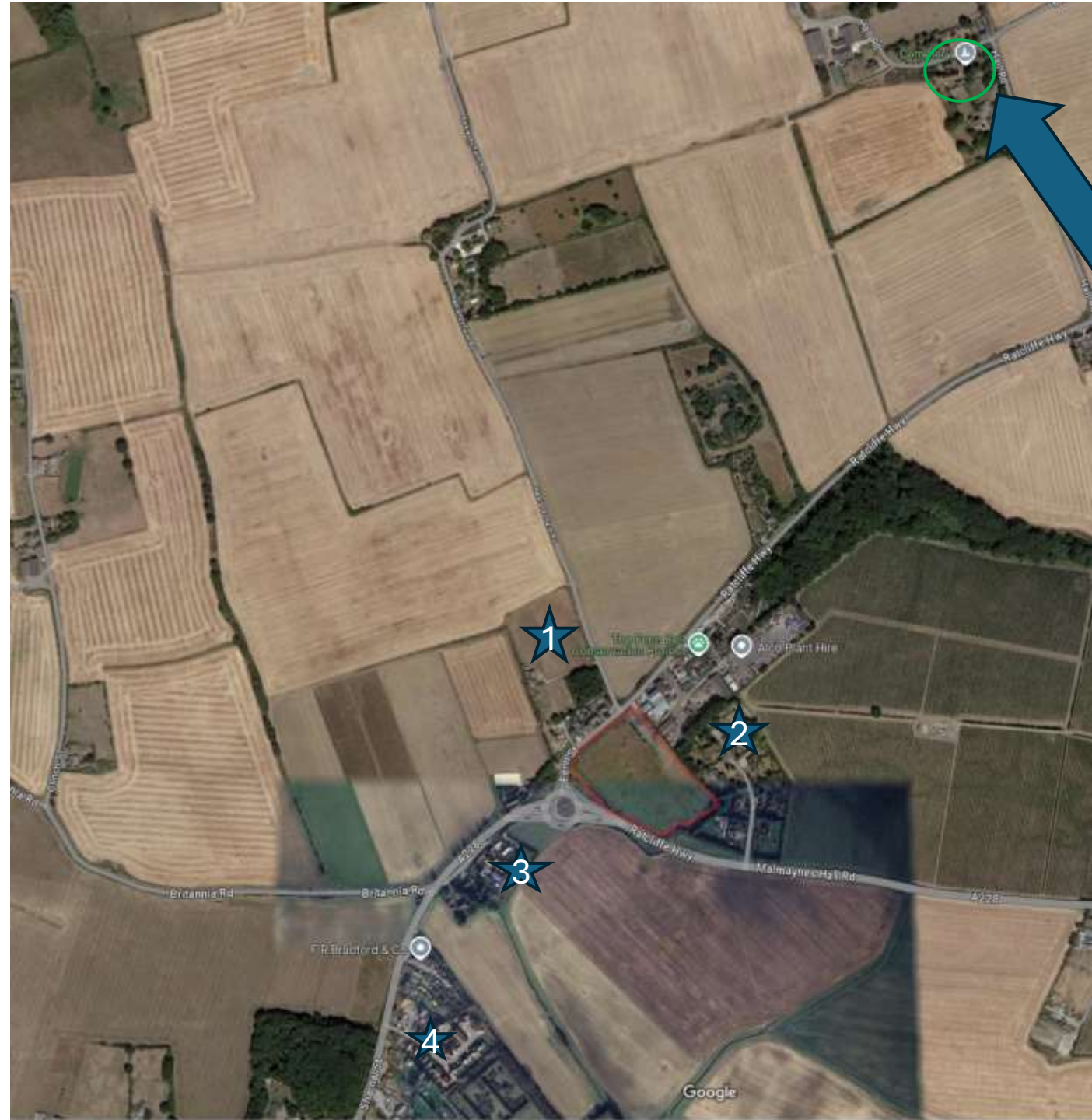
Aerial photos of site and context

1 MC/23/0568
Land west of Newlands Road Farm, St Marys Hoo, ME3 8QT
Outline application with all matters reserved for the construction of 4x four self build/custom home build plots.
Decision: Refused
Decided: 2 May 2023
Appeal: Dismissed 29 February 2024

2 MC/22/2934
5 Bellwood Court, St Marys Hoo, ME3 8RT
Construction of a detached dwelling with associated parking and landscaping
Decision: Refused
Decided: 13 February 2023
Appeal: Dismissed 23 January 2024

3 MC/20/1818
Fenn Farm, Fenn Street, St Mary Hoo, Rochester, Medway, ME3 8QS
Construction of 4 x four bedroom detached houses; 1 x three bedroom detached house with associated two detached garage blocks - one block incorporating a one bedroom flat over together with means of access and car parking provision
Decision: Refused
Decided: 19 February 2021
Appeal: Dismissed 12 August 2022

4 MC/21/2612
The Hollies And Southview Sharnal Street High Halstow Rochester ME3 8QR
Demolition of existing dwellings and outbuildings and construction of thirty five dwellings with creation of a new access from Sharnal Street and associated car parking, hardstanding, landscaping, open spaces, infrastructure including drainage and earthworks.
Decision: Approved with conditions
Decided: 30 May 2022



Former
Church
St Marys
Hoo

Unit Mix



Tenure



Proposed Elevation Street Scenes



Plot 01 Plot 02 Plot 03 Plot 04 Plot 05 Plot 06 Plot 07 Plot 08 Plot 09 Plot 10 Plot 11 Plot 12 Plot 13 Plot 14 Plot 15 Plot 16 Plot 17 Plot 18 Plot 19 Plot 20 Plot 21 Plot 22 Plot 23 Plot 24 Plot 25 Plot 26 Plot 27 Plot 28 Plot 29 Plot 30 Plot 31 Plot 32 Plot 33 Plot 34 Plot 35 Plot 36 Plot 37 Plot 38 Plot 39 Plot 40 Plot 41 Plot 42 Plot 43 Plot 44

Street Scene E-E

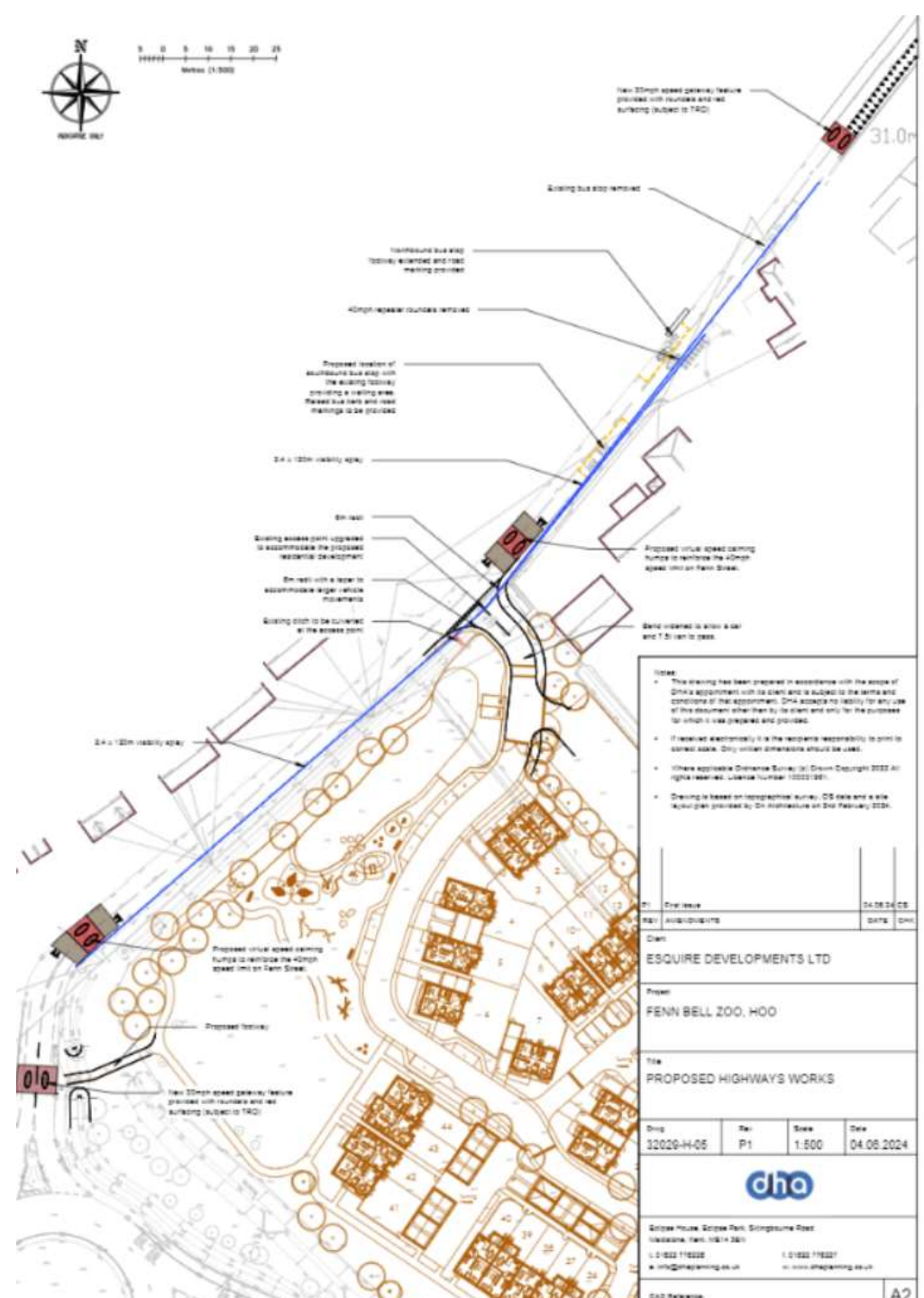
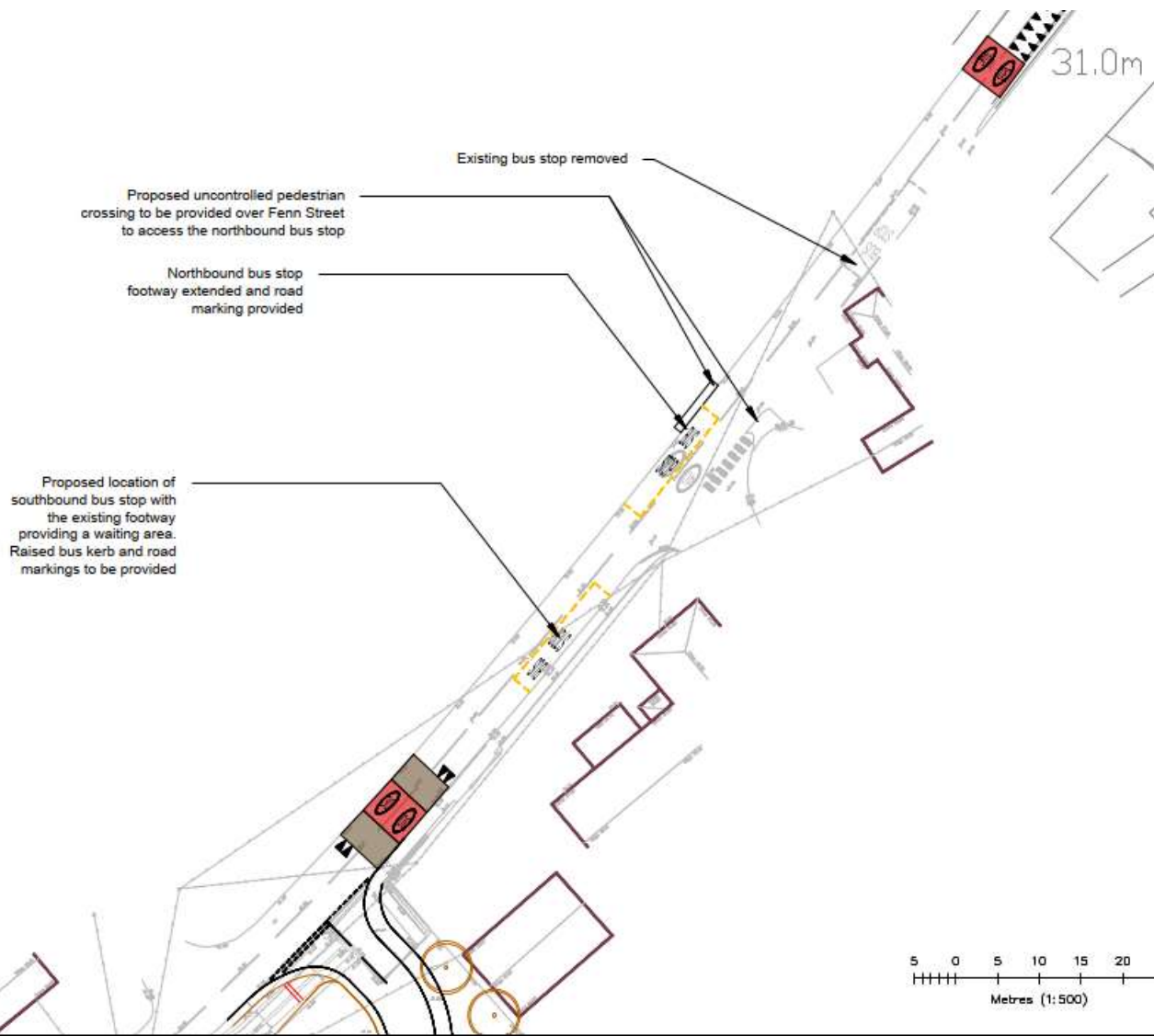
Scale: 1:200
0 2 6 10 20m

Site Plan Key (NTS):



Background - Google Maps

Proposed Highway Work



- Notes**
- The drawing has been prepared in accordance with the scope of DMA appointment with its dates and is subject to the terms and conditions of that appointment. DMA accepts no liability for any use of the document other than by its client and only for the purposes for which it was prepared and provided.
 - If required electronically it is the recipient's responsibility to print in correct scale. Any other dimensions should be used.
 - Where applicable Ordnance Survey (or Crown Copyright) 2023 All rights reserved. Licence number: 10001295.
 - Drawing is based on topographic survey, OS data and a site plan/plan provided by the infrastructure on 04 February 2023.

| | |
|---------|--------------------------|
| Client | ESQUIRE DEVELOPMENTS LTD |
| Project | FENN BELL ZOO, HOO |
| Title | PROPOSED HIGHWAYS WORKS |
| Drawn | 30/06/2024 |
| Revised | 04/06/2024 |
| Scale | 1:500 |
| Date | 04.06.2024 |

Client: ESQUIRE DEVELOPMENTS LTD

Project: FENN BELL ZOO, HOO

Title: PROPOSED HIGHWAYS WORKS

Drawn: 30/06/2024

Revised: 04/06/2024

Scale: 1:500

Date: 04.06.2024

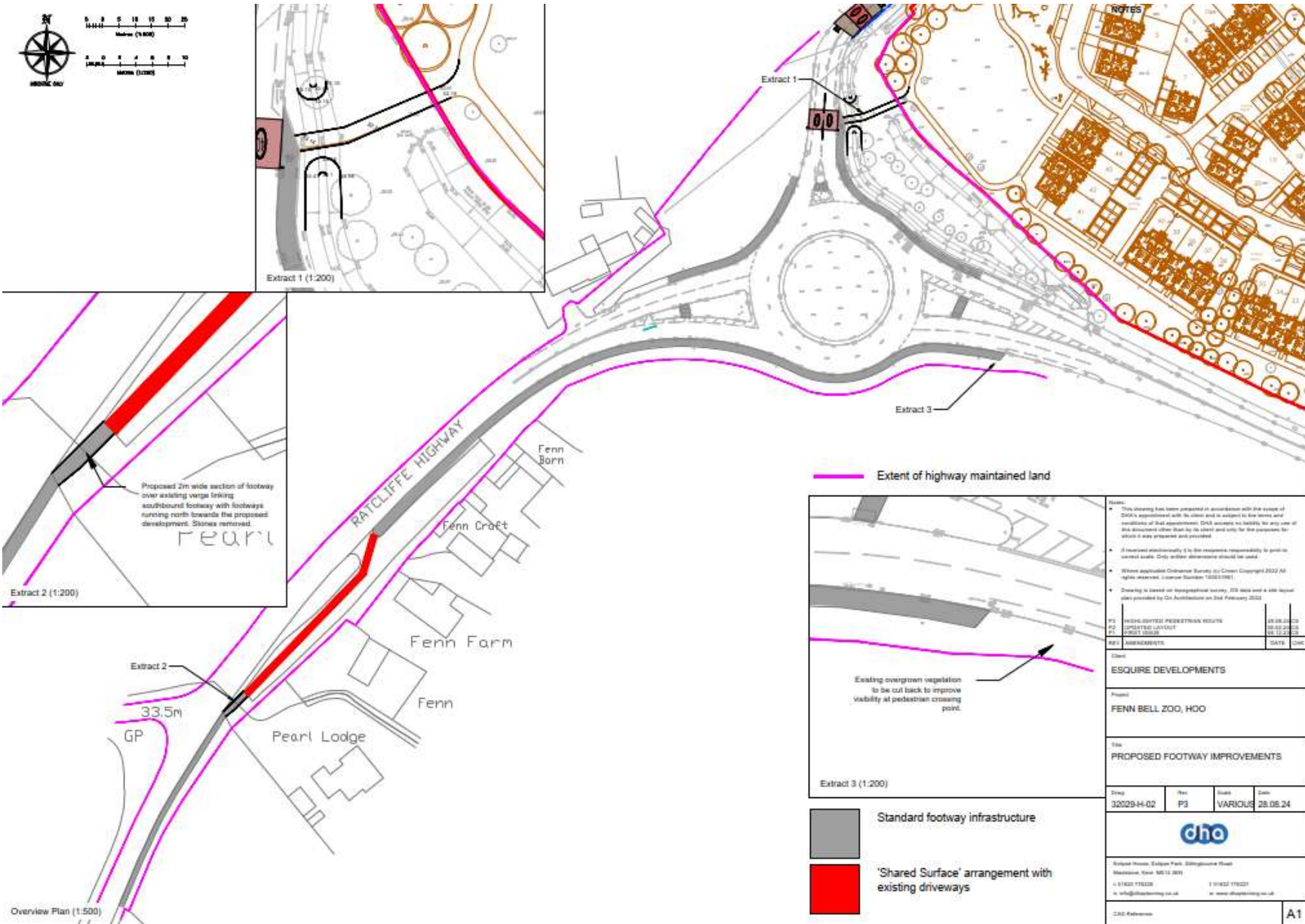
dha

Esquire House, Esquire Park, Singsburne Road
 Wakefield, West Yorkshire WF1 3SU
 T: 01922 116222
 E: info@dhaengineering.co.uk

01922 116221
 www.dhaengineering.co.uk

04/06/2024

Highway works



CGI of units fronting green space



View A

ON
ARCH
ITECT
URE

onarchitecture.co.uk
info@onarchitecture.co.uk
01227 634334

Client Details
Esquire Developments

CGI Barn style Terrace fronting Ratcliffe Highway





MC/24/1289

Land West Of Edinburgh Road, Isle Of Grain, Rochester

Isle of Grain



MC/24/1289 - Land West of Edinburgh Road, Isle of Grain, Rochester



Aerial View of site



Photos from Edinburgh Road



Looking into site from Edinburgh Road



Photos from Grain Road



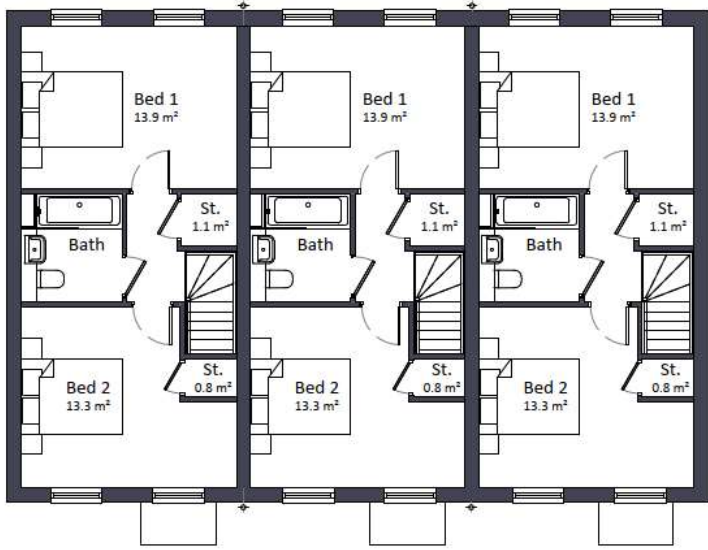
Proposed Roof Plan

| SUMMARY - 34 DWELLINGS | | | |
|------------------------|------|-----------|------|
| No. | TYPE | TOTAL | % |
| 4 | 1B2P | 4 | 11.7 |
| 9 | 2B4P | 9 | 26.5 |
| 19 | 3B5P | 19 | 55.9 |
| 2 | 4B6P | 2 | 5.9 |
| TOTAL | | 34 | |

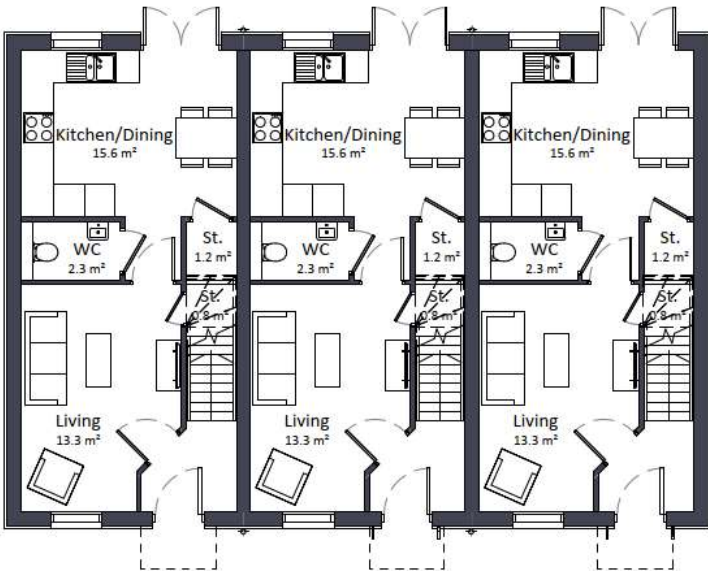


House Type 1

TERRACE 9 & 10:
 House Type 1 - Affordable - 2B4P - 79m²
 Plot 18, 19, 20, 25, 26, 27, 30, 31 & 32



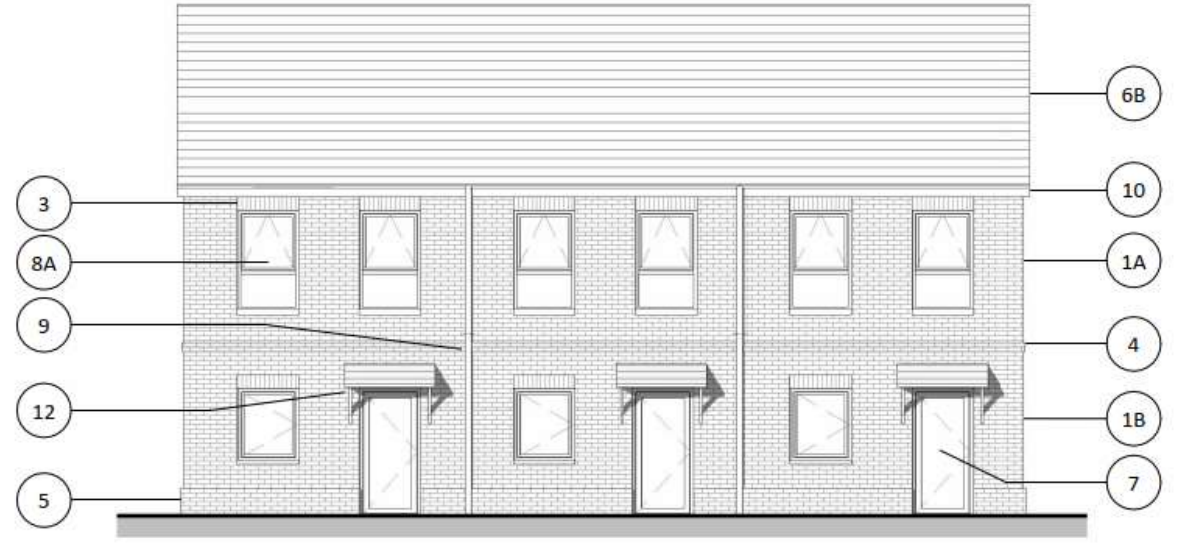
First Floor



Ground Floor



Location Plan



Front Elevation



Rear Elevation

Side Elevation

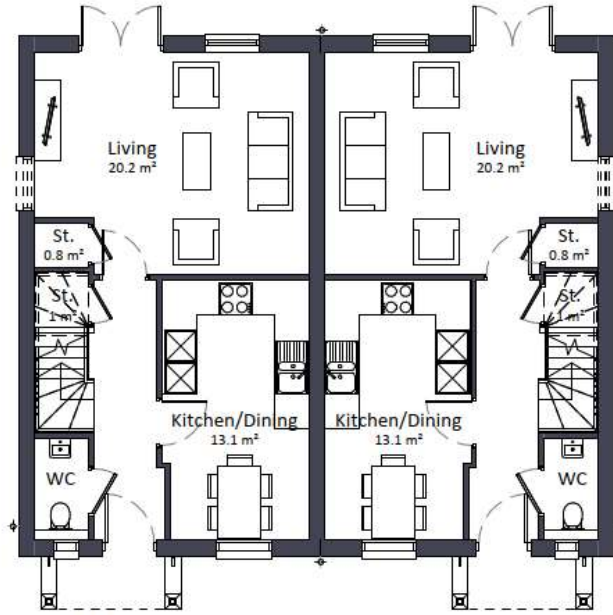
House Type 2

TERRACE 1, 2, 6, 7, 9, 10, 12 & 14:
 House Type 2 - Affordable - 3B5P - 93.4m²
 Plot 1, 2, 3, 4, 14, 15, 16, 17, 21, 22, 23, 24,
 28, 29, 33 & 34



Location Plan

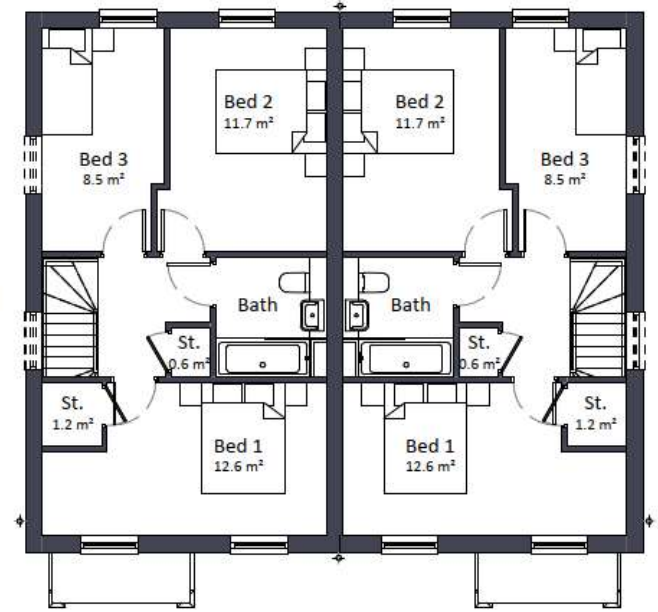
Flank Windows to
 Plot 16 - Terrace 7
 (Left) Only



Ground Floor

Flank Windows to
 Plot 23 - Terrace 10
 (Right) Only

Flank Windows to
 Plot 7
 (Left) Only

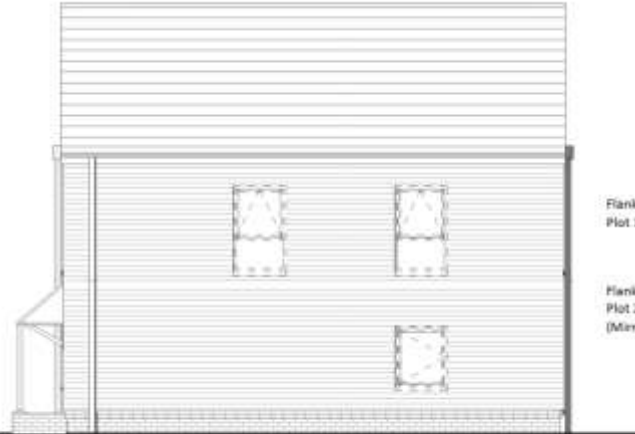


First Floor

Flank Windows to
 Plot 23 - Terrace 10
 (Right) Only



Rear Elevation



Side Elevations

Flank Windows to
 Plot 16 - Terrace 7
 Only

Flank Windows to
 Plot 23 - Terrace 10
 Only (Mirrored)



Front Elevation

House Type 3 & 4

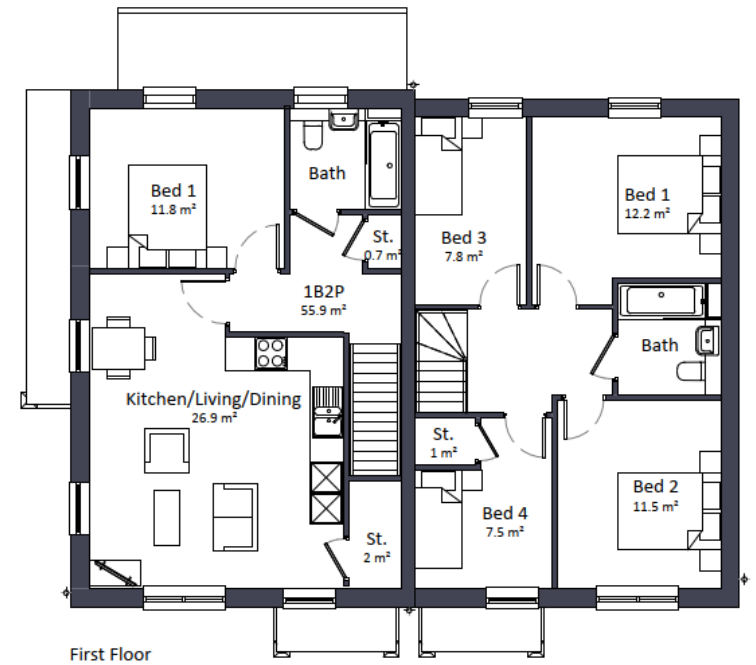
TERRACE 3 & 4:
House Type 3 & 4 - 4B6P 107.8m² - 1B2P
58.0m² (GF) & 1B2P 55.9m² (FF) Maisonette
Plot 5, 6, 7, 8, 9 & 10



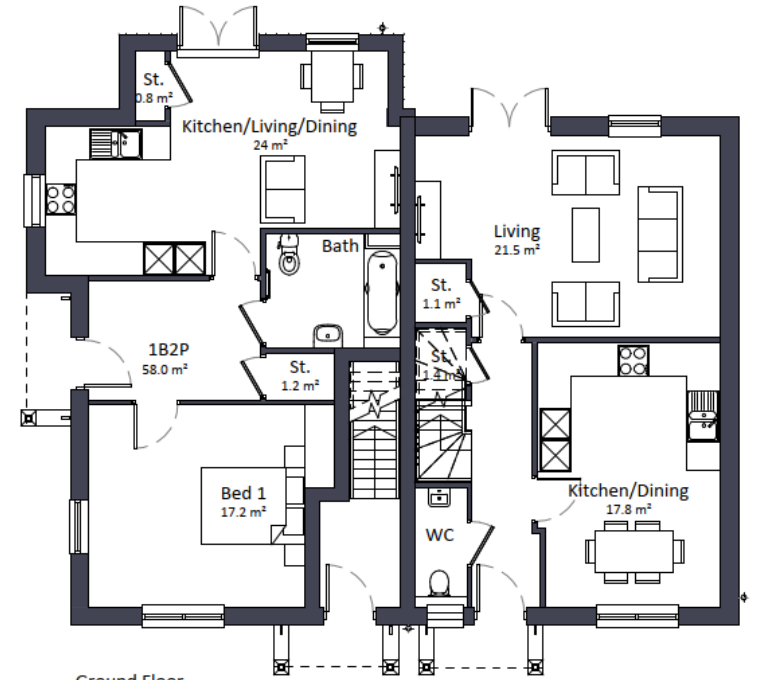
Front Elevation



Side Elevation



First Floor



Ground Floor

Proposed Street Scenes



Grain Road, Isle of Grain - Street Elevations



Landscape Masterplan

Open areas comprising of nectar and pollen rich wild flower and grassland seed mix to provide a source of food for insects and invertebrates, and visual and seasonal interest.

Open areas comprising of nectar and pollen rich wild flower and grassland seed mix to provide a source of food for insects and invertebrates, and visual and seasonal interest.

Creation of open entry way into the residential development from the B2001, Grain Road.

Open areas comprising of nectar and pollen rich wild flower and grassland seed mix to provide a source of food for insects and invertebrates, and visual and seasonal interest.

Private front gardens to be planted with mosquito repellent planting to create an attractive setting to the dwelling whilst also adding to wider visual interest and ecological value.

Proposed timber knee rail located along road verge to control access

Where space permits large features trees are proposed to provide visual variety and focal points to the street scene.

Ornamental clipped hedges used within residential gardens to front garden boundaries to define public from private spaces.

New Woodland Buffer area created to provide localised screening from views to the west. Provide for ecology and bio-diversity requirements, and providing visual and seasonal interest.

Ornamental clipped hedges used within residential gardens to front garden boundaries to define public from private spaces.

New Native species hedgerow to be create along site boundary to provide for ecology and bio-diversity requirements and provide local screening of development creating a natural rural edge to the settlement.

Private front gardens to be planted with mosquito repellent planting to create an attractive setting to the dwelling whilst also adding to wider visual interest and ecological value.

Small upright trees planted along residential road to create a street lined road.



Private front gardens to be planted with mosquito repellent planting to create an attractive setting to the dwelling whilst also adding to wider visual interest and ecological value.

The existing boundary vegetation is to be retained where visible and reinforced with Site boundary vegetation to be retained and reinforced with new native field hedgerow and tree planting.

Ornamental climbers and climbing shrubs to be planted along rear garden fences to soften appearance of boundary fences and create an attractive street scene.

New Woodland Buffer area created to provide localised screening of the Kent Fire and Rescue Station. Provide for ecology and bio-diversity requirements, and providing visual and seasonal interest.

Existing trees to be retained

New Native species hedgerow to be create along site boundary to provide for ecology and bio-diversity requirements and provide local screening of development creating a natural rural edge to the settlement.

New Access Road and pedestrian link to Edinburgh Road

Existing trees to be retained

New Native species hedgerow to be create along site boundary to provide for ecology and bio-diversity requirements and provide local screening of development creating a natural rural edge to the settlement.

Existing trees to be retained

New Woodland Buffer area created in the southern corner of site to provide localised screening from views to south. Provide for ecology and bio-diversity requirements, and providing visual and seasonal interest.

Visuals

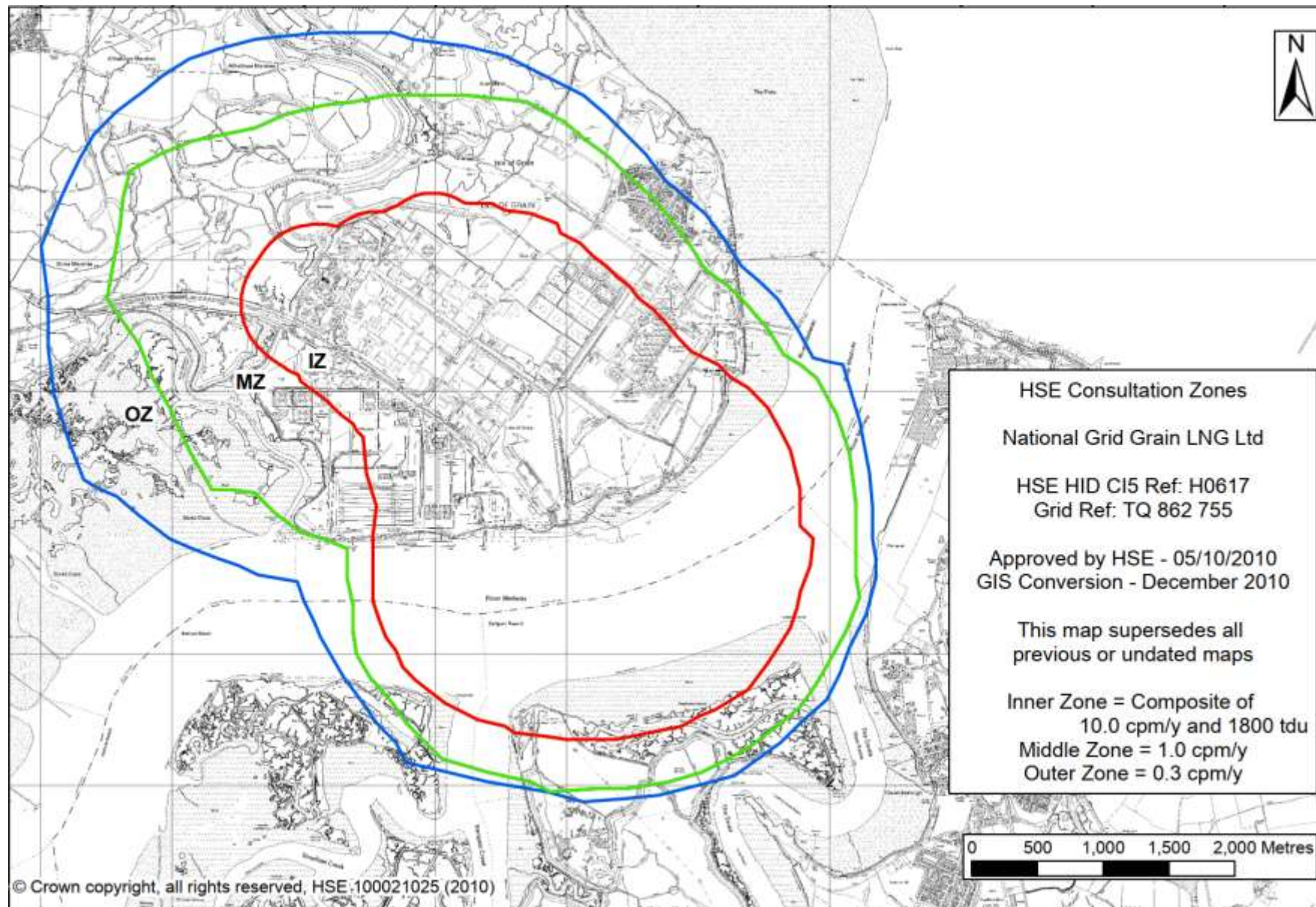
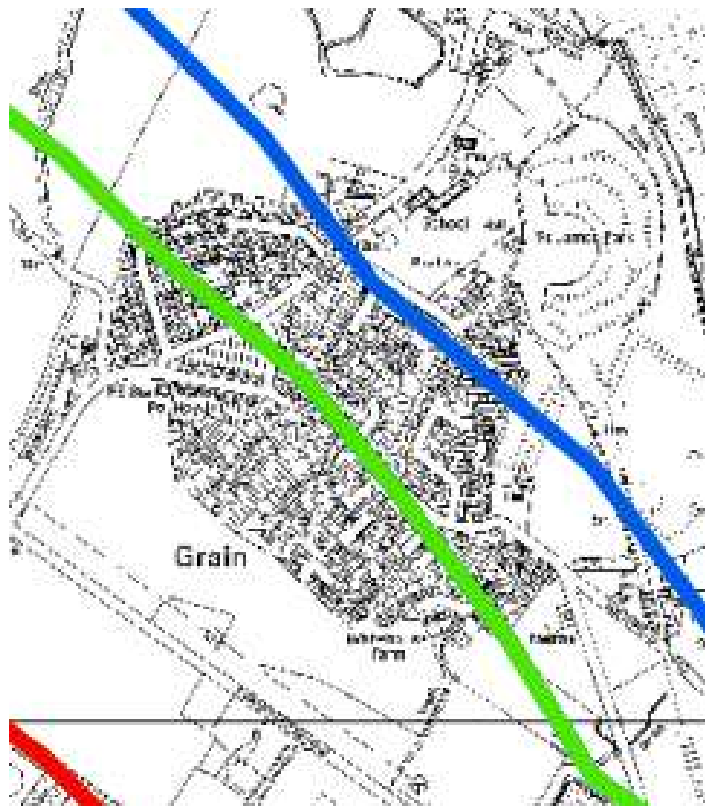
3.4 Street Views



View Key



HSE/CHOMA



HSE Land Use Planning Methodology

Decision matrix

35. Having determined which consultation zone a Development Type falls into, after applying the straddling rule if necessary, and the Sensitivity Level of the development, the following matrix is used to decide HSE's advice.

| Level of Sensitivity | Development in Inner Zone | Development in Middle Zone | Development in Outer Zone |
|----------------------|---------------------------|----------------------------|---------------------------|
| 1 | DAA | DAA | DAA |
| 2 | AA | DAA | DAA |
| 3 | AA | AA | DAA |
| 4 | AA | AA | AA |

DAA = Do not Advise Against development

AA = Advise Against development

| Development Type | Examples | Development detail and size | Justification |
|------------------|---|---|--|
| DT2.1 - Housing | Houses, flats, retirement flats / bungalows, residential caravans, mobile homes | Developments up to and including 30 dwelling units and at a density of no more than 40 per hectare - Level 2 | Development where people live or are temporarily resident. It may be difficult to organise people in the event of an emergency |

| Exclusions | | | |
|------------|--|--|---|
| | Very small developments including infill and backland developments | DT2.1 x1 Developments of 1 or 2 dwelling units - Level 1 | Minimal increase in numbers at risk |
| | Larger housing developments | DT2.1 x2 Larger developments for more than 30 dwelling units - Level 3 | Substantial increase in numbers at risk |
| | | DT2.1 x3 Any developments (for more than 2 dwelling units) at a density of more than 40 dwelling units per hectare - Level 3 | High-density developments |

Landscape Masterplan

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Existing trees to be retained

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Existing trees to be retained

New Woodland Buffer area created in the southern corner of site to provide localised screening from views to south. Provide for ecology and bio-diversity requirements, and providing visual and seasonal interest.

MC/24/1213

Land Rear Of The Old Vicarage, High Street, Isle Of Grain, Rochester,
ME3 0BS

Site Location



Photographs

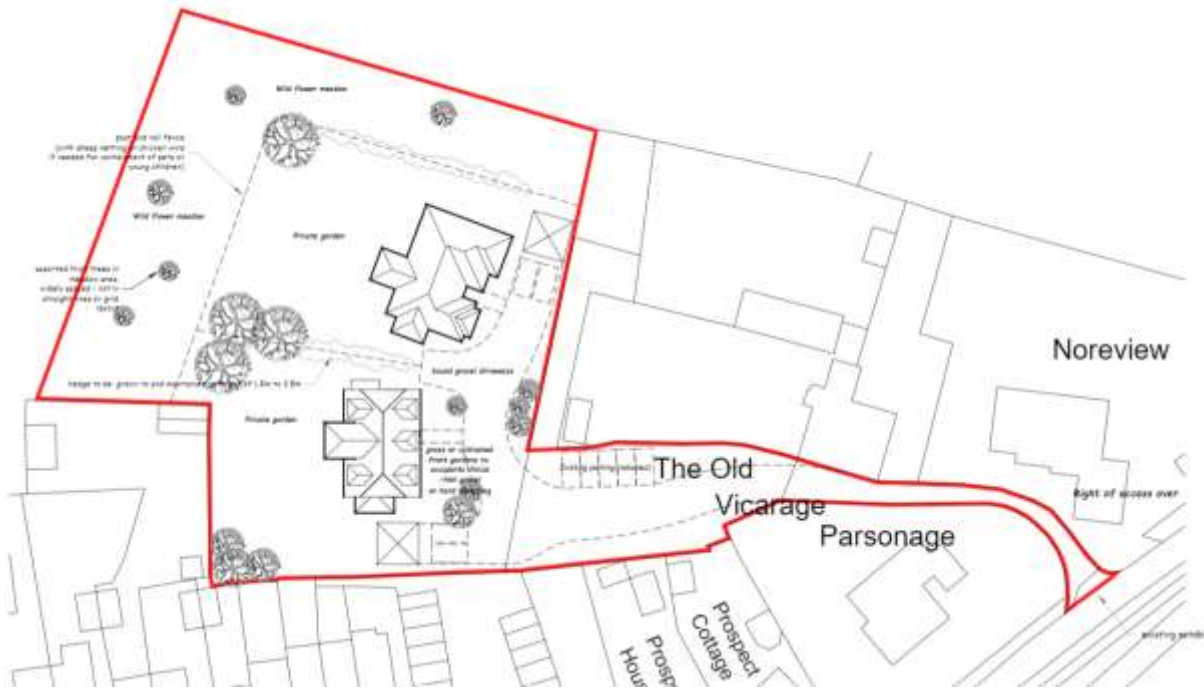


Photographs

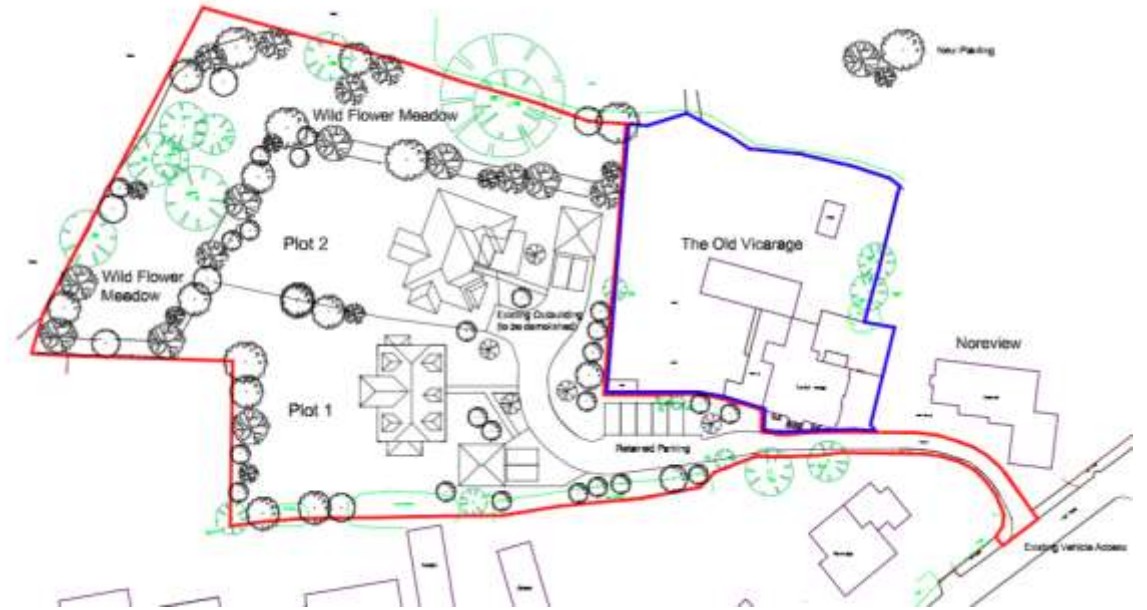


Proposed Site Layout and Previously Approved Site Layout MC/18/2092

Proposed Application



Approved Outline Application



Proposed Plot 1 Elevations and Previously Approved Plot 1 Elevations MC/18/2092

Proposed Application

As an aide design for planning purposes
all drawings to be checked in situ and any discrepancies notified

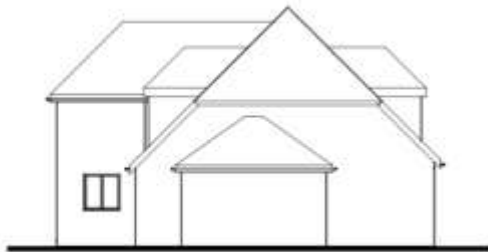
Note: As self-build properties the internal layouts and details will be to the needs and preferences of the self-builders themselves, and may vary from that shown, however the external building envelope will be in accordance with the design illustrated here



Front elevation



Right flank elevation

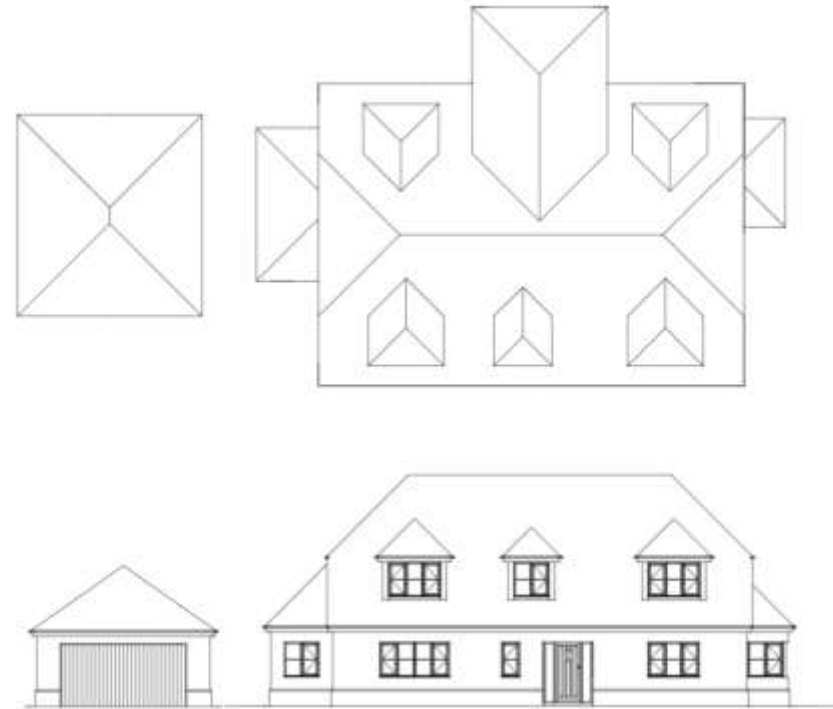


Left flank elevation



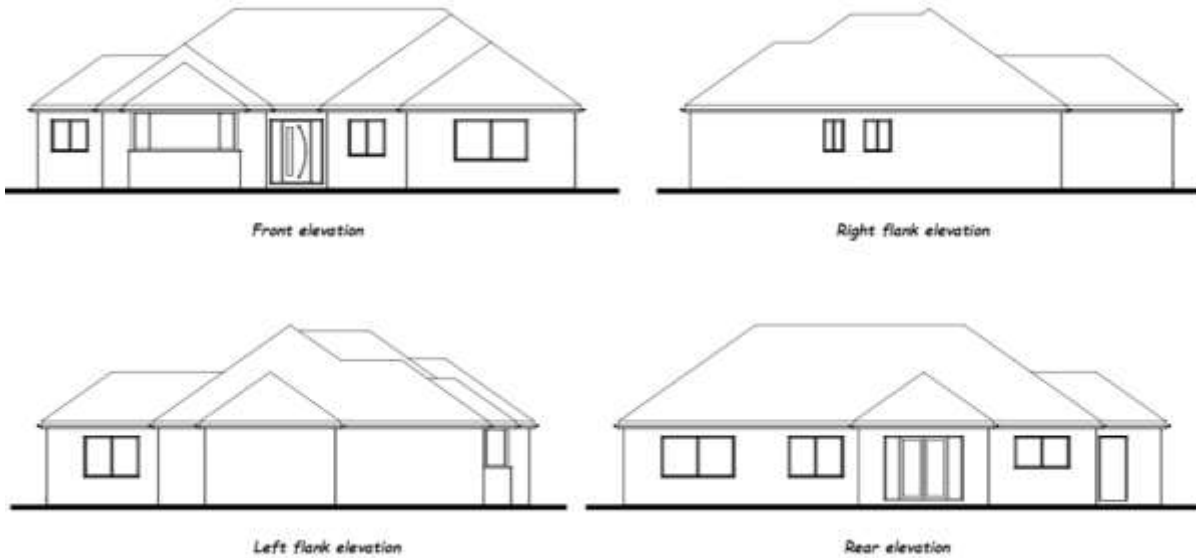
Rear elevation

Approved Outline Application



Proposed Plot 2 Elevations and Previously Approved Plot 2 Elevations MC/18/2092

Proposed Application

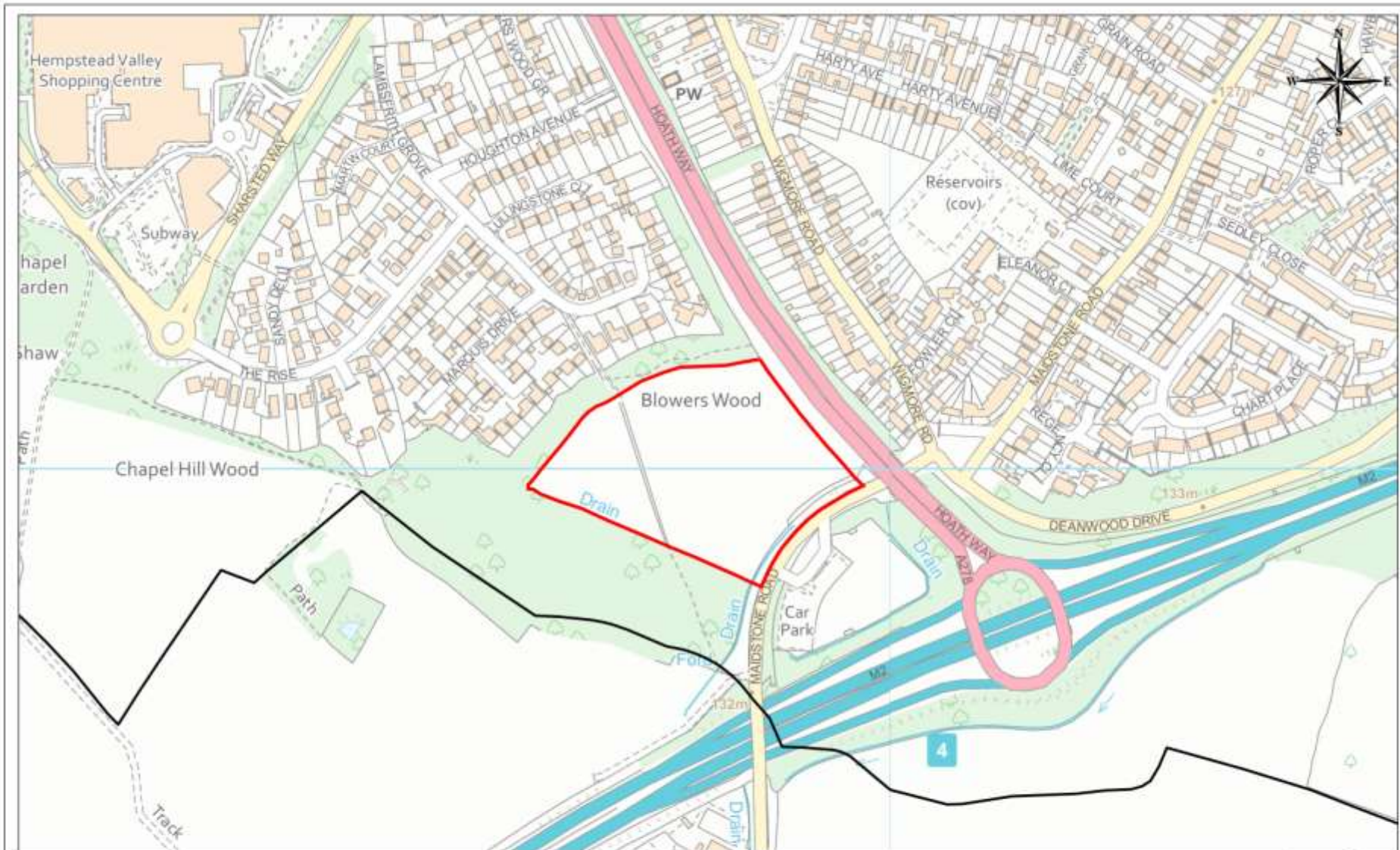


Approved Outline Application



MC/23/0284

Land At Blowers Wood, Maidstone Road, Hempstead, Gillingham



MC/23/0284 - Land At Blowers Wood, Maidstone Road, Hempstead, Gillingham, ME7 3RD

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Scale 1:5000 09/10/24


© Maidstone Council 2024

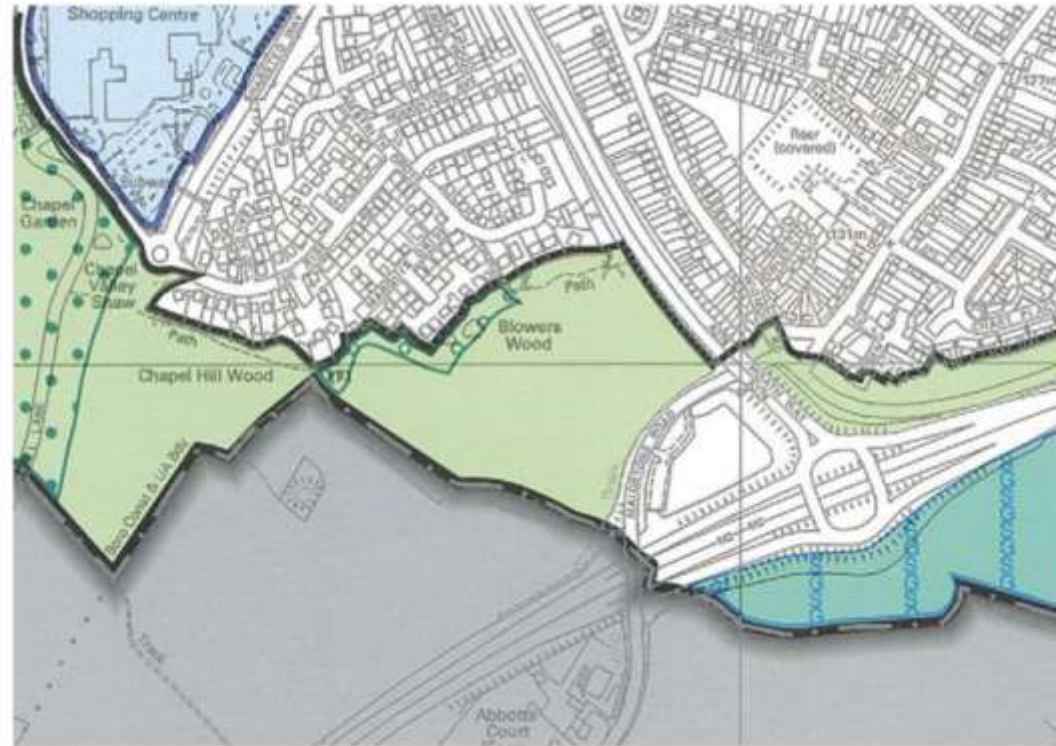
Aerial Image of Application Site



Site Specific Context



 Ancient Woodland



- | | | | |
|---|------------------------------------|---|---|
|  | Boundary of Urban Area |  | Area of Outstanding Natural Beauty and Special Landscape Area |
|  | Area of Local Landscape Importance |  | New Leisure Facilities |
|  | Protection of Open Space |  | Retail Allocations |
|  | Strategic Gap | | |



otos

Maidstone Road

Chapel Wood

The Site

Blowers Wood

Hoath Way (A278)



Maidstone Road

The Site (beyond vegetation)

Wignore Coach Park and Ride





Hooth Way (beyond vegetation)

The Site

Maidstone Road (beyond vegetation)

PRoW Footpath GB40





Existing PROW from Lambsfrith Grove



Existing PROW through Blowers Wood



Historical Surfacing to PROW



Deanwood Drive

Hoath Way

Maidstone Road

The Site (beyond Hoath Way)

Wigmore Road



M2

Chapel Wood

M2 Embankment

The Site (beyond vegetation)

Maidstone Road





The Site (beyond vegetation)

Vegetation associated with M2 corridor

Kemsley Street Road



Forge Lane

Housing located at The Rise and Landor Court

Chapel Wood

The Site (beyond vegetation)

M2



Proposed Site Layout



Proposed House Types



Dart Mews & Maisonette – 1 & 3 Bed



Apartments – 1 & 2 Bed



Buxton – 2 Bed



Letchworth – 2 Bed



Stratford – 3 Bed



Leamington - 3 Bed



Cambridge - 3 Bed



Oxford - 3 Bed



Overton - 4 Bed



Henley - 4 Bed



Harrogate - 4 Bed

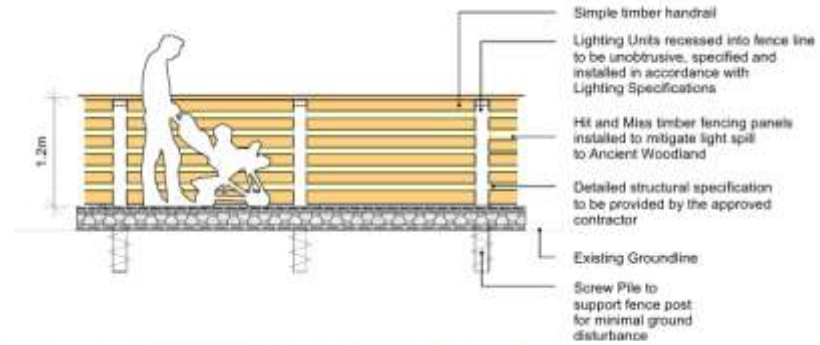
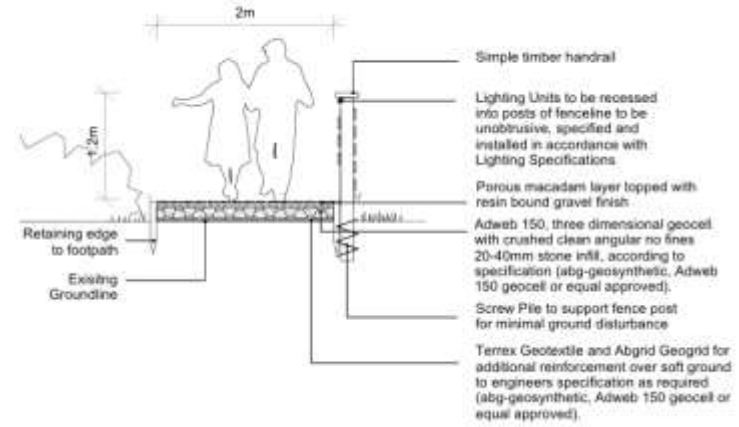
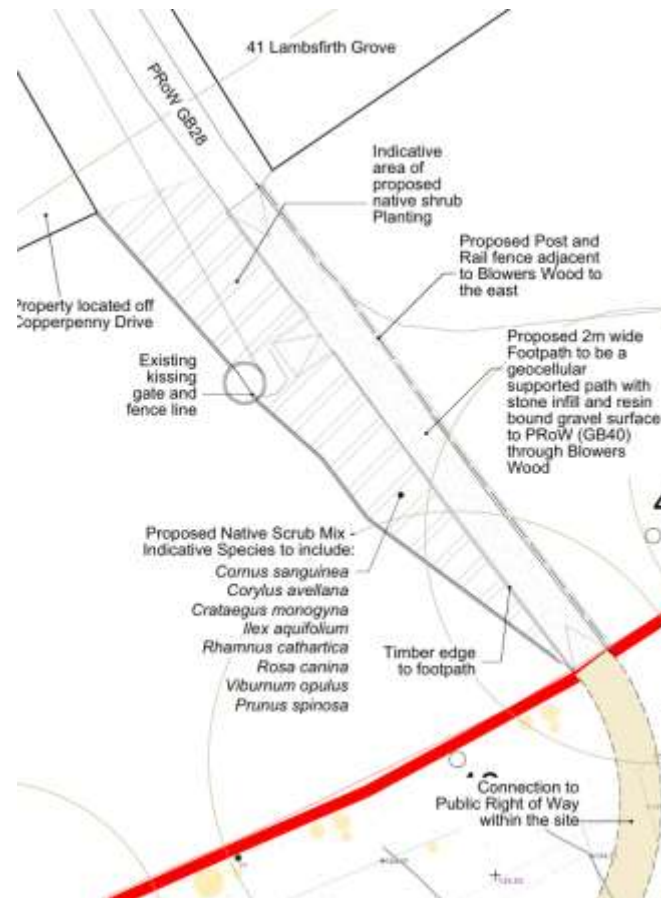


Hampstead - 5 Bed

Maidstone Road Street Scene



PROW Improvements



Maidstone Road Footway Improvements



CGI's

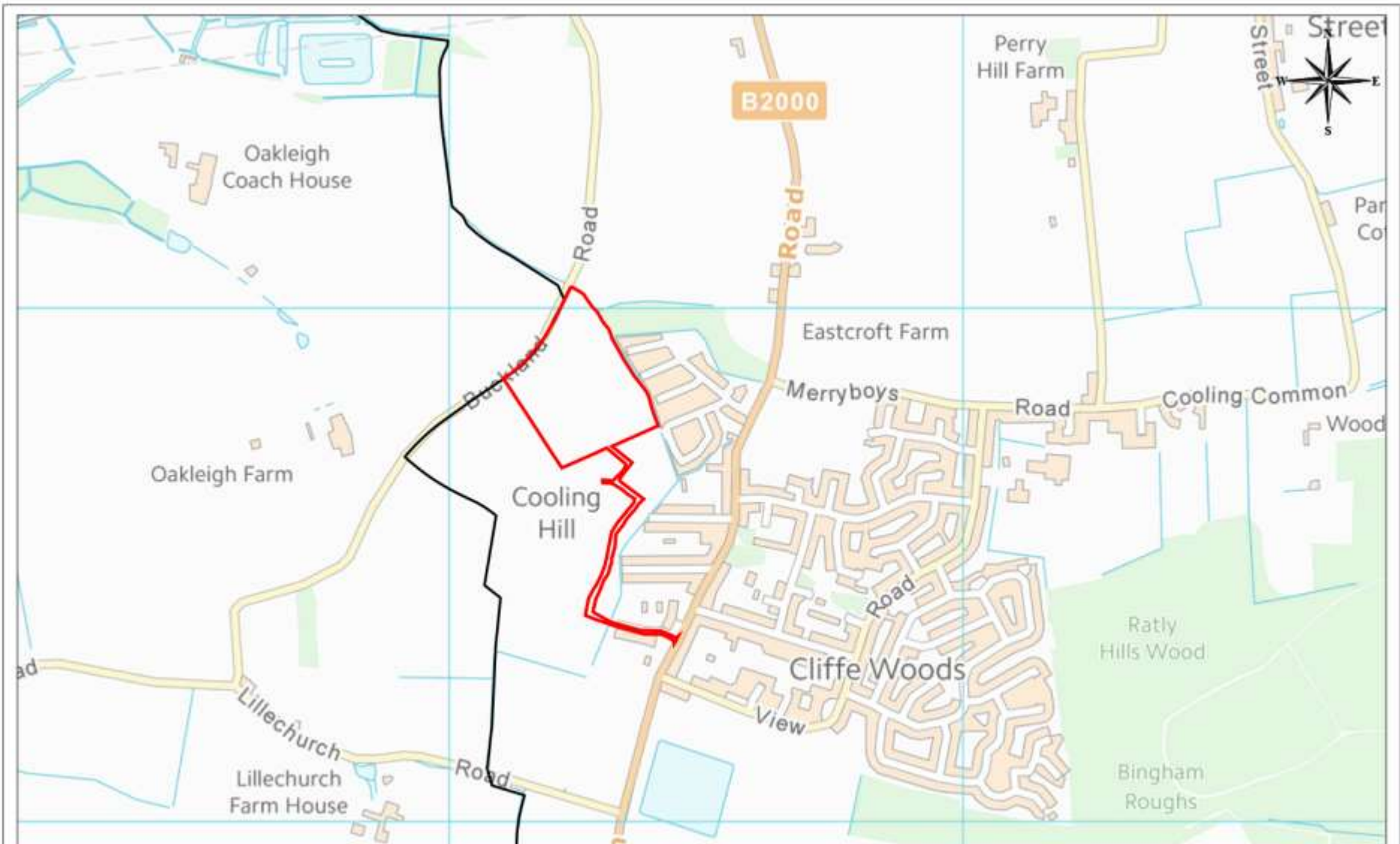


CGI's



MC/23/0531

Land South Of Buckland Road, Cliffe Woods, Rochester



MC/23/0531 -Land South Of Buckland Road, Cliffe Woods, Rochester



MC/23/0531 - Land south of
Buckland Road

Esquire development site

Redrow's – Town Road, Cliffe Woods development



MC/23/0531 - Land south of
Buckland Road







MC/23/0531 - Land south of
Buckland Road

Bund

Footpath

Gaps in fencing in courtyard areas



Houses fronting open space

Entrance in from Town
Road site

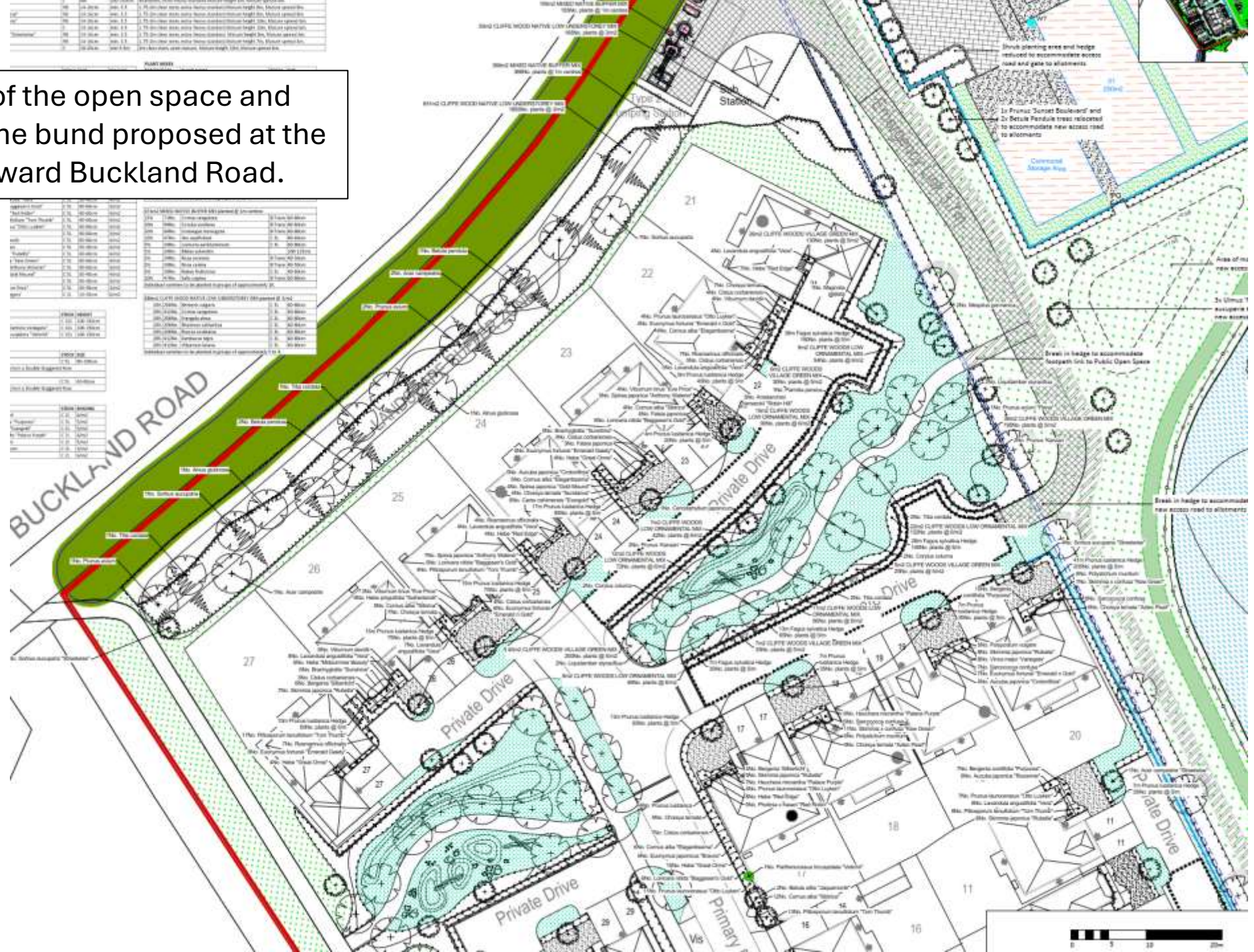
MC/23/0531 - Land south of
Buckland Road



Attenuation SuDS, Allotments and Open Space as proposed
as part of this application.

Attenuation SuDS, Allotments and Open Space as
approved in MC/19/0287

Details of the open space and also of the bund proposed at the rear – toward Buckland Road.



| Plant Name | Quantity | Notes |
|------------|----------|-------|
| ... | ... | ... |

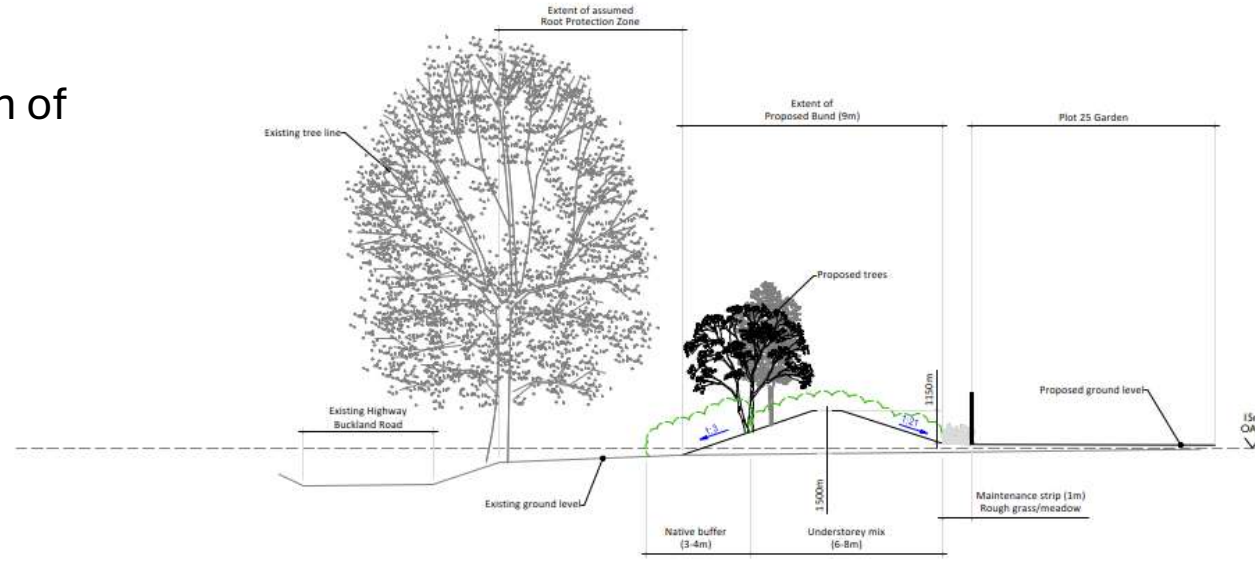
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|------------|----------|-------|
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| Plant Name | Quantity | Notes |
|------------|----------|-------|
| ... | ... | ... |

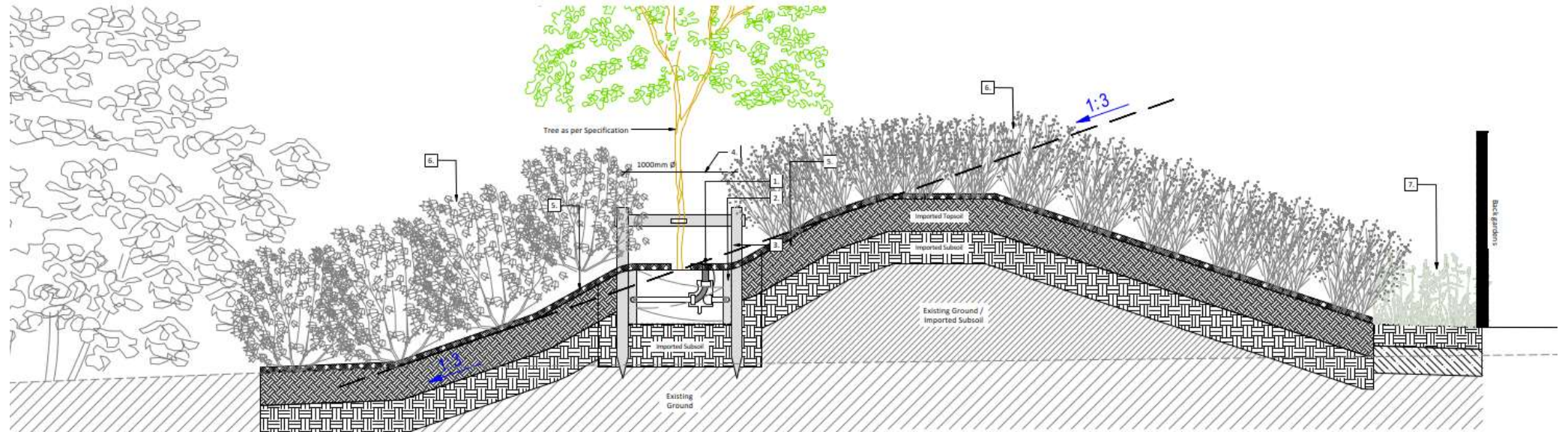
| Plant Name | Quantity | Notes |
|------------|----------|-------|
| ... | ... | ... |

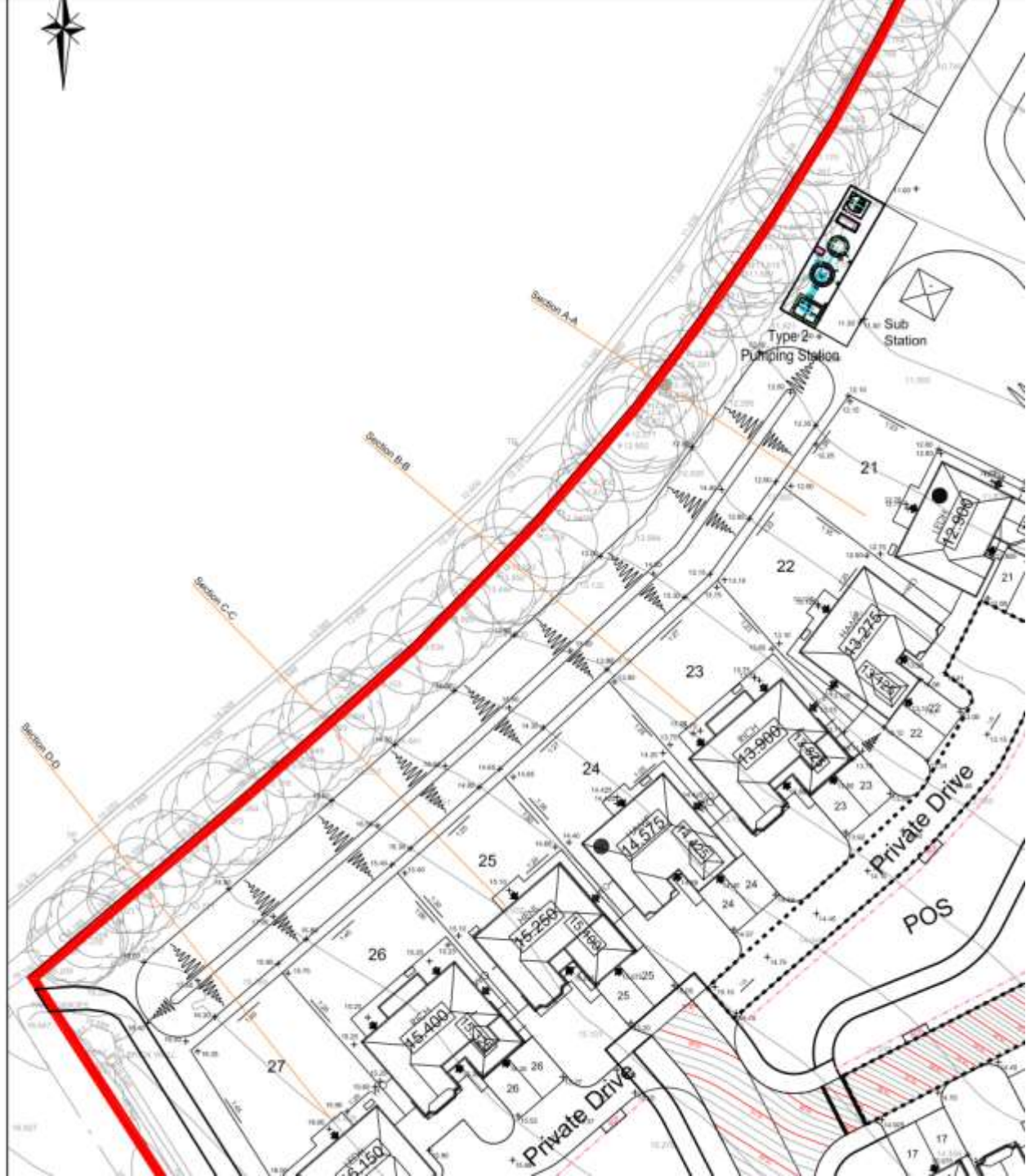
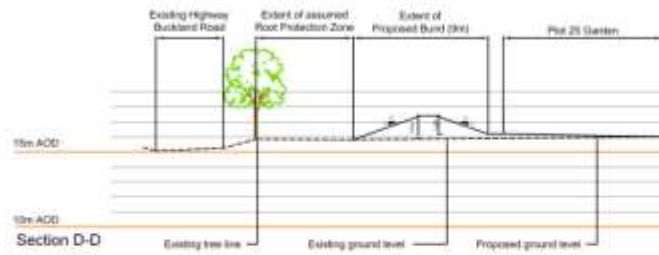
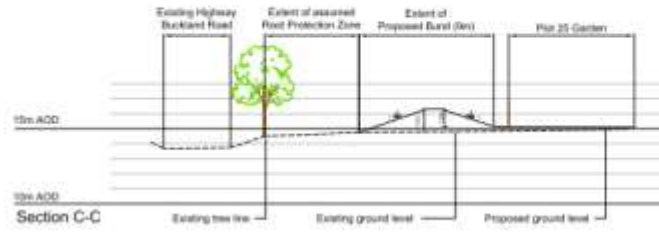
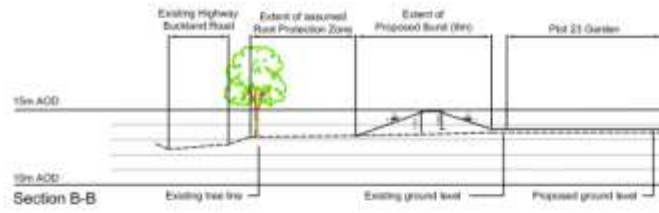
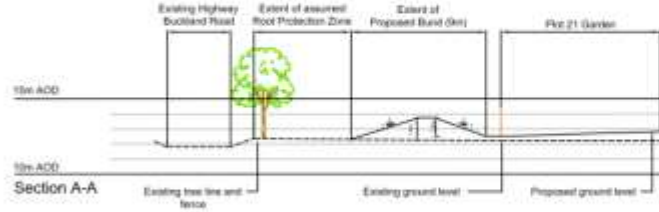
MC/23/0531 - Land south of Buckland Road

Details of the bund proposed at Buckland Road end of the site



01 CROSS SECTION THROUGH PROPOSED BUND
DT-01 Scale 1:100





Street Scene A - A

Site Boundary



Site Boundary

Ledsham Plot 27

Path

Overton Plot 28

Letchworth Plot 30

Letchworth Plot 31



Street Scene B - B

Site Boundary



Site Boundary

Private Drive

Richmond Plot 1

Hampstead Plot 10

Richmond Plot 9

Hampstead Plot 8

Road

Hampstead Plot 13

Richmond Plot 12

Street Scene C - C

Houses backing on to Buckland Road



Street Scene D - D

Site entrance



House Type Examples



Tavy Spey
1 bed (maisonettes)
2 bed terrace



Letchworth
3 bed semi



Leamington Lifestyle
3 bed



Harrogate
4 bed



Richmond
4 bed



Cambridge
4 bed





Some of the house type examples from the Redrow site at Town Rd, Cliffe Woods.



MC/23/0685

20 Broom Hill Road And Land To The Rear, Strood, Rochester, ME2
3LE



MC/23/0685 - 20 Broom Hill Road And Land To The Rear, Strood, Rochester, ME2 3LE



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Medway
Serving You

Scale: 1:2500 04/09/24

© Medway Council 2024

Aerial View of site



AERIAL SITE VIEW

Photo of site Access on Broom Hill Road



Photo of site from the access



At time of submission



Today

Green space and Garages on Pepy's Way



Photos from on top of the quarry from Pepy's Way



At time of Submission



Today

Proposed Site Ground Plan



Key

- Site boundary
- Water supply
- Waste water
- Electricity
- Gas
- Water supply - 100mm
- Water supply - 150mm
- Water supply - 200mm
- Water supply - 300mm
- Water supply - 400mm
- Water supply - 500mm
- Water supply - 600mm
- Water supply - 700mm
- Water supply - 800mm
- Water supply - 900mm
- Water supply - 1000mm
- Water supply - 1100mm
- Water supply - 1200mm
- Water supply - 1300mm
- Water supply - 1400mm
- Water supply - 1500mm
- Water supply - 1600mm
- Water supply - 1700mm
- Water supply - 1800mm
- Water supply - 1900mm
- Water supply - 2000mm
- Water supply - 2100mm
- Water supply - 2200mm
- Water supply - 2300mm
- Water supply - 2400mm
- Water supply - 2500mm
- Water supply - 2600mm
- Water supply - 2700mm
- Water supply - 2800mm
- Water supply - 2900mm
- Water supply - 3000mm
- Water supply - 3100mm
- Water supply - 3200mm
- Water supply - 3300mm
- Water supply - 3400mm
- Water supply - 3500mm
- Water supply - 3600mm
- Water supply - 3700mm
- Water supply - 3800mm
- Water supply - 3900mm
- Water supply - 4000mm
- Water supply - 4100mm
- Water supply - 4200mm
- Water supply - 4300mm
- Water supply - 4400mm
- Water supply - 4500mm
- Water supply - 4600mm
- Water supply - 4700mm
- Water supply - 4800mm
- Water supply - 4900mm
- Water supply - 5000mm
- Water supply - 5100mm
- Water supply - 5200mm
- Water supply - 5300mm
- Water supply - 5400mm
- Water supply - 5500mm
- Water supply - 5600mm
- Water supply - 5700mm
- Water supply - 5800mm
- Water supply - 5900mm
- Water supply - 6000mm
- Water supply - 6100mm
- Water supply - 6200mm
- Water supply - 6300mm
- Water supply - 6400mm
- Water supply - 6500mm
- Water supply - 6600mm
- Water supply - 6700mm
- Water supply - 6800mm
- Water supply - 6900mm
- Water supply - 7000mm
- Water supply - 7100mm
- Water supply - 7200mm
- Water supply - 7300mm
- Water supply - 7400mm
- Water supply - 7500mm
- Water supply - 7600mm
- Water supply - 7700mm
- Water supply - 7800mm
- Water supply - 7900mm
- Water supply - 8000mm
- Water supply - 8100mm
- Water supply - 8200mm
- Water supply - 8300mm
- Water supply - 8400mm
- Water supply - 8500mm
- Water supply - 8600mm
- Water supply - 8700mm
- Water supply - 8800mm
- Water supply - 8900mm
- Water supply - 9000mm
- Water supply - 9100mm
- Water supply - 9200mm
- Water supply - 9300mm
- Water supply - 9400mm
- Water supply - 9500mm
- Water supply - 9600mm
- Water supply - 9700mm
- Water supply - 9800mm
- Water supply - 9900mm
- Water supply - 10000mm



Block A Elevations



BLOCK A - ELEVATION A
As Proposed



BLOCK A - ELEVATION B
As Proposed



BLOCK A - ELEVATION C
As Proposed



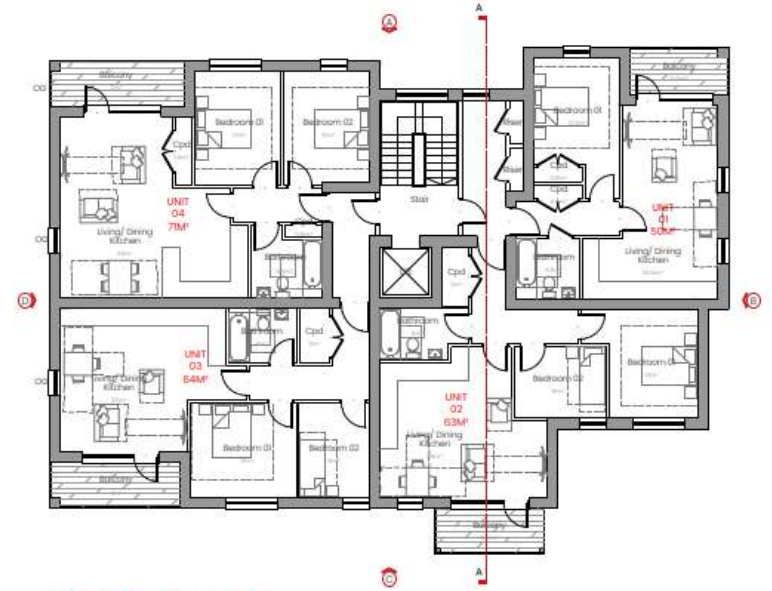
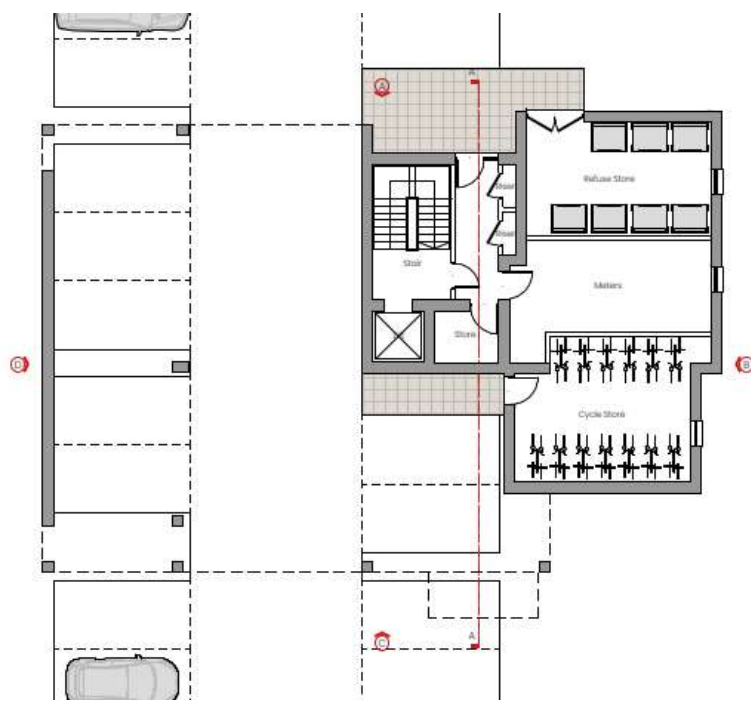
BLOCK A - ELEVATION D
As Proposed



BLOCK A - SECTION A-A
As Proposed

Block A Floor Plans

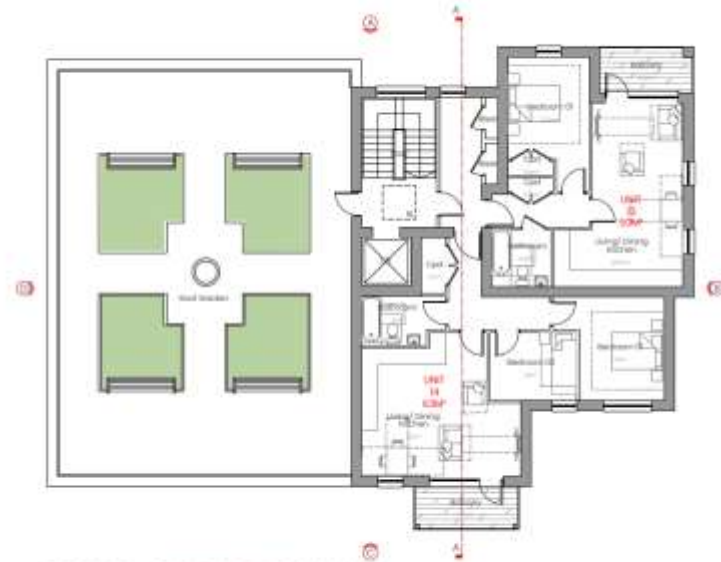
| BLOCK A | FT01 1B/2P m ² | FT02 2B/3P m ² | FT03 2B/4P m ² | TOTAL |
|---------|---------------------------------|---------------------------------|---------------------------------|-----------|
| TOTAL | 4 | 7 | 3 | 14 |
| UNIT | | | | TENURE |
| 1 | 50 | | | PRIVATE |
| 2 | | 63 | | PRIVATE |
| 3 | | 64 | | PRIVATE |
| 4 | | | 71 | PRIVATE |
| 5 | 50 | | | PRIVATE |
| 6 | | 63 | | PRIVATE |
| 7 | | 64 | | PRIVATE |
| 8 | | | 71 | PRIVATE |
| 9 | 50 | | | PRIVATE |
| 10 | | 63 | | PRIVATE |
| 11 | | 64 | | PRIVATE |
| 12 | | | 71 | PRIVATE |
| 13 | 50 | | | PRIVATE |
| 14 | | 63 | | PRIVATE |



BLOCK A - FLOORS 1-3

AS PROPOSED
GFA = 300.30m²

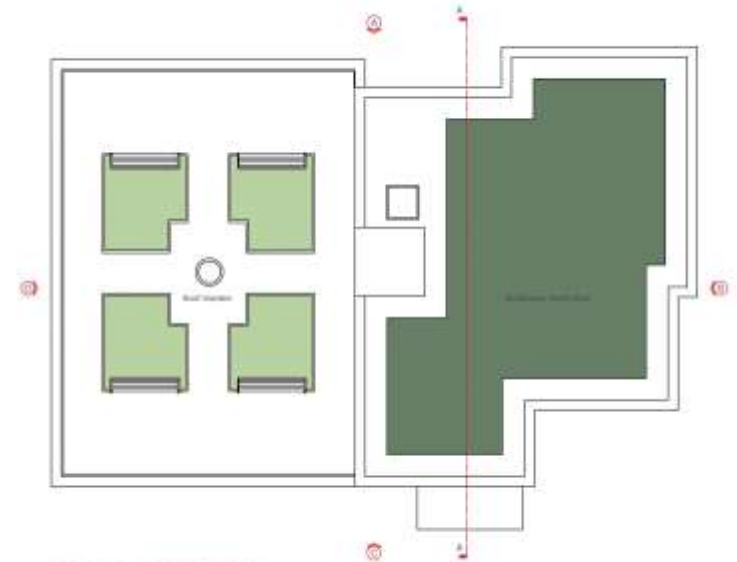
1/00



BLOCK A - FOURTH FLOOR PLAN

AS PROPOSED
GFA = 142.07m²

1/00



BLOCK A - ROOF PLAN

AS PROPOSED

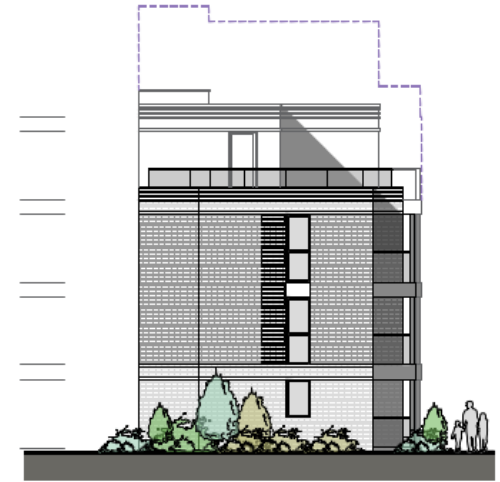
1/00

Block B



BLOCK B - ELEVATION A
As Proposed

1:100



BLOCK B - ELEVATION B
As Proposed

1:100



BLOCK B - ELEVATION C
As Proposed

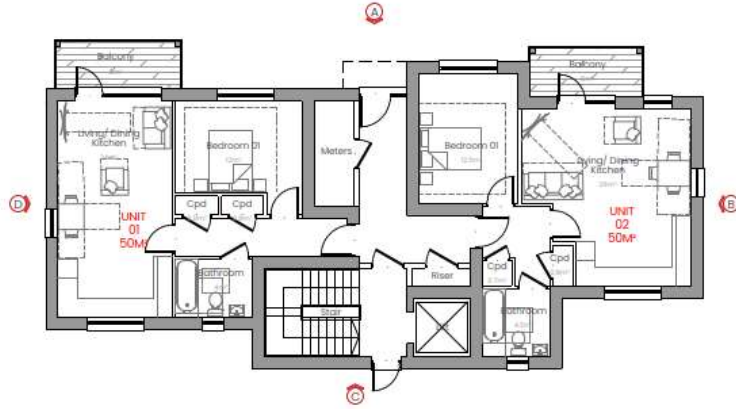
1:100



BLOCK B - ELEVATION D
As Proposed

1:100

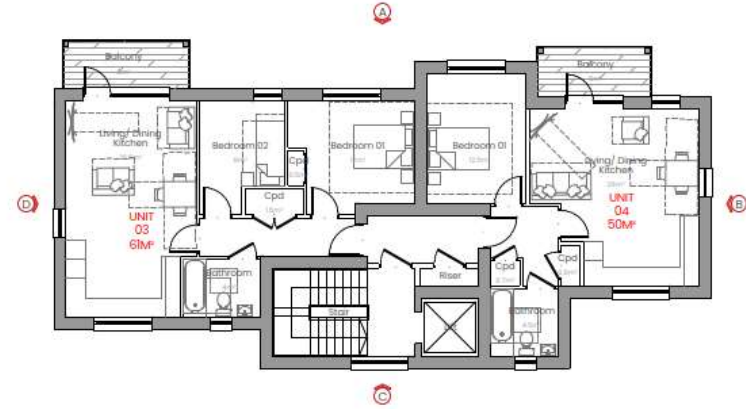
Block B



BLOCK B - GROUND FLOOR PLAN

AS PROPOSED
GFA= 141.56m²

1:100

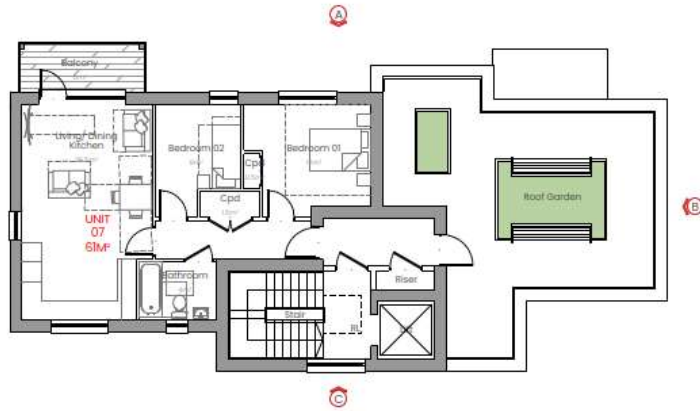


BLOCK B - FLOORS 1-2

AS PROPOSED
GFA= 141.56m²

1:100

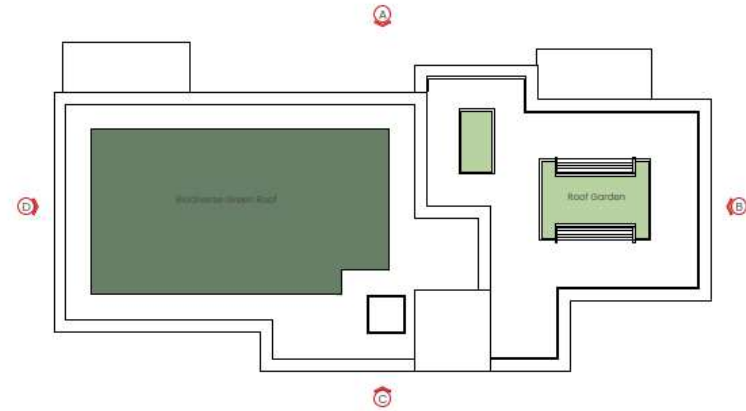
| BLOCK B | FT01 1B/2P m² | FT02 2B/3P m² | TOTAL |
|---------|---------------------|---------------------|------------|
| TOTAL | 4 | 3 | 7 |
| UNIT | | | TENURE |
| 1 | 50 | | AFFORDABLE |
| 2 | 50 | | PRIVATE |
| 3 | | 61 | PRIVATE |
| 4 | 50 | | PRIVATE |
| 5 | | 61 | PRIVATE |
| 6 | 50 | | PRIVATE |
| 7 | | 61 | PRIVATE |



BLOCK B - THIRD FLOOR PLAN

AS PROPOSED
GFA= 87.84m²

1:100



BLOCK B - ROOF PLAN

AS PROPOSED

1:100

Block C



BLOCK C - ELEVATION A
As Proposed

1:100



BLOCK C - ELEVATION B
As Proposed

1:100



BLOCK C - ELEVATION C
As Proposed

1:100



BLOCK C - ELEVATION D
As Proposed

1:100

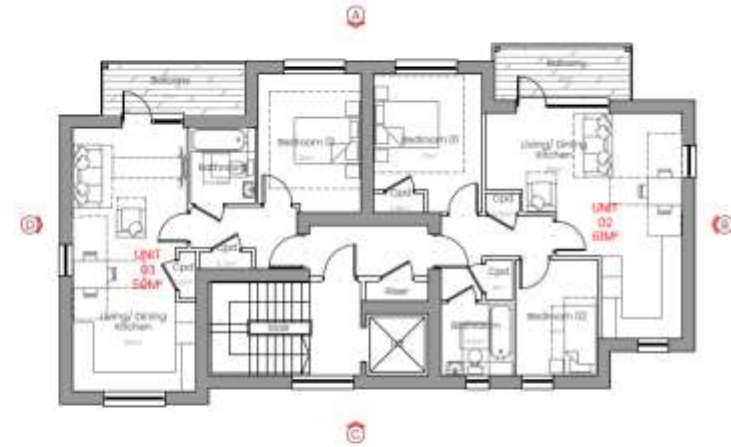
Block C



BLOCK C - GROUND FLOOR PLAN

AS PROPOSED
GFA= 142.25m²

1:100

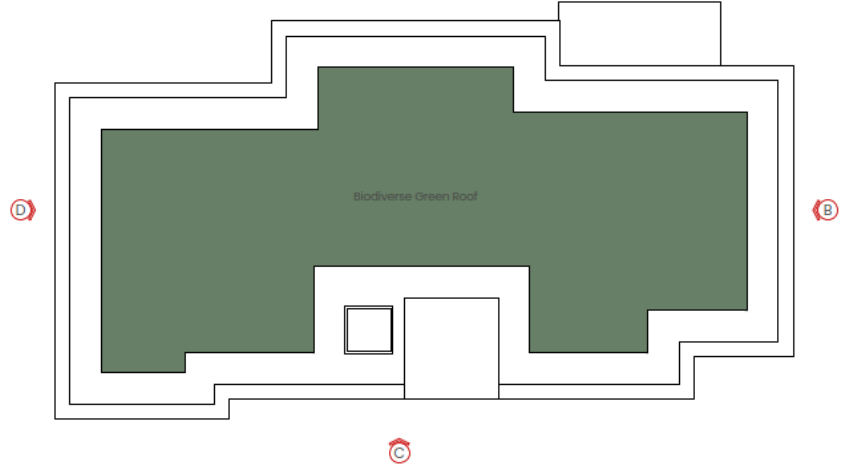


BLOCK C - FLOORS 1-2

AS PROPOSED
GFA= 142.25m²

1:100

| BLOCK C | FT01 1B/2P m ² | FT02 2B/3P m ² | TOTAL |
|---------|---------------------------------|---------------------------------|------------|
| TOTAL | 2 | 3 | 5 |
| UNIT | | | TENURE |
| 1 | | 61 | AFFORDABLE |
| 2 | | 61 | AFFORDABLE |
| 3 | 50 | | AFFORDABLE |
| 4 | | 61 | AFFORDABLE |
| 5 | 50 | | AFFORDABLE |

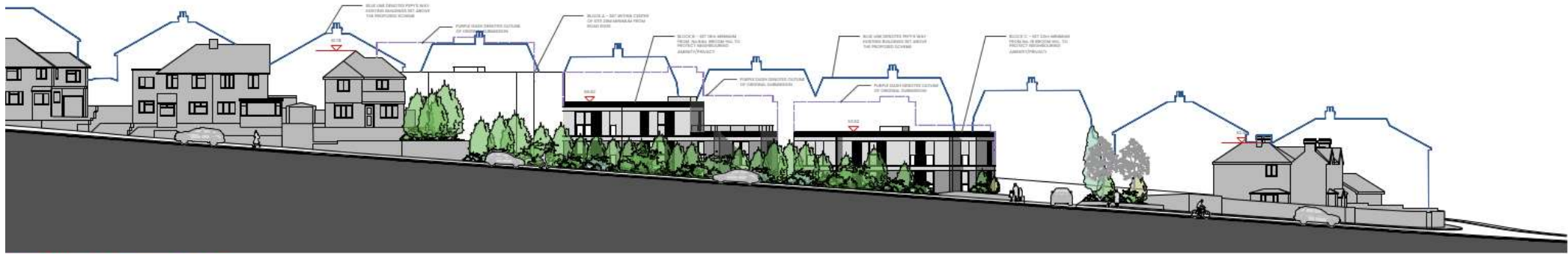


BLOCK C - ROOF PLAN

AS PROPOSED

1:100

Street Scenes



3 ROOM HILL ROAD STREET SCENE

As Proposed

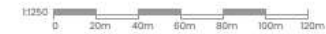
1:200



LOCATION PLAN

AS EXISTING
SITE AREA = 3580MP

1:250



SITE SECTION B-B

As Proposed

1:200



SITE SECTION A-A

As Proposed

1:200



BLOCK PLAN

AS PROPOSED
SITE AREA = 3580MP

1:500



Landscape Masterplan

Land to north of 18 Broom Hill Road,
Strood, Kent

Precedent Images



Attractive roof gardens provide communal amenity space, with seating and varied planting with year-round interest

Existing cliff face vegetation

Existing cliff face vegetation

Tree, hedge and shrub planting to soften parking areas. Planting to include fruit and nectar producing species to enhance site biodiversity

Communal amenity space for residents with seating in an attractive landscape setting

Bat mitigation area / dark zone around cave entrances. Sown with native species wildflower and grass seed mix, with closeboard fence and hedge planting to prevent unauthorised access, gated access

Hedge and shrub planting to provide defensible space and privacy for ground floor residents

Biodiverse green roofs with areas of native wildflower, sand beds, piles of stone and brick and log piles to provide foraging, shelter and habitat for birds, bats and insects. Variation in substrate depth will create structural diversity in the vegetation.

64A Broom Hill Road

Existing cliff face vegetation

Block B

Block C

Broom Hill Road

Pepys Way

Play/amenity space with seating, equipment and natural play features within an attractive landscape setting

Tree, hedge and shrub planting to soften built form and parking areas, and create attractive building entrances. Planting to include fruit and nectar producing species to enhance site biodiversity

Peripheral areas to be sown with a native species wildflower and grass seed mix to enhance site biodiversity

Hedge and shrub planting to provide defensible space and privacy for ground floor residents

Tree planting to provide privacy for garden of No. 18

18 Broom Hill Road

Feature tree planting at entrance

Columnar tree planting for restricted spaces to soften built form

Climber planting to soften retaining wall

Native species hedge planting to fill gap at existing entrance

Key landscape design principles:

- Create a safe, attractive, high quality environment for residents and visitors.
- Provide well-designed, integrated and accessible amenity spaces.
- Minimise impact on amenities of neighbouring residential properties.
- Use planting to help to integrate the proposed development into the local streetscape.
- Enhance site biodiversity.



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REV. DATE 05/10/23
REV. BY TB
REV. NO. 002
REV. DATE 05/10/23
REV. BY TB
REV. NO. 003
REV. DATE 05/10/23
REV. BY TB

client: **Freshbloom Ltd**
project: **Land to north of 18 Broom Hill Road Broom Hill Road Strood, Kent, ME2 3LE**

drawing no: **6074-LLB-XX-XX-DR-L-0001**
drawing title: **Landscape Masterplan**

no: **P02**
scale: **S4**
no. date: **05.10.23**
sheet: **A1**
drawn: **TB**
checked: **SH**

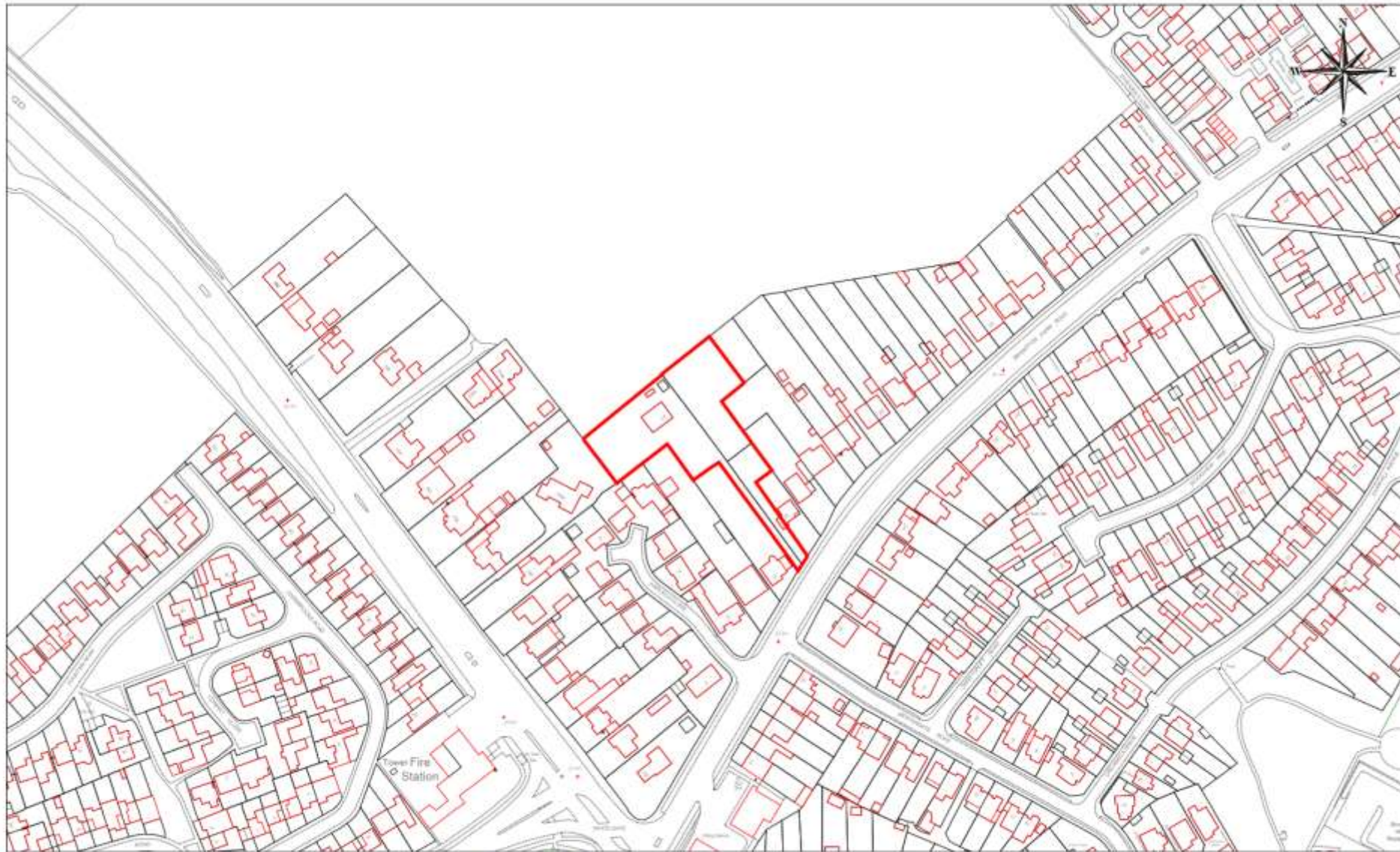


Visuals

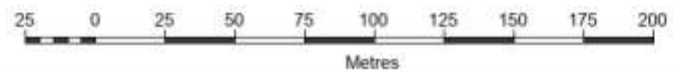


MC/23/2421

14 Brompton Farm Road, Strood, Rochester, ME2 3QY



MC/23/2421 - 14 Brompton Farm Road, Strood, Rochester, ME2 3QY



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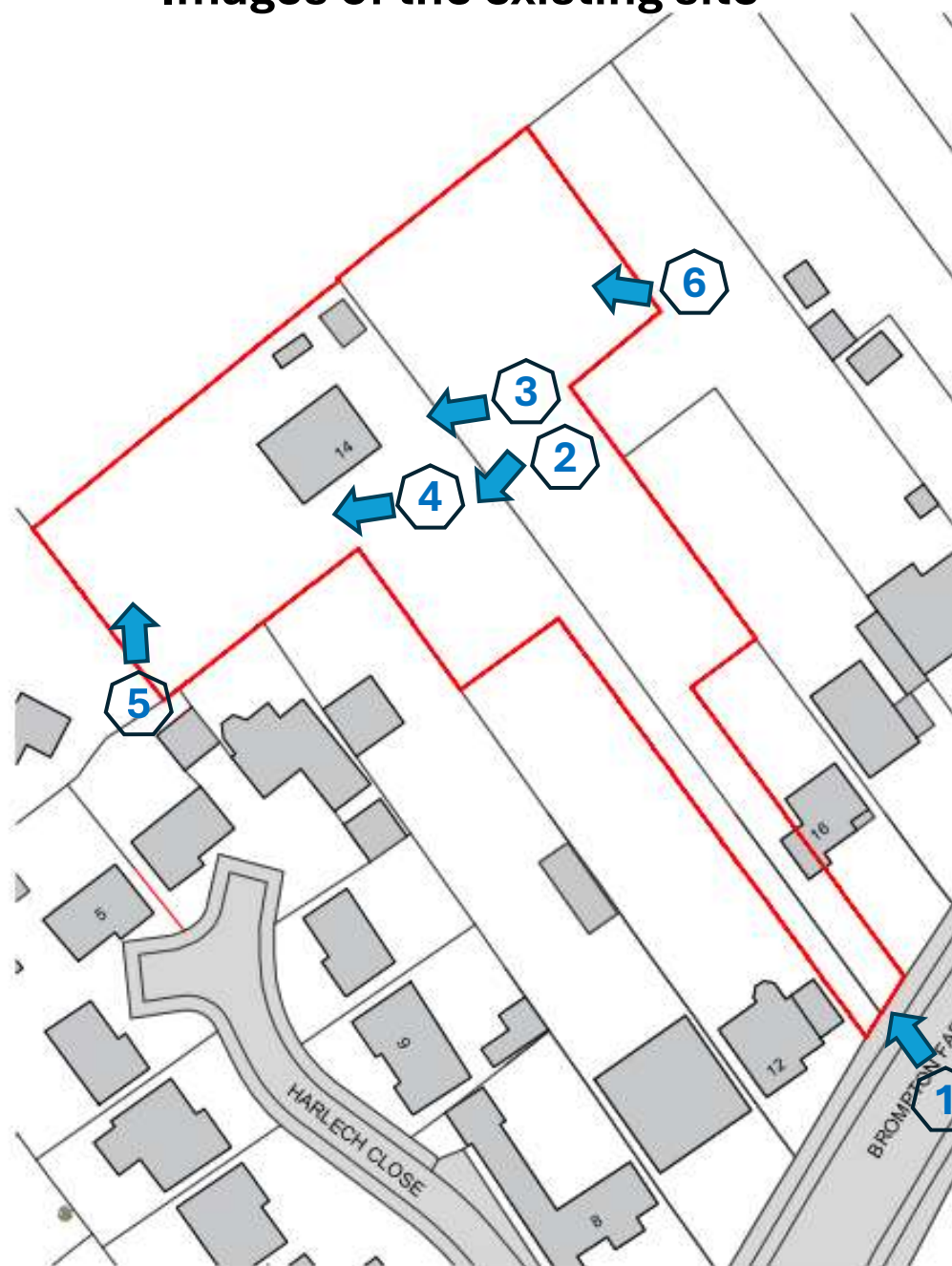
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Site plan and aerial views of the site





Images of the existing site



Proposed block plan



Proposed elevations and floor plans plot 1



North-West Elevation



South-East Elevation



South-West Elevation



North-East Elevation



Ground Floor Plan



First Floor Plan



Section A-A



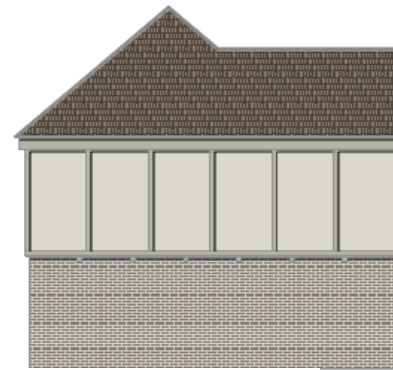
Proposed elevations and floor plans plot 2



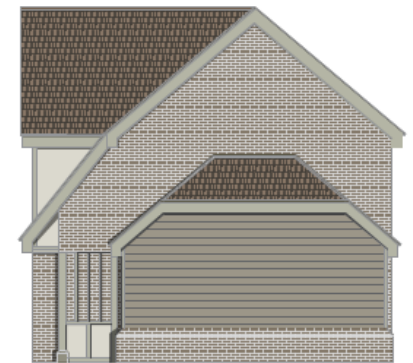
North-West Elevation



South-East Elevation



North-East Elevation



South-West Elevation



Ground Floor Plan



First Floor Plan



Section B-B



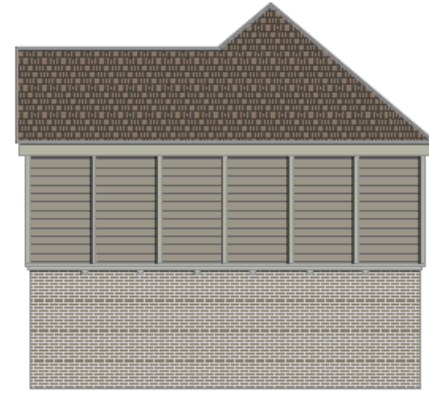
Proposed elevations and floor plans plot 3



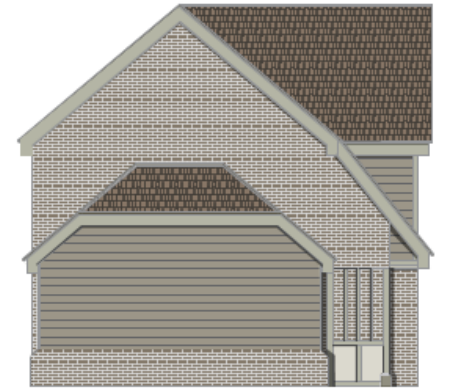
North-West Elevation



South-East Elevation



South-West Elevation



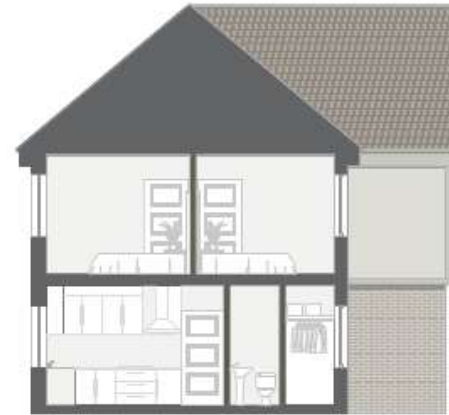
North-East Elevation



Ground Floor Plan



First Floor Plan



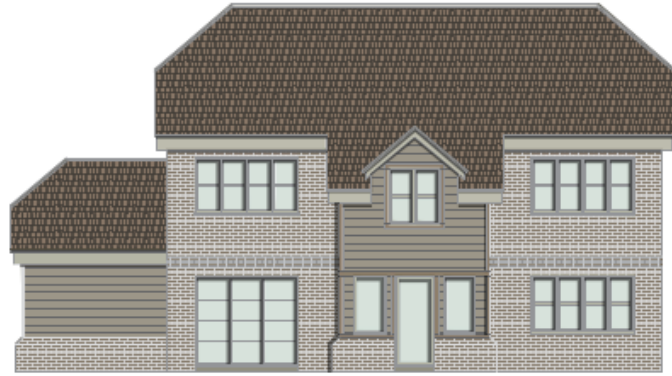
Section C-C



Proposed elevations and floor plans plot 4



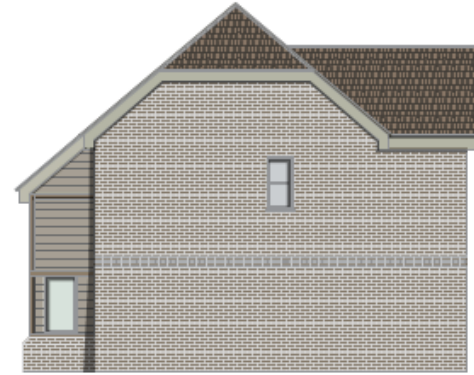
North-West Elevation



South-East Elevation



South-West Elevation



North-East Elevation



Ground Floor Plan



First Floor Plan



Section D-D



Proposed elevations and floor plans plot 5



North-West Elevation



South-East Elevation



South-West Elevation



North-East Elevation



Ground Floor Plan



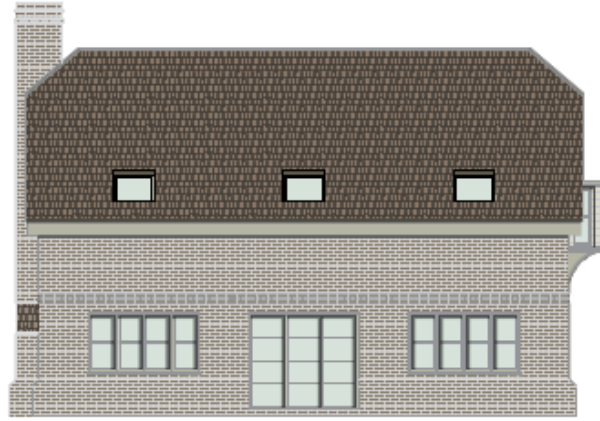
Section E-E



Proposed elevations and floor plans plot 6



South-West Elevation



North-East Elevation



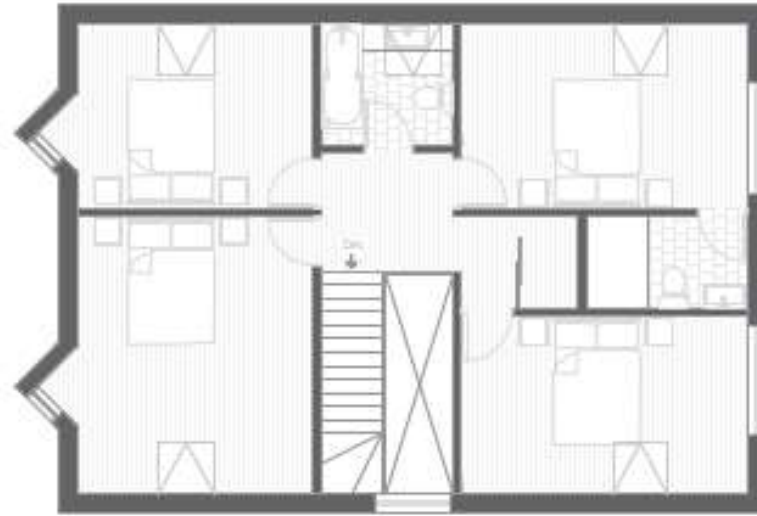
South-East Elevation



North-West Elevation



Ground Floor Plan



First Floor Plan



Section F-F



Proposed street scene plots 1-4



North-West Street Scene

MC/23/2834

257 High Street, Rochester, ME1 1HQ



MC/23/2834 - 257 High Street, Rochester, ME1 1HQ



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Site Location



3D Site Photos



Northeast View



Northwest View

3D Site Photos



Southeast View



Southwest View

Site Photos



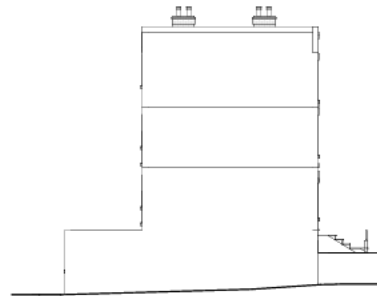
Site Photos



Existing & Proposed Elevations



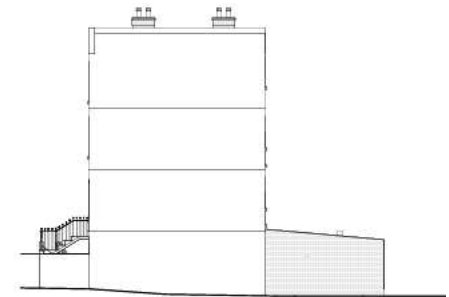
1 Existing Front Elevation
1:50



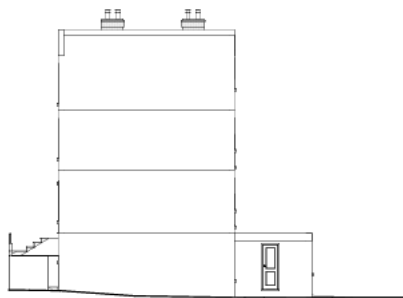
2 Existing Left Side Elevation
1:100



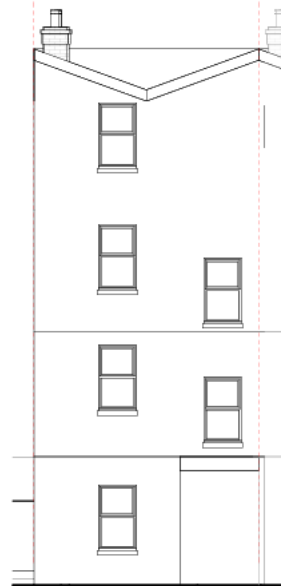
Proposed Front Elevation
1:50



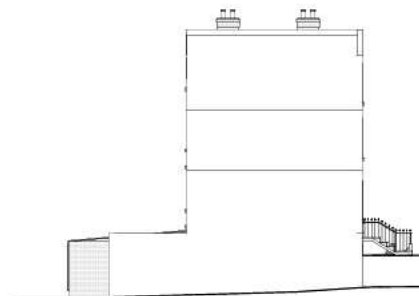
2 Proposed Right Side Elevation
1:100



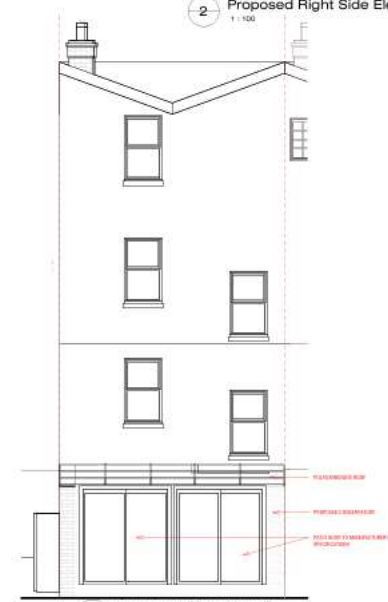
3 Existing Right Side Elevation
1:100



4 Existing Rear Elevation
1:50

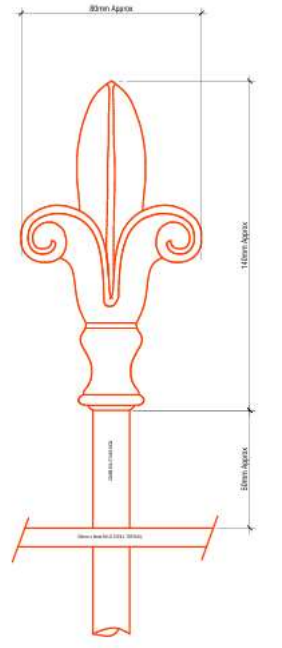
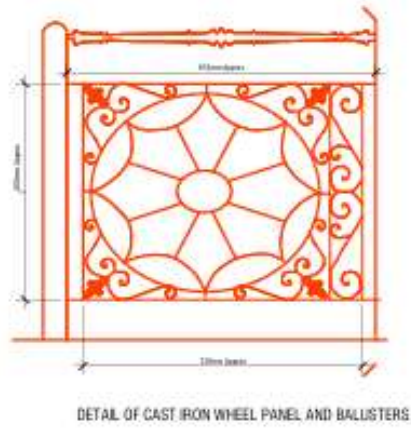
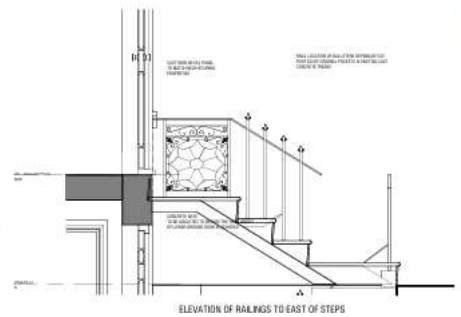
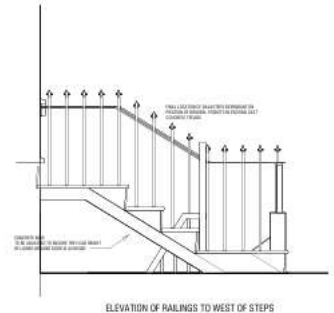
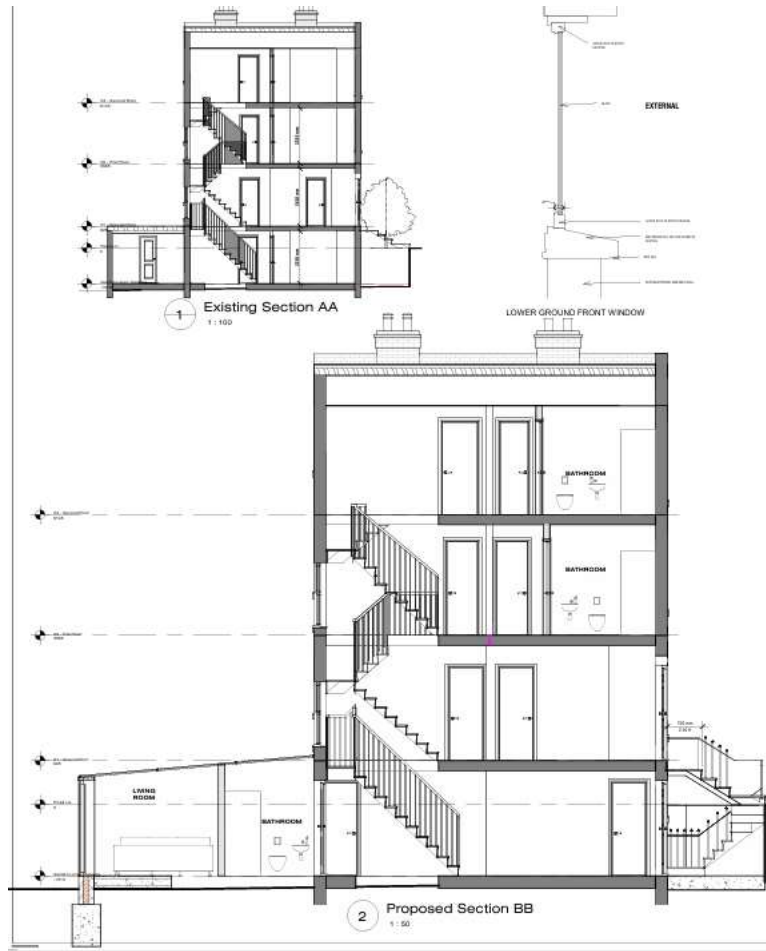


4 Proposed Left Side Elevation
1:100

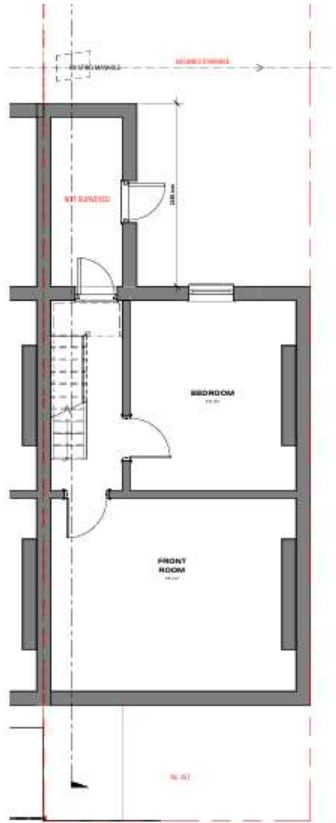


3 Proposed Rear Elevation
1:50

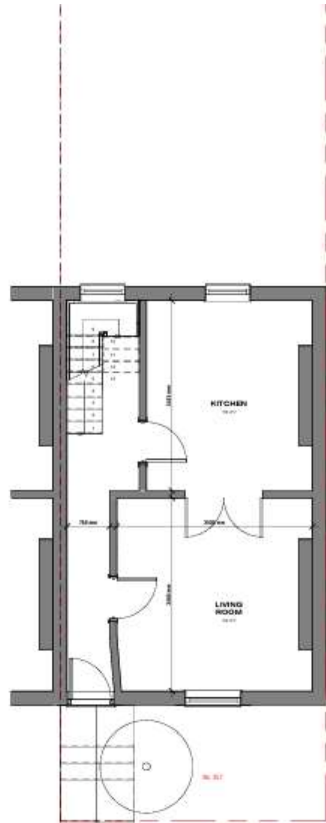
Proposed Section & Details



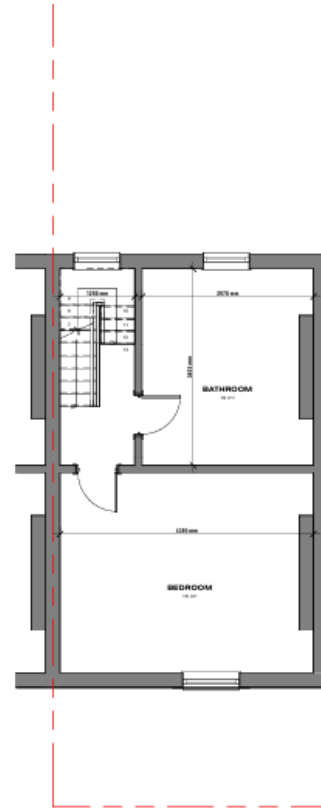
Existing Floor Plans



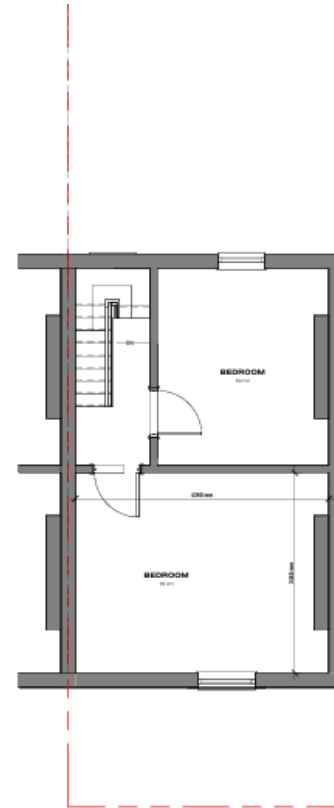
1 Garden Level - Existing
1 : 50



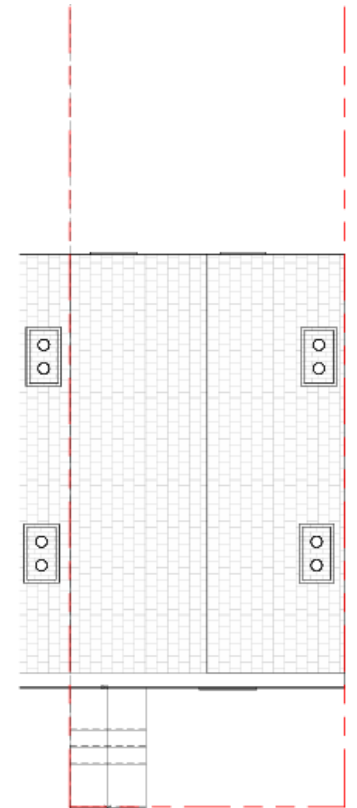
2 Ground Floor Plan - Existing
1 : 50



1 First Floor Plan - Existing
1 : 50

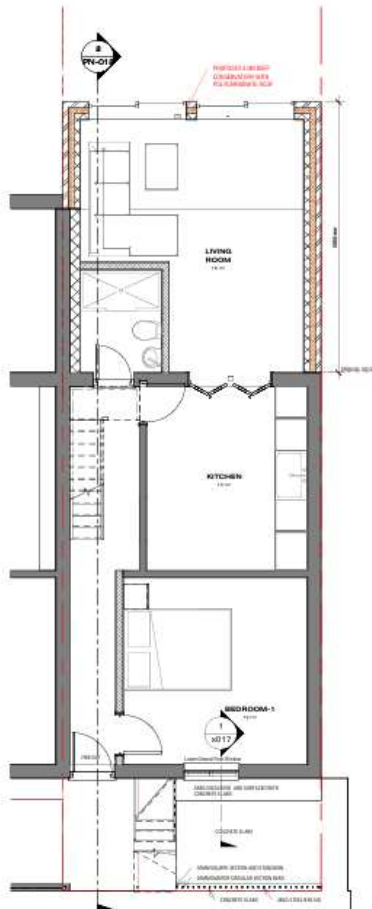


2 Second Floor Plan - Existing
1 : 50

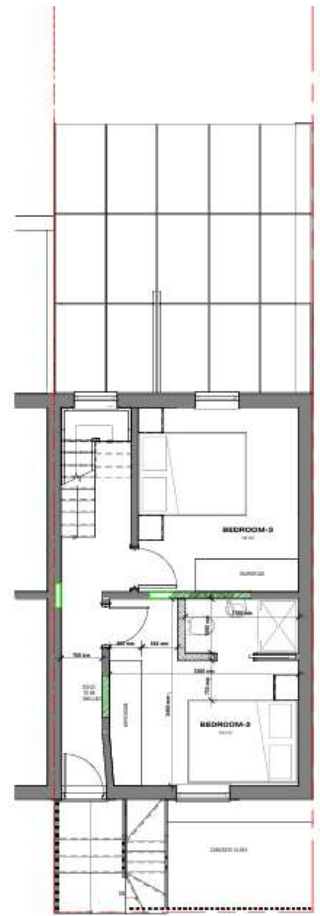


3 Roof Plan - Existing
1 : 50

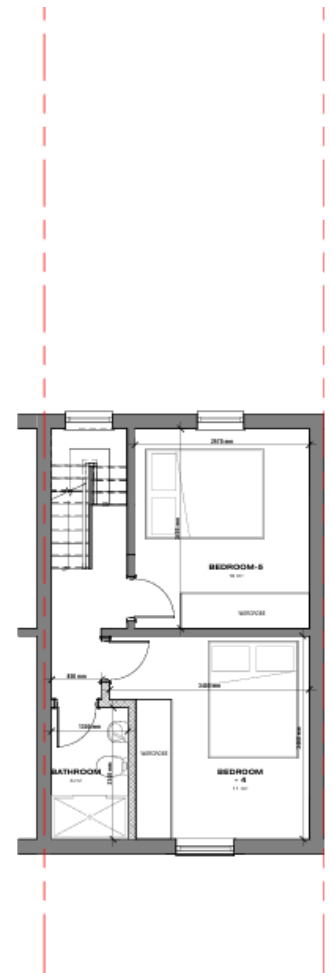
Proposed Floor Plans



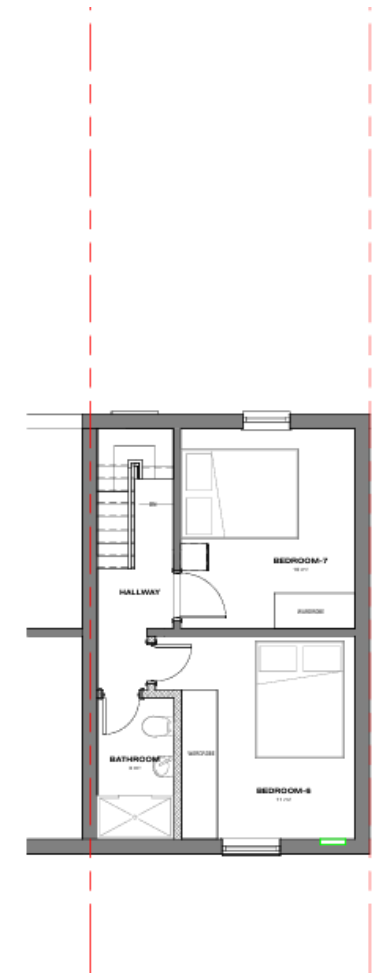
1 Garden Level Plan - Proposed
1 : 50



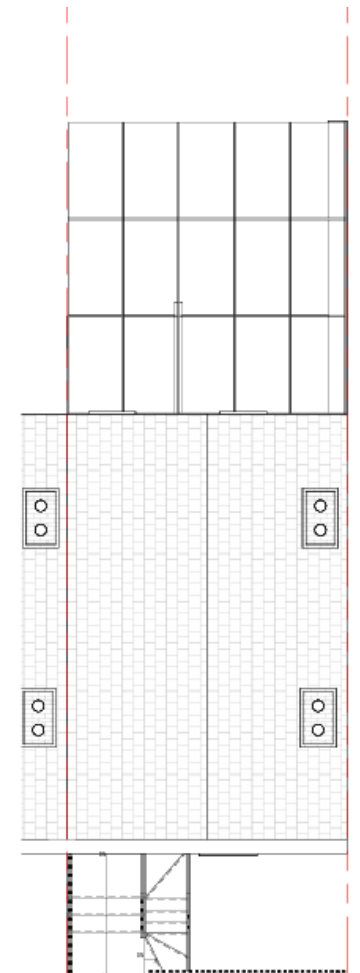
2 Ground Floor Plan - Proposed
1 : 50



1 First Floor Plan - Proposed
1 : 50



2 Second Floor Plan - Proposed
1 : 50



3 Roof Plan - Proposed
1 : 50