

Land rear of:

**247-253 High Street &
1-5 Batchelor Street**
CHATHAM

Design and Access Statement
January 2022

Cook Associates

T: +44 (0) 1795 532834

E: mail@cook-design.com

W: www.cook-design.com

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Contents Amendment Record

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Summary

Project Details and Location

Application Details	Executive Summary
<p>Project Name</p> <p>Solomons Road</p> <p>Address</p> <p>Land Rear of 247-253 High Street and 1-5 Batchelor Street, Chatham, Kent, ME4 4AJ</p> <p>Client</p> <p>Mr Savas Saglam KTM Properties Ltd KTM Meats Building Norfolk Road Gravesend Kent, SA12 2PS</p> <p>Description of Proposal</p> <p>Construction of a 5-storey building comprising of 14 No. self-contained flats (4 x one bedroom and 10 x two bedroom) plus part semi-basement level comprising ancillary accommodation and external landscaping on existing car park site.</p>	<p>Cook Associates have been appointed by Mr Saglam of KTM Properties to submit a planning application to Medway Council for the redevelopment of an existing car park site at Solomons Road, Chatham for a new 5-storey residential development comprising 14 No. Flats (4 x one bedroom and 10 x two bedroom) plus the construction of a part semi-basement level to provide ancillary accommodation.</p> <p>The site has previously been granted planning approval for a three-storey building comprising of a ground floor commercial use with 8 one-bedroom flats over (Application MC/14/3767) which is considered an underdevelopment of the site when assessed against the aspirations of the Chatham Town Centre Masterplan. A Pre-application has been made to the Local Authority regarding the proposal (Reference No. PRE/21/3241) and the scheme has been developed following the comments received.</p> <p>The Architects</p> <p>Cook Associates are an award winning multi-disciplinary practice of Architects and Engineers founded in 1978. We work extensively in London and the South-East on both large and small scale residential and commercial developments.</p>



New Dwelling by Cook Associates approved at St Margaret’s Bay



Approved Scheme for 9 residential flats, Halliford St, Islington, London N1



Approved Scheme for 9 residential flats, Folkestone, Kent

Introduction

Cook Associates have been appointed by Mr Saglam of KTM Properties to submit a planning application to Medway Council for the redevelopment of an existing car park site at Solomons Road, Chatham for a new 5-storey residential development comprising of 14 self-contained flats (4 x one bedroom and 10 x two bedroom) plus part semi-basement level comprising ancillary accommodation and external landscaping on an existing car park site at Solomons Road, Chatham.

The site is within the Chatham Town Centre and is therefore identified within the Chatham Town Centre Masterplan and the emerging Local Plan, due to be adopted in 2022, as an area of major growth and regeneration in order to become a ‘city centre’ for the growing urban area.

The Local Authority have identified the potential for extending the residential role of the Town Centre, linked to good quality transport, the student and health worker communities nearby and developing the evening and leisure economies. Therefore, this site provides a good opportunity to deliver on the aims and objectives set out to see the regeneration of area.

The site has previously been granted planning approval for a three-storey building comprising of a ground floor commercial use with 8 one-bedroom flats over (Application MC/14/3767). Therefore, the redevelopment of this site for residential use is established. However, it is considered that the previous approval by others was an underdevelopment of this key strategic site. Given the ambitions set out by the Local Authority within the Chatham Town Centre Masterplan it is considered that a better quality, higher-density development should be supported for this site.

Unlike the previous scheme this application seeks to deliver an all-residential development without a commercial use on the ground floor. The pre-application response from the local authority confirmed that there is *“no concerns raised with a non-commercial use on the ground floor”*.

The pre-application also sought agreement from the Local Authority on an appropriate housing mix for the proposed scheme. The previous planning approval provided only one-bedroom units. This provision of smaller units overcame the need to provide onsite parking but created a poor mix of unit types. The Local Authority following consultation with Highways confirmed that one and two-bedroom units would be an acceptable mix on this site by way of a car free scheme given the site’s highly sustainable location within an urban area that has good links to sustainable transport and where day to day facilities are within easy walking distance.

In developing an appropriate housing mix for this site, Policy H5 of the Medway Local Plan 2003 in relation to Housing Density requires developments to avoid an inefficient use of land with no less than 30 dwellings per hectare. However, it also encourages housing development which makes more efficient use of land between 30 and 50 dwellings per hectare and seeks greater intensity of development still at places with good public transport accessibility such as city, town, district and local centres or around major nodes along good public transport corridors.

The development site being located adjacent to Chatham Town Centre and The Brook is clearly a site where high density development is encouraged in the Local Plan and again advocated for in the Town Centre Masterplan.

The Local Plan is not explicit in its requirement to provide a particular housing mix. Policy H10 requires sites larger than one hectare to provide a range and mix of house types and sizes. This site does not meet the criteria where a mix of unit sizes is required. It is considered that given the location of the site and the ambitions set out in the Chatham Town Centre Masterplan a 5-storey development comprising 14 flats will deliver a suitable mix and density of housing for this site.

The site is within the Chatham Town Centre and therefore falls within the Chatham Town Centre Masterplan Concept Masterplan & Delivery Strategy Report November 2019 which was undertaken by Medway Council as part of its preparation for its new emerging Local Plan.

The site is identified as an area of opportunity (Opportunity Site G) within the Masterplan and is zoned for housing as part of the new Central and Creative Quarter. The site and the surrounding areas are flagged for bringing new residential floor space into the Town Centre.

An important consideration for this site and the wider Town Centre is flooding. The site and the surrounding area are identified by the Environment Agency as being within Flood Zone 3 which is at the highest risk of flooding. The scheme proposal has been developed to meet the environmental considerations of potential future flooding by raising the ground floor level of residential floor space above the possible future flood datum. A Flood Risk Assessment has been undertaken to support the scheme and is submitted with this application. This is covered in more detail later in this document.

A further key consideration of the proposal is the proposed building height. Again the pre-application sought comment from the Local Authority on an appropriate building height. It was agreed and confirmed that the maximum building height should be 5-storeys which is considered appropriate given the nearby adjacent development. This was subject to the overall impact of the proposal on adjoining daylight and sunlight. A Sunlight and Daylight Assessment has been undertaken and is submitted with this application which concludes that the proposal will not have a material impact on adjoining properties.

Although the Town Centre Masterplan is not explicit in defining new building heights it does continece higher buildings within the Town Centre to reinforce prominent gateways and arrival points into the town. Higher density buildings within the core of the town centre create a more efficient use of land by maximising access to public transport infrastructure within Chatham Town Centre and seek to maximise opportunities for new development on strategic sites, in order to provide new homes, workspaces and community facilities - thus injecting a “critical mass” of workers and residents into the town centre.

The scheme proposal has been developed in line with these objectives and a 5-storey development that increases the number of residential units within the Town Centre is considered acceptable given adjoining building heights and that as demonstrated the development will not materially impact on neighbouring daylight and sunlight.

In the absence of any specific policy which would restrict the height of development on this site it is considered that the proposal is in accordance with the ambitions of the Town Centre Master Plan.

As demonstrated within the document the proposal offers a high-quality development in an area of low visual amenity and will be the first steps towards redevelopment of this strategic site identified as an area of opportunity as part of the future Solomons Square regeneration.

Site Location

The application site comprises of an existing car park located to the southwest side of Solomons Road, Chatham. The site was previously in commercial use. The site adjoins the rear of 247-253 High Street with its southwestern boundary and 1-5 Batchelor Street to the southeast. The site is open to its northwest boundary where it adjoins the rear service yard of No.245 High Street. The sites northeast boundary fronts Solomon's Road and has a vehicle access that serves the car park.

The site is fully covered in hard standing and is currently used as a car park. The site previously contained a commercial building that covered the southern half of the site.

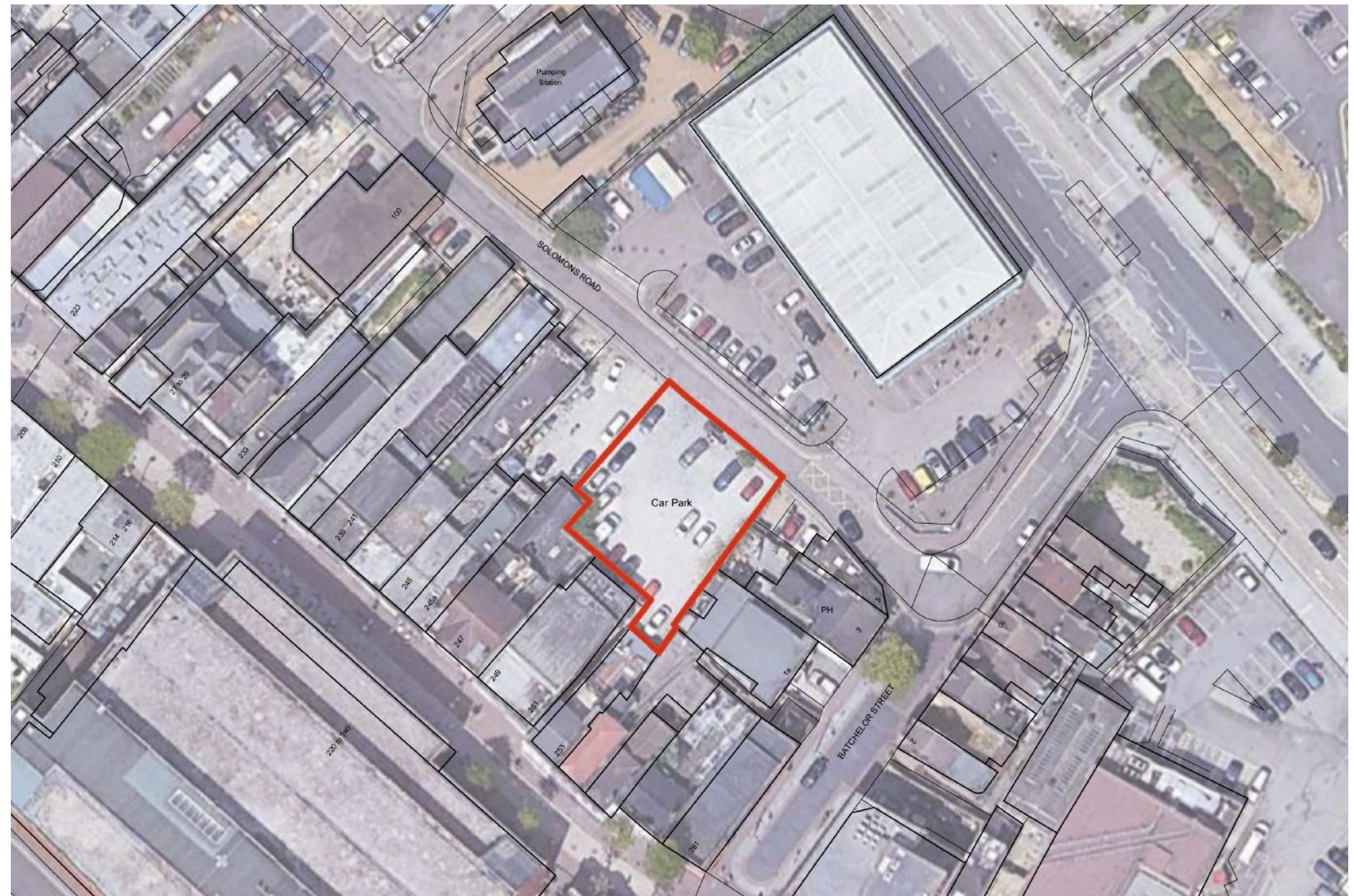
To the north is The Brook and beyond this is the Great Lines Park. The site is identified as being with Flood Zone 3

Chatham High Street is located to the south of the site and therefore the site is located within the Core Retail area of Chatham as identified on the proposals Map to the Medway Local Plan 2003.

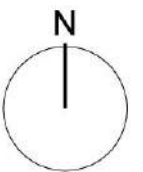
The site is identified by the Local Authority as an area of opportunity and regeneration as part of its Chatham Town Centre Masterplan.

The site area is 523m² (0.0523 Ha).

Surrounding building heights vary however there are a number of tall buildings in the High Street and the nearby 5 storey Pentagon Centre Car Park. There is currently a 6-storey development under construction on the corner of Batchelor Street and The Brook by Cook Associates. There is also taller development on north side of The Brook which is identified in the Chatham Centre and Waterfront Development Brief Adopted August 2008 for redevelopment ranging from 5-9 storeys in height surrounding the application site.



Aerial view of development site and surrounding context



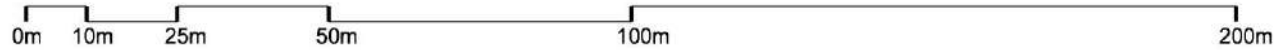
Site Location

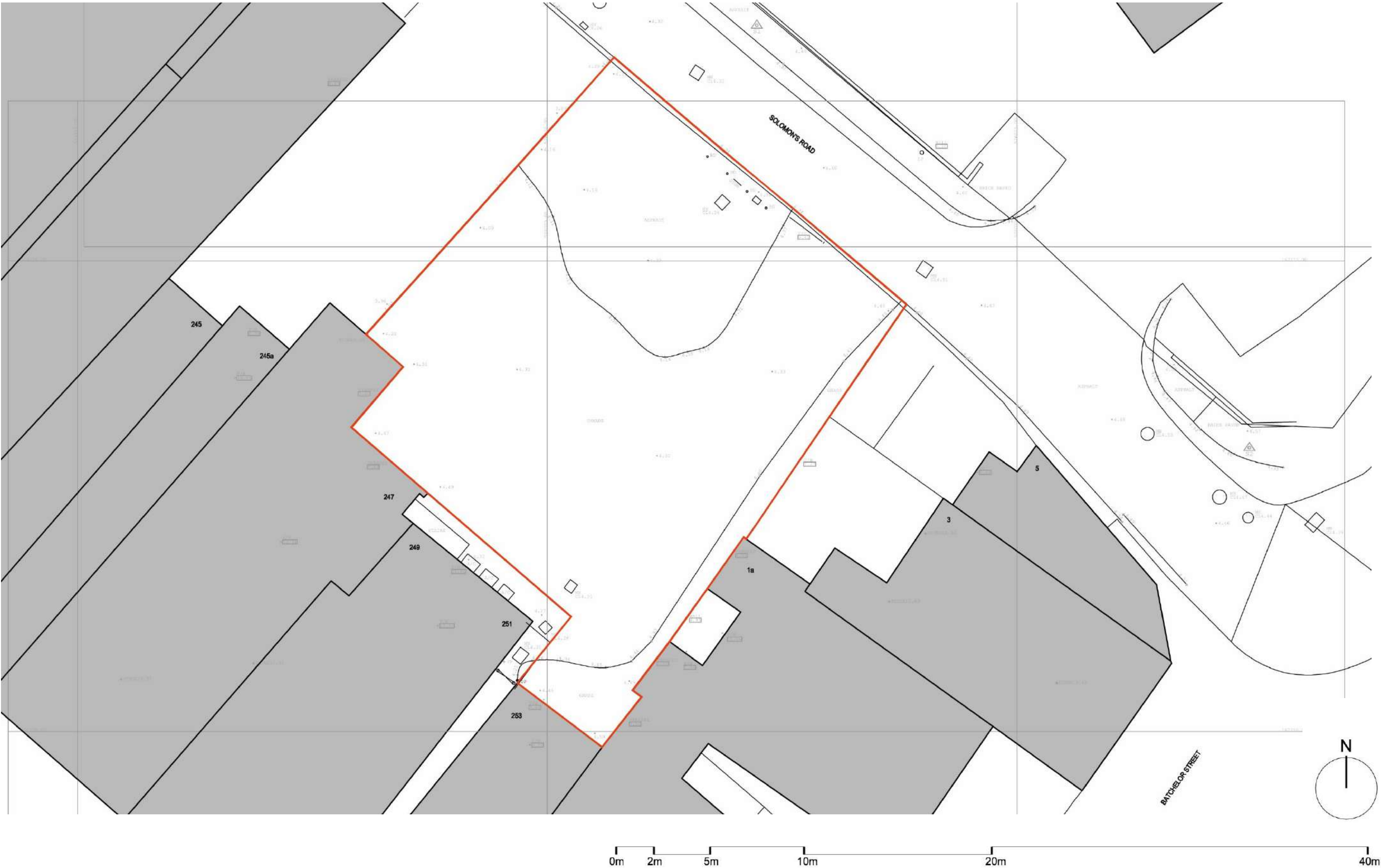


Site Location Plan 1:1250



Aerial Photograph of Development Site





Site Photographs



01



02



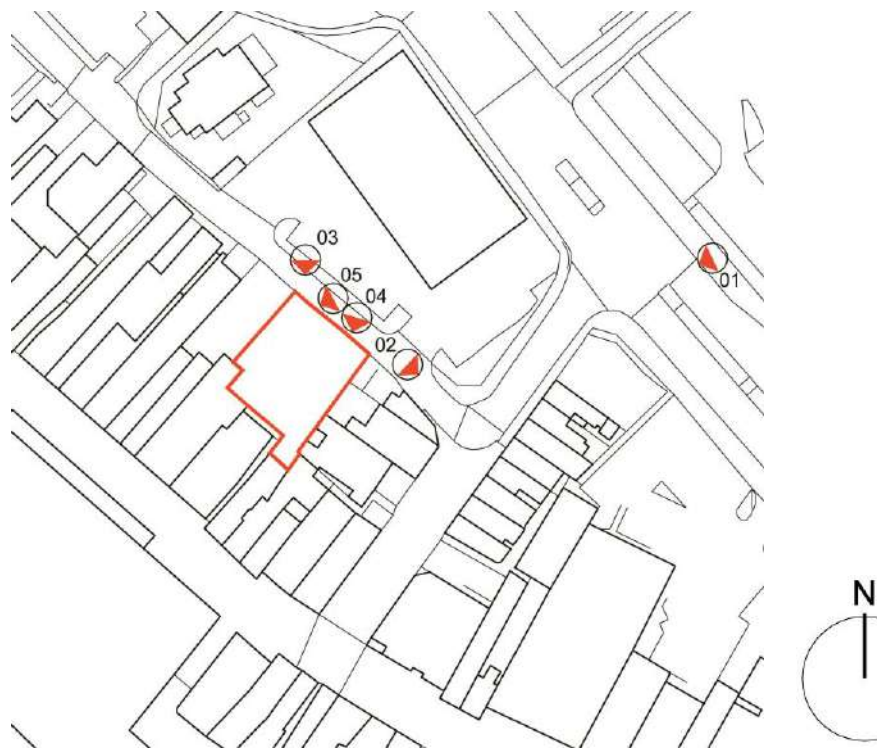
03



04

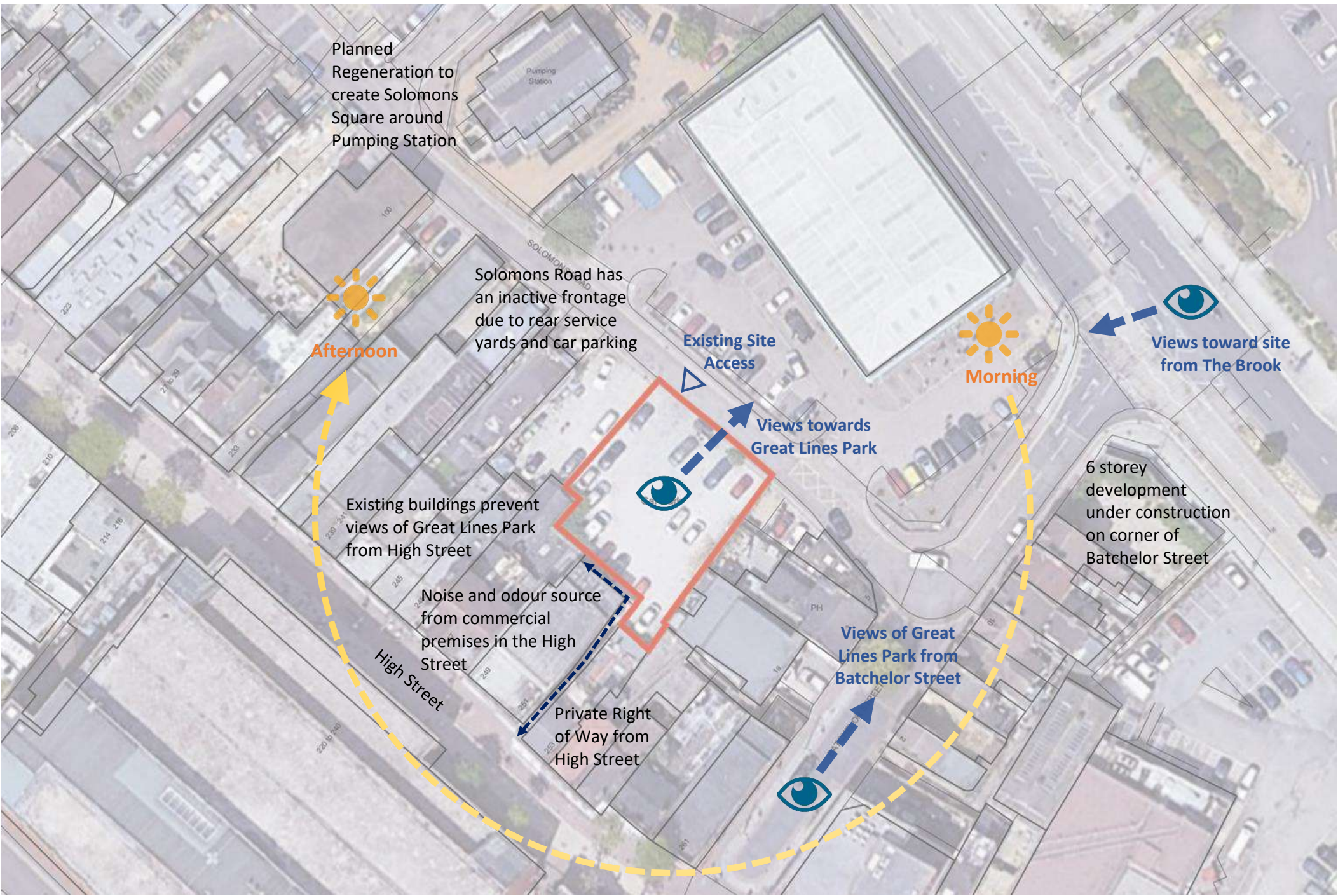


05



Photograph location key

Site Analysis



Strengths

- Site is located in Chatham Town Centre, an area of high sustainability and close to good public transport links and amenities.
- Site and surrounding area is identified in Medway's Chatham Town Centre Masterplan as an area for residential redevelopment as part of the new Solomons Square regeneration.

Weaknesses

- Surrounded by adjoining properties. Scheme must not impact on neighbouring amenity.
- Impact on future residents from adjoining uses.

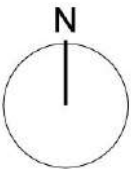
Opportunities

- Improve townscape value by masking rear of existing properties in the High Street from the Brook.
- Create an active frontage to Solomons Road.
- Bring residential use into the town centre.
- Deliver a high-quality housing scheme to kick-start the regeneration of Solomons Road.

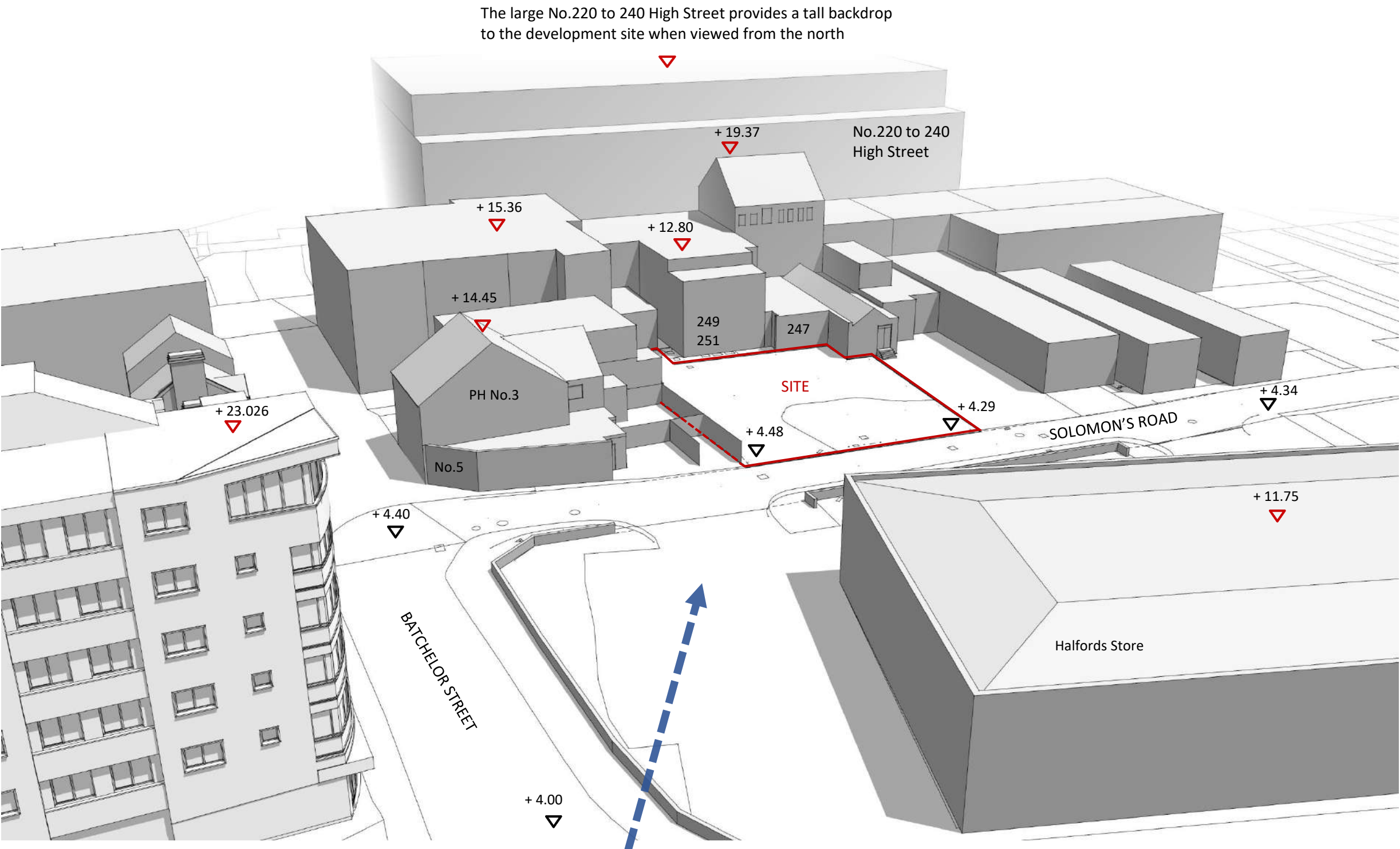
Threats

- Site is within Flood Zone 3 and is at the highest risk of flooding
- Scheme should not be visible from High Street and prevent views of Great Lines Park to the north.

SWOT Analysis Plan



Existing Site Model

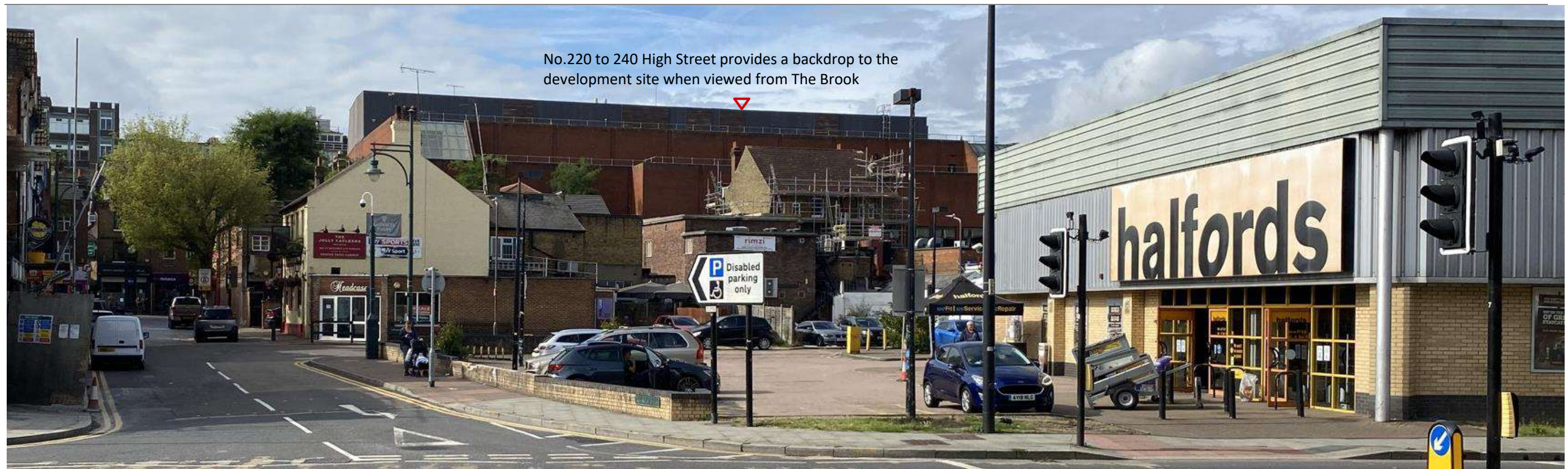


Existing Site Model looking West



Note: The backdrop to the development site as viewed from the north is the rear servicing areas to the properties in the High Street and the large department store building No. 220 to 240 High Street to the south. Therefore, the development of this site has the potential to provide a screen to what offers a low-quality visual amenity

Existing Site Photograph



View looking from The Brook towards the development site showing taller buildings in the background.



Elevated long view looking from The Brook towards the development site

The application site is located on Solomon's Road which is primarily used as a service road which provides access to the rear service areas of the properties in the High Street and The Pentagon Shopping Centre on The Brook. The visual amenity of the road is considered to be of low quality. The road frontage comprises a number of car parking areas, being the application site itself, the Halfords Store and to its north western end the Pentagon Centre.

The commercial properties on the northern side of the High Street back on to Solomon's Road with deep rear extensions with service access to the back of the properties. Many of these properties also have informal parking at their rear. As a result, the townscape value of this road is considered to be of very poor quality. The only building of note to Solomon's Road is the Old Brook Pumping Station located to the north of the site between the Halfords Store and the Pentagon Centre multi-storey car park.

The application site is surrounded on three sides by the rear of No's 1-5 Batchelor Street and No's 245-253 The High Street. The rear service areas to these properties create a backdrop to the development site of poor visual quality. As illustrated in the accompanying photographs when viewed on approach from the north, the application site is viewed against the backdrop of the taller buildings in the High Street. The large department store building No.220 to 240 to the south of the High Street is an imposing building of considerable scale. This dominates the immediate streetscape when viewed from The Brook and Batchelor Street.

It is considered that the redevelopment of this site has the clear potential to not only improve the visual amenity of Solomons Road but also has the benefit of screening the rear of the properties in The High Street thereby improving the visual quality of the environment from The Brook. As illustrated in the accompanying photos any development on this site would be read against the surrounding taller buildings and therefore would not materially impact on the visual amenity of the area.

Existing Site Model

New 6-Storey development by Cook Associates currently under construction on the corner of Batchelor Street and The Brook



Existing Site Model looking South

Existing Site Model

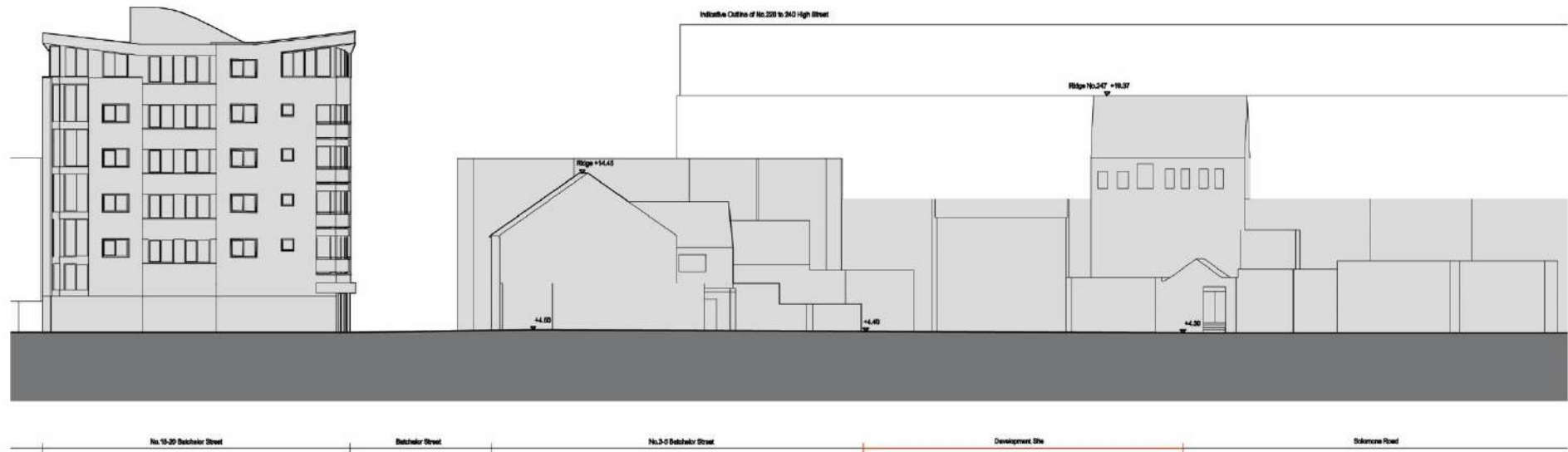


Model of existing site looking South

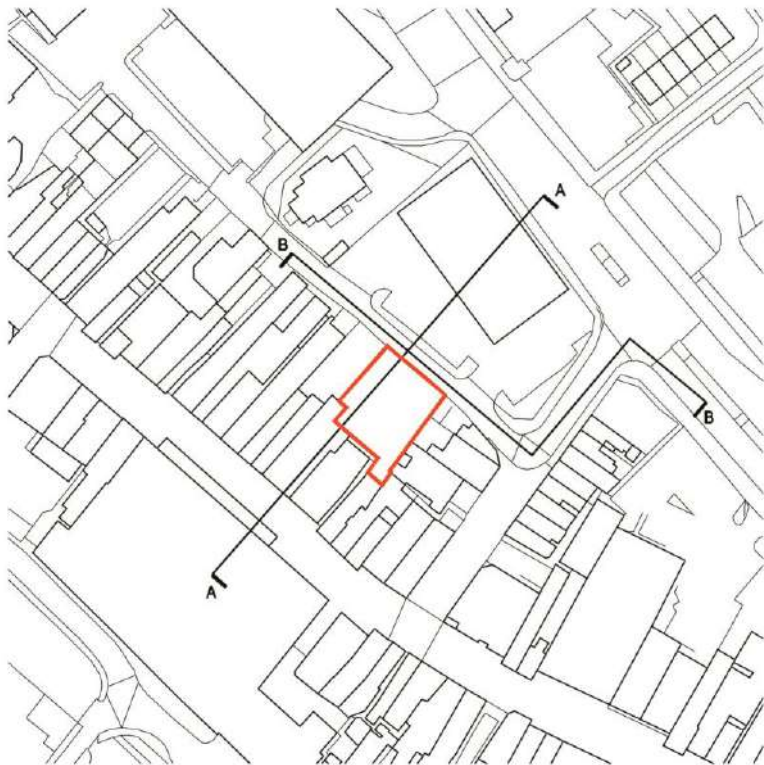
Existing Site Sections



Existing Site Section A-A

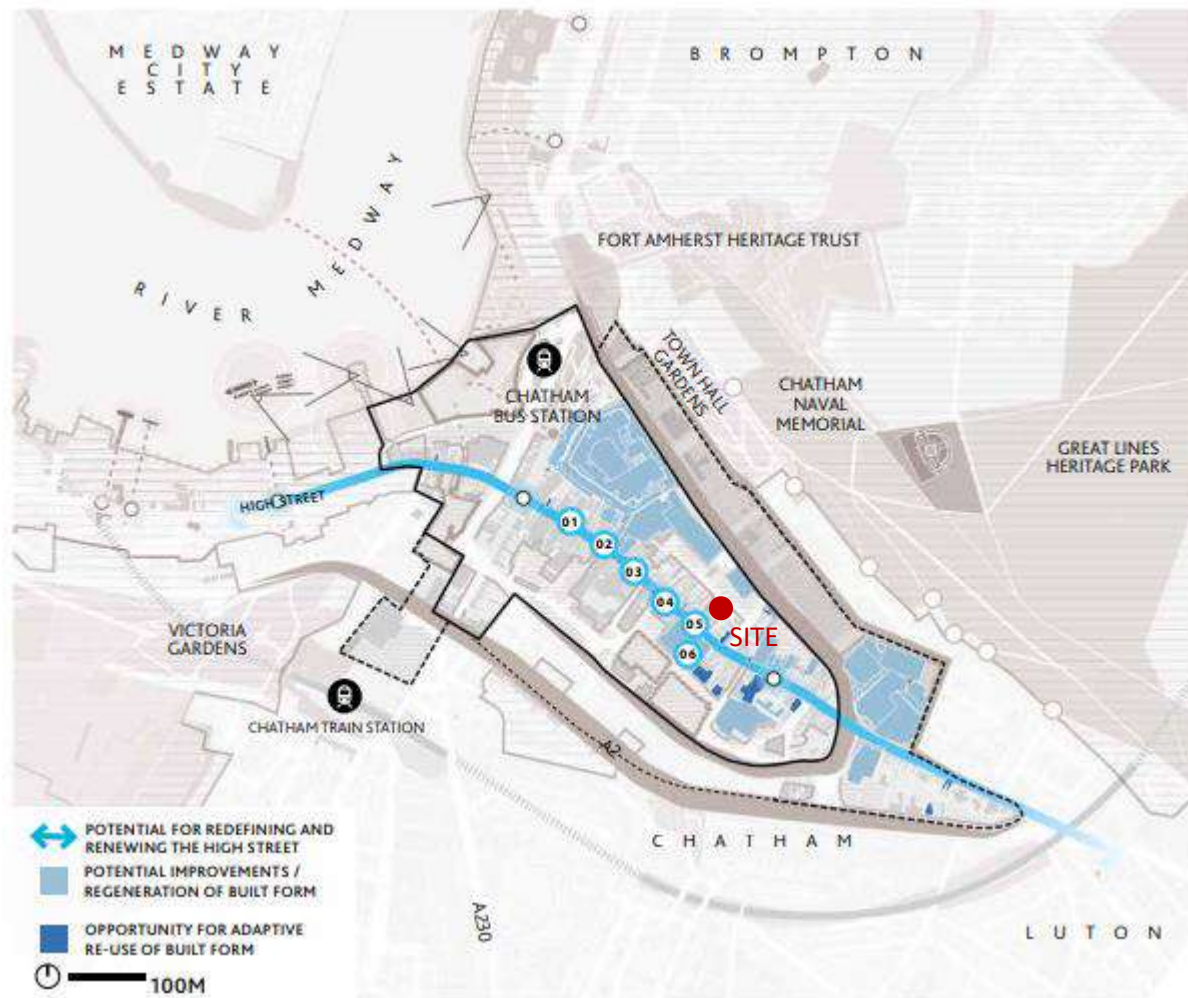


Existing Site Section B-B

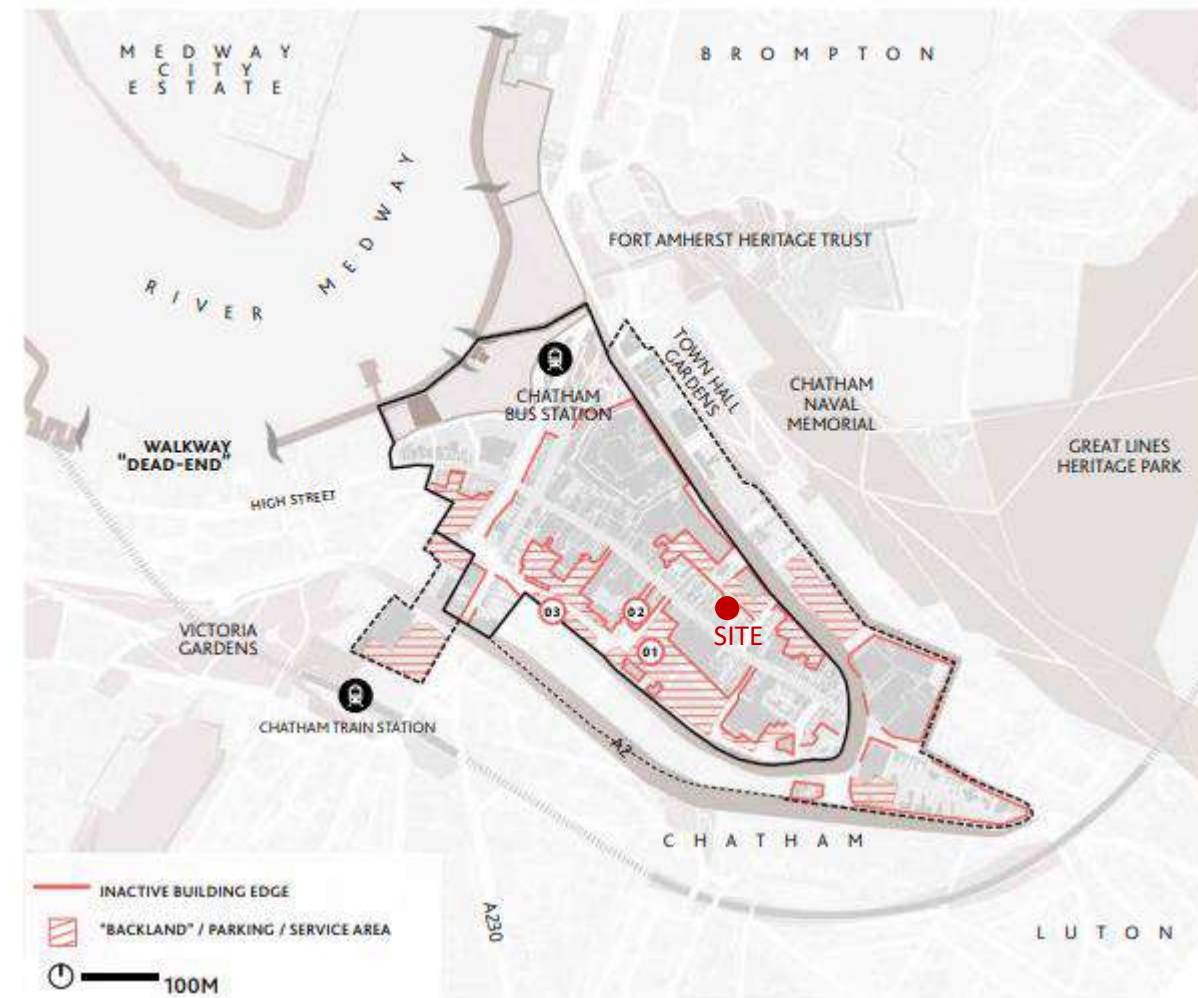


Section Location Key

Opportunity and Constraints.



Area of Opportunity as identified in Chatham Town Centre Masterplan November 2019

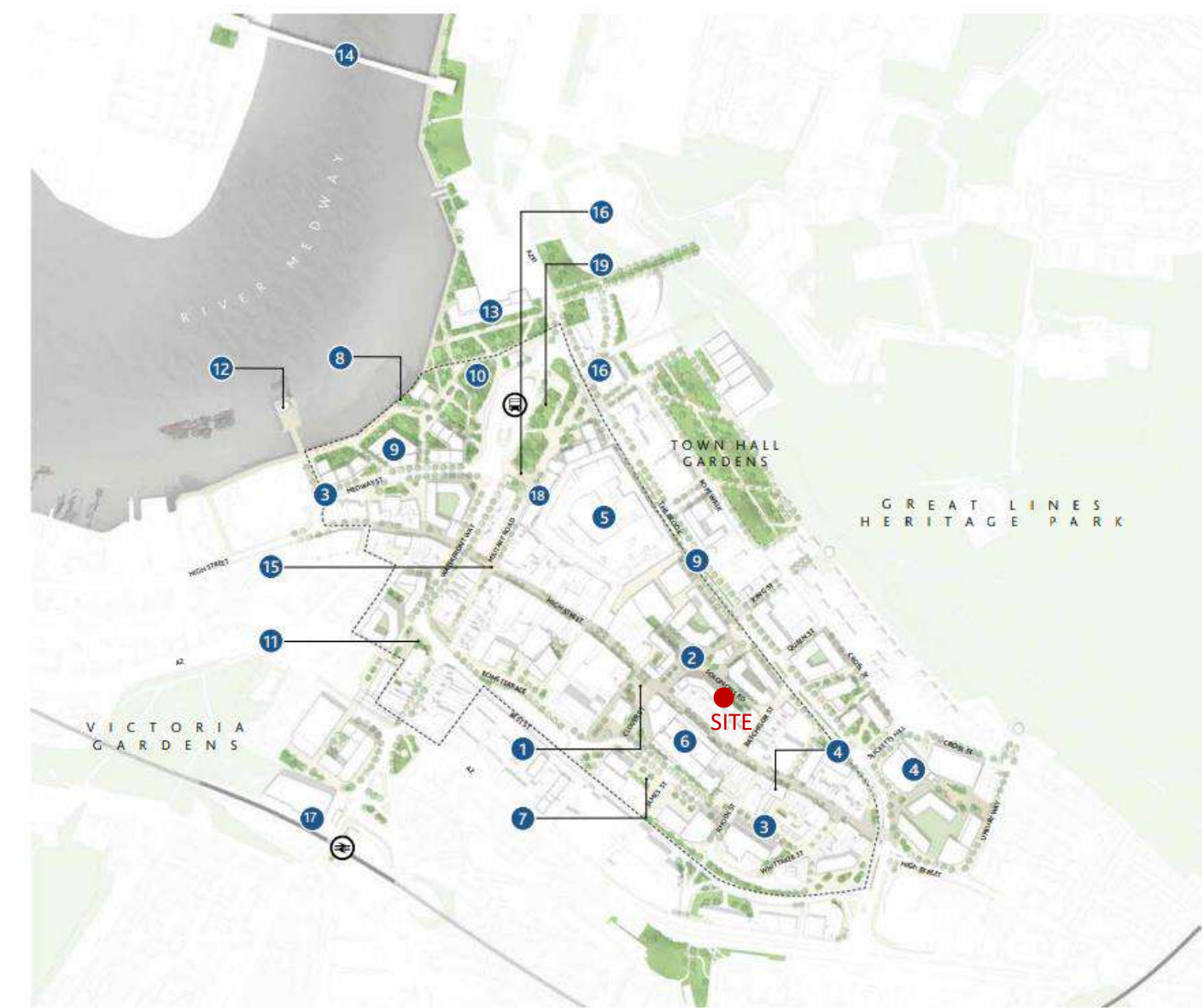


Area of Constraints as identified in Chatham Town Centre Masterplan November 2019

Medway Council in undertaking the Chatham Town Centre Masterplan November 2019 as part of its preparation for the new emerging Local Plan due to be adopted in 2022 recognizes the development site and its surrounding area as a place of both opportunity and constraint. The site is located between the Town Centre and an area of potential improvement and regeneration of the built form. The site is identified as an area of opportunity (Opportunity Site G) within the Masterplan and is zoned for housing as part of the new Central and Creative Quarter. The site and the surrounding areas are flagged for bringing new residential floor space into the Town Centre.

The site itself is identified as an inactive building edge being currently used as a car park which offers poor quality town scape value and transition space.

Chatham Town Centre Masterplan



STRADDLES CENTRAL AND CREATIVE QUARTERS - OPPORTUNITY SITE G

Ownership
• Medway Council Freehold - G1 / G2 / G3 / G4 • Private - G5 / G6 / G7
Existing Use
• Pentagon Centre • Halfords • Solomons Road • High Street Retail
Masterplan Role
• Main commercial and retail destination within Chatham Town Centre; • New residential floorspace, bringing new residents into the town centre; • New public space to enhance the setting of the Old Pumping Station;
Short term delivery actions (2020 - 2025)
• Ongoing - Work with developer
Medium term delivery actions (2025 - 2030)

The site is located within the new Pumping Station Pocket Square within the overall Central Quarter as illustrated in the Master Plan. The surrounding area is indicated for redevelopment with new taller development giving a new active frontage to this pedestrian area.

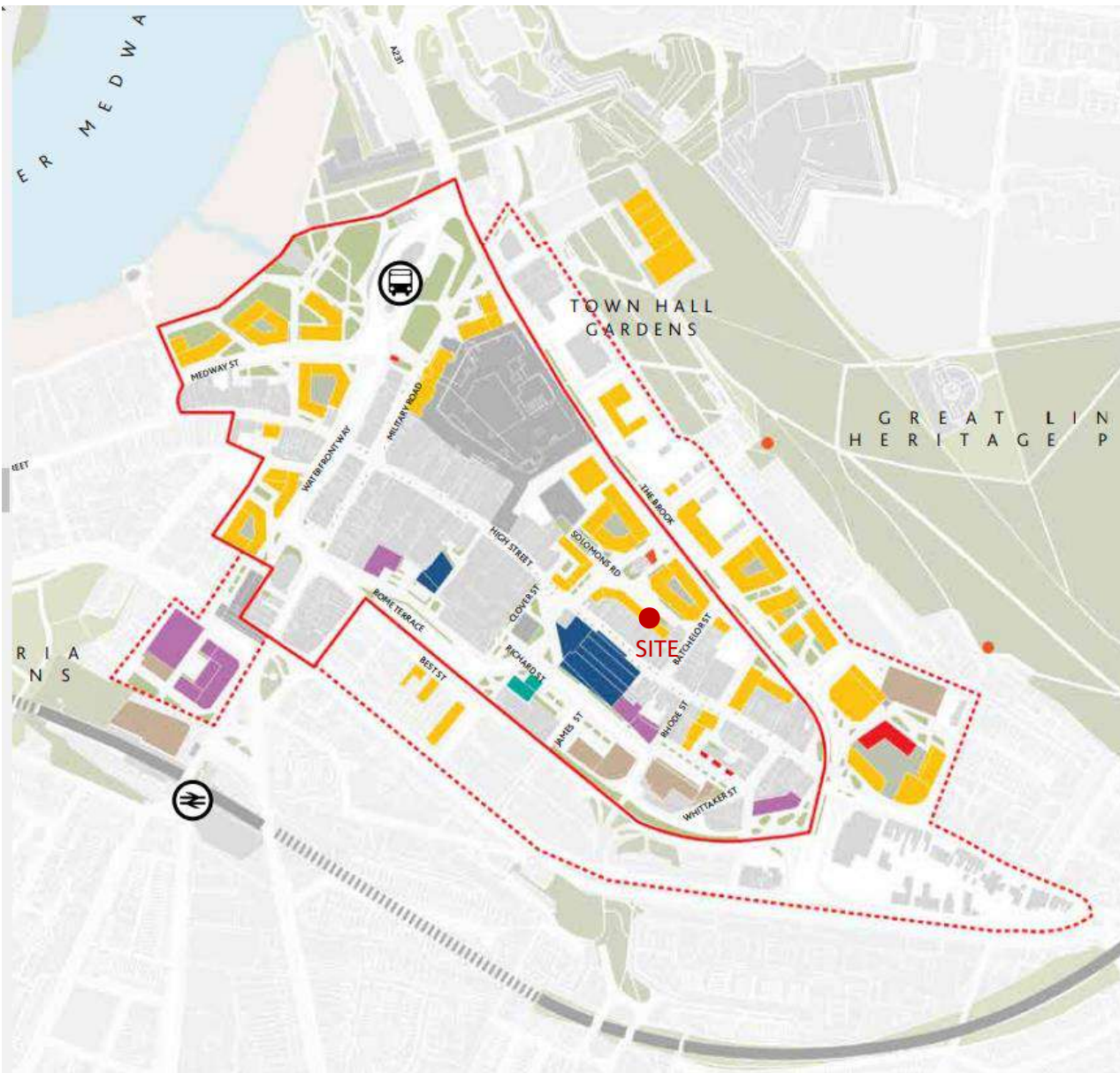
The site is shown with a new block of development along the southern side of Solomons Road replacing the rear low-rise extensions and service area to properties in the High Street.

Although the Town Centre Masterplan is not explicit in defining new building heights it does continece higher buildings within the Town Centre to reinforce prominent gateways and arrival points into the town.

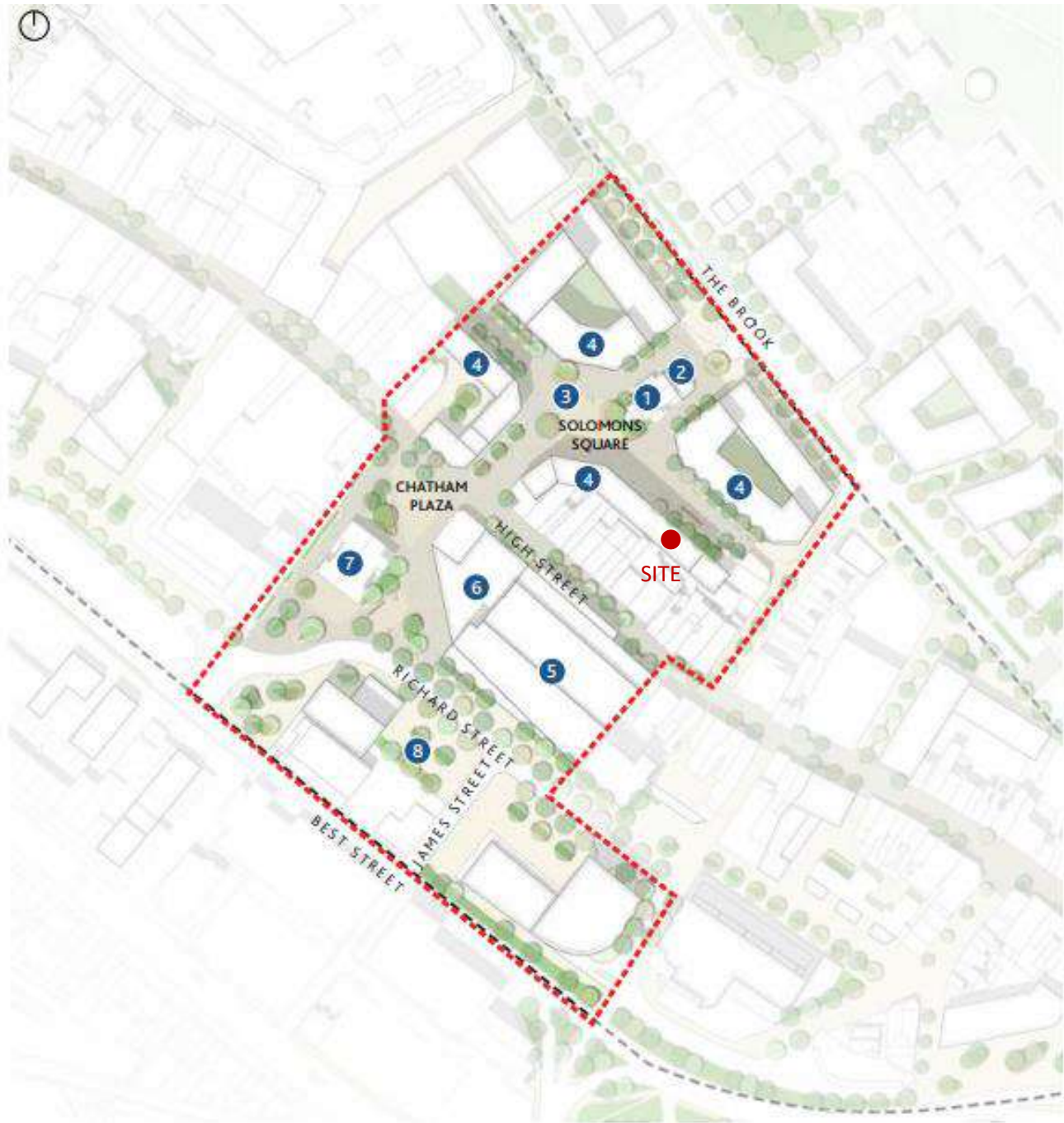
Higher density buildings within the core of the town centre create a more efficient use of land by maximising access to public transport infrastructure within Chatham Town Centre and seek to maximise opportunities for new development on strategic sites, in order to provide new homes, workspaces and community facilities - thus injecting a “critical mass” of workers and residents into the town centre.

Illustrative Masterplan taken from Chatham Town Centre Masterplan November 2019

Chatham Town Centre Masterplan



- BUS STATION
- TRAIN STATION
- RETAIL - FOOD & DRINK
- RETAIL
- COMMERCIAL / OFFICE
- RESIDENTIAL
- CULTURAL / ENTERTAINMENT
- MEDICAL
- PUBLIC PARK
- MULTI-STOREY CAR PARK
- WIDER CONTEXT AREA
- CHATHAM TOWN CENTRE BOUNDARY



- LEGEND
- 1 Old Brook Pumping Station museum
 - 2 Potential extension, visitor centre /cafeteria
 - 3 Solomons Square
 - 4 Residential with active ground floor
 - 5 Leisure complex
 - 6 Food Hall / Indoor market
 - 7 The Emmaus Church Centre
 - 8 NHS Medical Clinic

Chatham Town Centre Masterplan



The accompanying illustrations show the site in relation to both the Chatham Town Centre Master plan and the earlier Chatham Centre and Waterfront Development Brief Adopted August 2008.

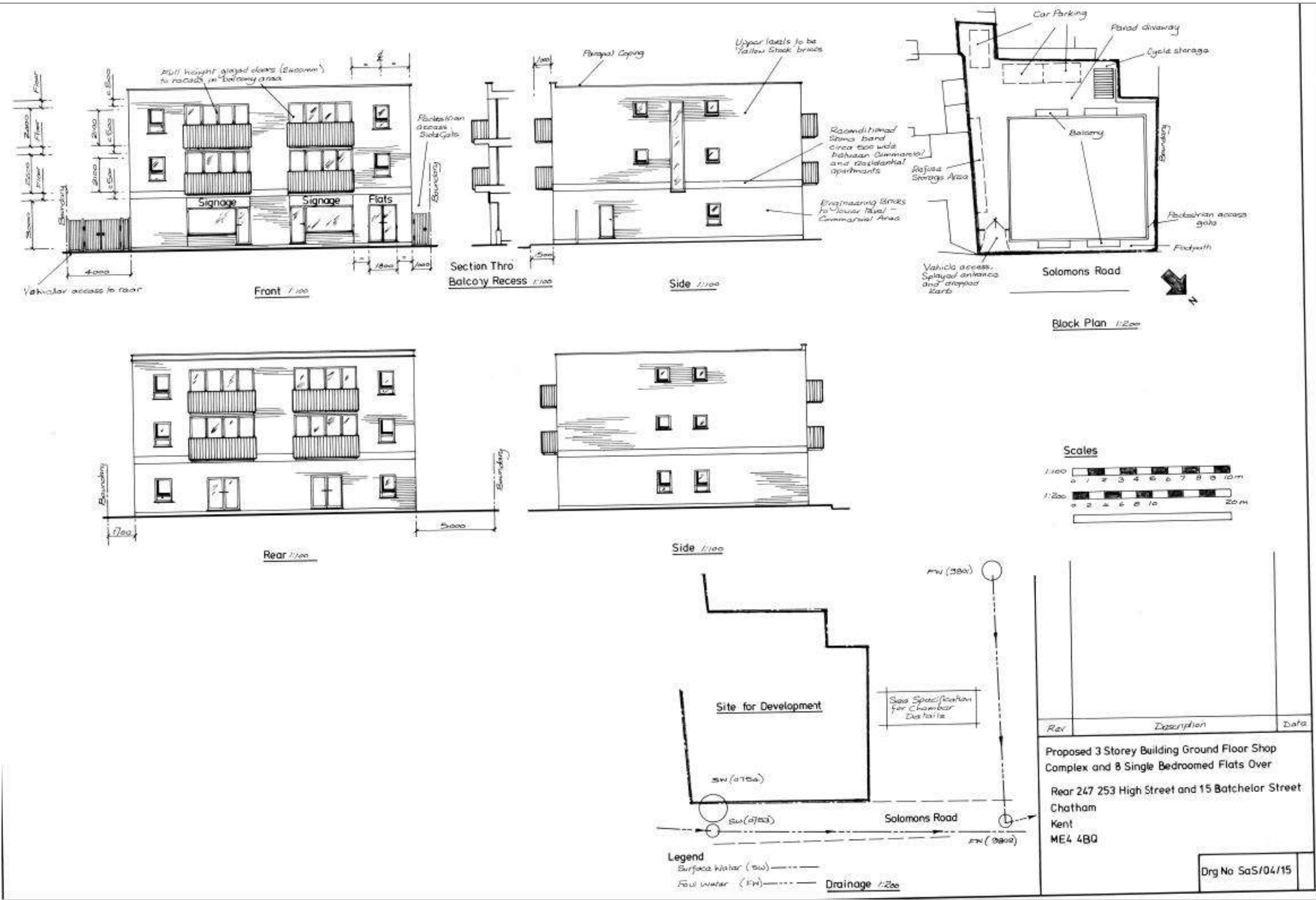
Both of these studies identify the site as a key site within the Town Centre and show it in relation to future regeneration of the area. The adopted Chatham Centre and Waterfront Development Brief shows new 5-6 Storey development close by along the Brook.

The Chatham Town Centre Masterplan illustrates the site being redeveloped for new housing forming an active frontage to the new public realm fronting Solomons Square.

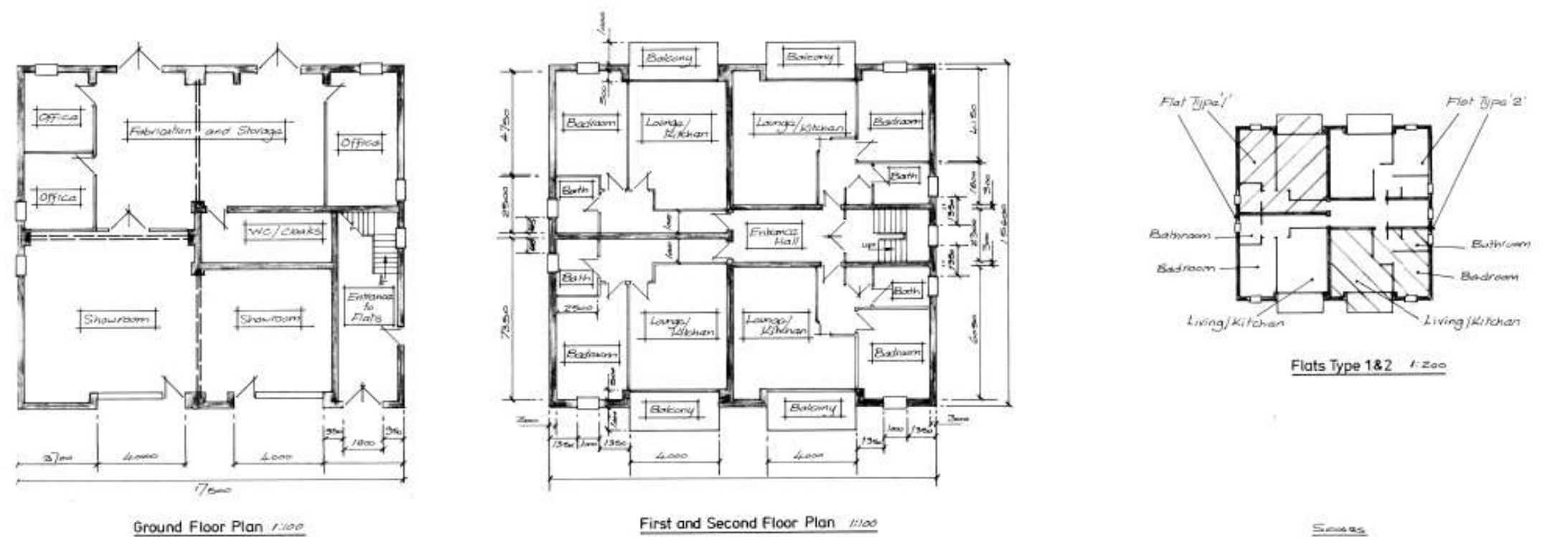
Indicative Building Heights taken from the Chatham Centre and Waterfront Development Brief Adopted August 2008.

Key	
1-2 Storeys	7-9 Storeys
3-4 Storeys	10-12 Storeys
5-6 Storeys	Up to 20 Storeys

Previous Planning Approval (MC/14/3767)



Previous Planning Approval (MC/14/3767)

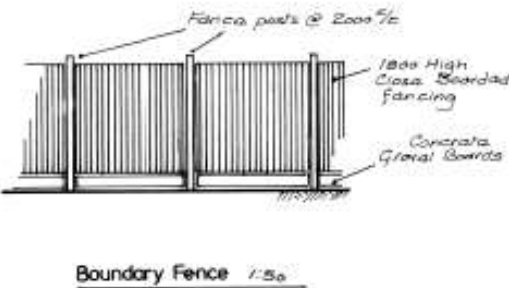


The application site has the benefit of a previous planning approval for the Construction of a three-storey building comprising of a ground floor commercial use with 8 one-bedroom flats over under application MC/14/3767.

There have been other planning applications in the immediate area which have been refused on the basis that they fail to take advantage of the opportunity to improve the quality and character of the area, particularly when seen from The Brook.

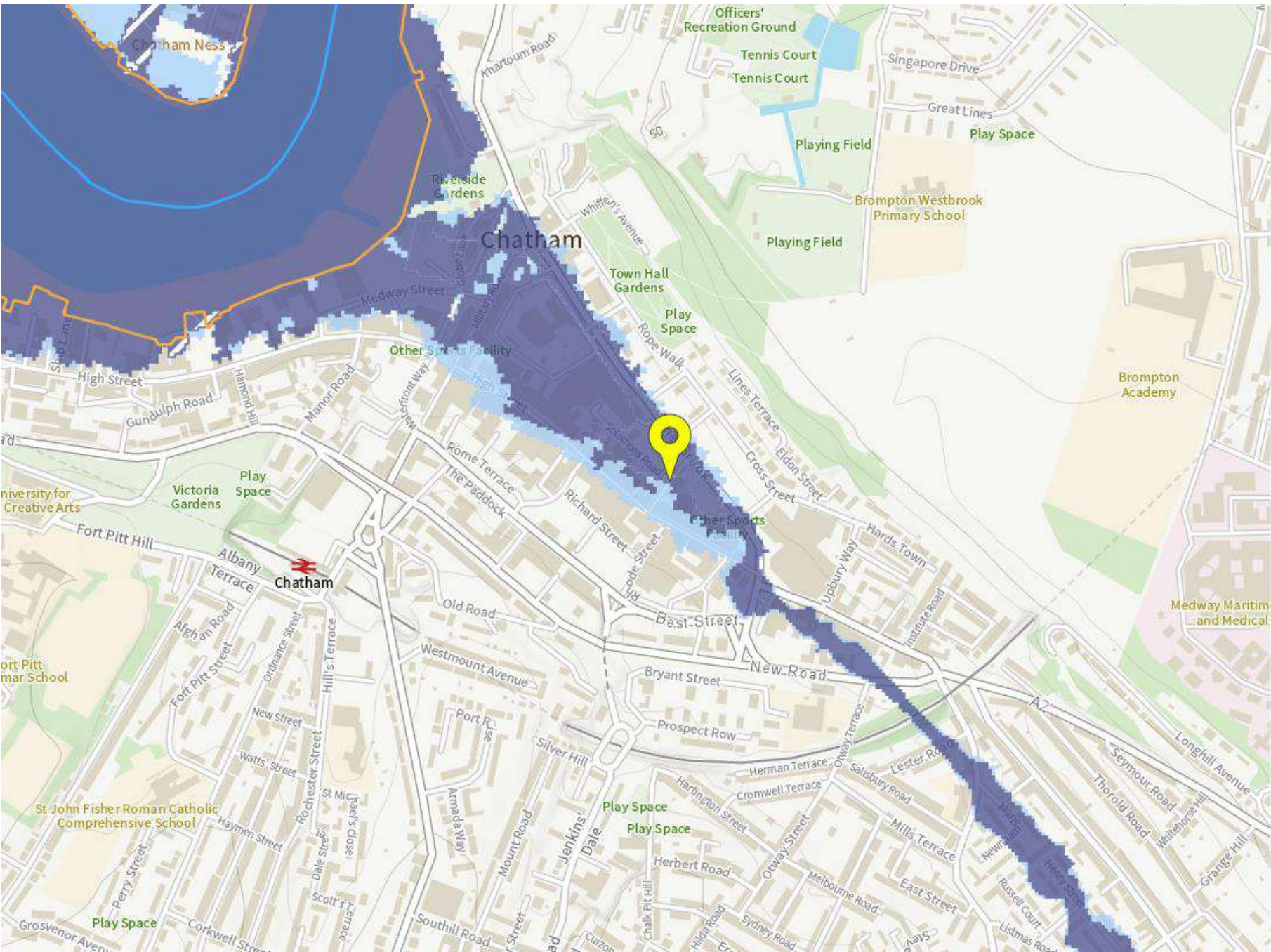
It is considered that the previous approval on this site is an underdevelopment of this strategic Town Centre and sustainable site. The approved layout is also considered to offer poor outlook and amenity for future residents of the rear units which face towards the rear of the properties in the High Street. Given the adjoining commercial uses and the associated noise and odour from neighbouring extracts this would have created a very poor living environment to 50% of the units.

There is clear potential to create a more attractive building and increase the density of housing supply on this site and deliver a development that better meets the objectives and ambitions of the Chatham Town Centre Masterplan. The previous scheme falls short of delivering the type of development set out in the Master Plan.



Rev	Description	Date
	Proposed 3 Storey Building Ground Floor Shop Complex and 8 Single Bedroomed Flats Over Rear 247 253 High Street and 15 Batchelor Street Chatham Kent ME4 4BJ	
Drg No SaS/05/15		

Flooding



Flood Map extract taken from Environment Agency Website

The Application site is identified by the Environment Agency as being within Flood Zone 3 which is at the highest risk of flooding. The site has an average datum of circa 4.35m.

The Environment Agency has set a projected flood level datum of 6.04m for a 1 in a 1000year flood event for this area therefore any residential accommodation will need to be set above this level.

A Flood Risk Assessment has been prepared by Cook Associates and is submitted with this application. A set out below in this document the scheme has been designed to accommodate this potential flood risk of the site.

Development Proposal

The Proposal

The development proposal is for a new 5-storey residential development comprising 14 No. Flats (4 x one bedroom and 10 x two bedroom) plus the construction of a part semi-basement level to provide ancillary accommodation.

This submission follows a pre-application to Medway Council to agree the principles of the development. The submitted scheme has been developed in response to the initial comments received from the Local Authority and to respond to the site constraints.

The residential floor space is set over 5 stories with the ground floor level being set above the potential future flood datum as the site is located within Flood Zone 3. The raised ground floor creates space below for a semi-basement level which comprises ancillary accommodation including refuse and cycle storage and additional plant space.

A requirement of the Chatham Town Centre Masterplan is for any new residential development along Solomons Road to have an active ground floor frontage. The communal entrance lobby and a shared community space is located at street level so as to provide the active frontage whilst maintaining the residential floor space above the flood datum.

A gated side access is proposed to the southeast elevation which will serve the bins / bike store and also give access to a rear outdoor space to the back of the site. The development will be finished in facing brickwork which is the predominant building material in the local area. The scheme has been designed with a flat roof which was advocated for by the Local Authority in their pre-application feedback. The front elevation has been angled so as to provide better aspect and daylighting for the proposed units and to reduce impact on the adjoining No.3 & 5 Batchelor Street. This also allows a part set back of the building from the street frontage creating an area of soft landscaping.



Perspective view of proposed development looking west from Batchelor Street

Housing Mix

The Local Plan is not explicit in its requirement to provide a particular housing mix. Policy H10 requires sites larger than one hectare to provide a range and mix of house types and sizes. This site does not meet this criteria.

The proposal provides a mix of one and two-bedroom units which will provide a more varied housing mix than the previous planning approval which delivered all one-bedroom units.

The mix of one and two-bedroom units was confirmed as acceptable by the Local Authority as part of the Pre-application response. This mix also allows the scheme to be car free. Providing 3-bedroom units within the scheme was discouraged due to the need to provide carparking for larger family units.

Space Standards and Layout

The scheme has been designed in accordance with Medway’s Housing Design Standards as evidenced in the submitted plans. The proposal is considered to provide a better quality of living than the previously approved scheme which had a number of units with their principal living space and external balconies facing southwest towards the rear of the properties in the High Street where noise and odour from commercial uses is an issue.

The proposal has been laid out so all units have their living space and external balconies on the northeast elevation with aspect towards The Brook and Great Lines Park beyond.

Following the Pandemic and the changes this has brought about in peoples working patterns the one-bedroom units have a separate study space to allow for home working. The two-bedroom units allow sufficient space for the second bedroom to be used as an office. The provision of a shared communal space at ground floor provides possible further informal working space for residents.

Outlook and Daylight

The scheme has been laid out so as to avoid single aspect units. Given the need for the scheme to turn its back on the rear of the site due to the commercial uses of adjoining properties in The High Street this has the potential to create issues with north facing units especially to the one-bedroom units located in the centre of the plan at each floor.

To prevent single aspect north facing units the floor plans have been articulated with a crank in the front elevation. This allows the one-bedroom units to have a more eastern facing aspect and to allow the living space to have glazing on two sides with southeast facing glazing leading out onto the recessed private balcony. This creates a more desirable unit with dual aspect windows to the living space and bedroom. The two-bedroom units also enjoy dual aspect.

A Daylight Assessment is submitted with this application which demonstrates that each of the proposed units will receive adequate levels of daylight.

The units have been arranged so as they all have their primary living space and private amenity fronting Solomons Road with aspect to The Brook and Great Lines Park to the north. This is considered an improvement over the previous scheme which had 50% of the proposed units with aspect towards the rear of the properties in the High Street giving a very poor outlook for future residents.

Massing and Building Height

The initial pre-application submission sought to agree with the Local Authority on an appropriate building height. There are no specific Local Plan policies that restricts development height of this site and so existing nearby development height sets a good precedent for what should be considered acceptable.

The Chatham Town Centre Masterplan is not explicit in defining new building height but it does contenance higher buildings within the Town Centre to reinforce prominent gateways and arrival points into the town. Higher density buildings within the core of the town centre create a more efficient use of land by maximising access to public transport infrastructure within Chatham Town Centre and seek to maximise opportunities for new development on strategic sites, in order to provide new homes, workspaces and community facilities - thus injecting a “critical mass” of workers and residents into the town centre.

The Chatham Centre and Waterfront Development Brief Adopted August 2008 does indicate building height for future development immediately adjoining The Brook as being between 5-6 stories and the approval of the 6-storey student unit scheme by Cook Associates on the corner of Batchelor Street and The Brook supports this.

It was agreed with the planners at the pre-app stage that the maximum height of the proposal should be 5-storeys (plus basement to contain ancillary accommodation) given the surrounding building heights. The planners also advocated that the scheme should have a flat roof.

The overall building height would also be determined by the requirement to not materially impact upon the daylight and sunlight of adjoining properties and also for the need for future residents of the development to received adequate daylight. The proposed building height has been assessed to ensure that these daylight and sunlight requirements are met.

Townscape and Visual Impact Assessment

The application site is identified in the Chatham Town Centre Masterplan as a strategic site identified for residential redevelopment as part of the Solomons Square regeneration.

The site itself is identified in the Masterplan as an inactive building edge being currently used as a car park which offers poor quality town scape value and transition space.

The application site has a low visual amenity being adjacent to the rear of properties in the High Street which can be seen on approach to the Town Centre from The Brook.

The redevelopment of this site as proposed will enhance the visual amenity of the site and adjoining area by providing an active and defined frontage to Solomons Road which the site does not currently have. The proposal will also screen the rear of the properties in the High Street when viewed on approach from The Brook. This will enhance the Townscape value creating a focal point to the Town Centre along Batchelor Street.

The development will be lower than other nearby buildings and the taller No.220 to 240 High Street provides a backdrop to the scheme when viewed from The Brook. The scheme will therefore not impact on the skyline or obscure lines of site to Great Lines Park.

The use of brick as a finishing material is considered sympathetic to the existing materials within the local area.

It is considered that the proposal will significantly enhance the Townscape and visual amenity of the site and adjoining area by redeveloping this underutilised car park site with a high-quality residential development that delivers on the objective of the Town Centre Masterplan.

Perspective Views

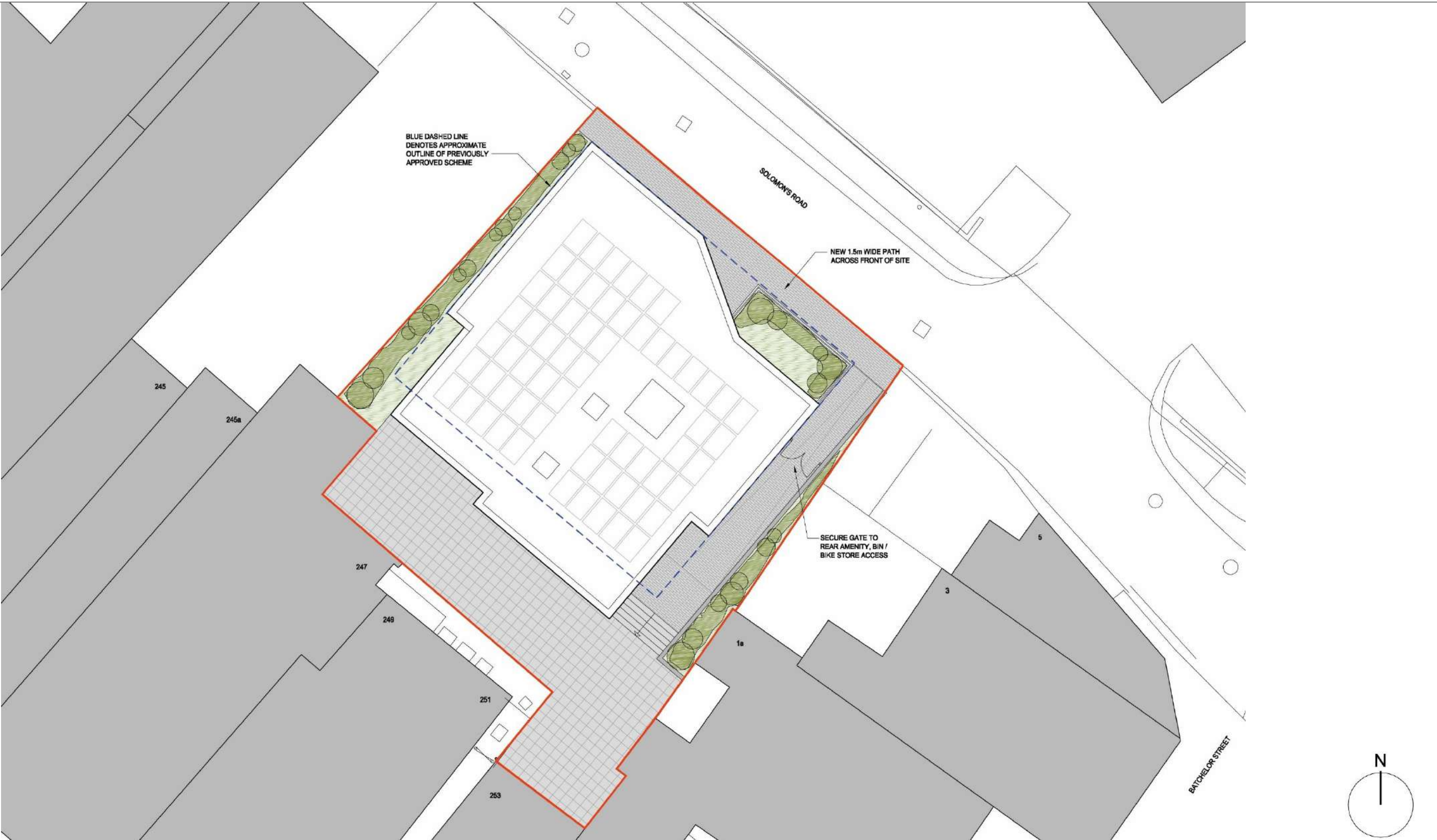


Perspective view of proposed development looking west from Batchelor Street

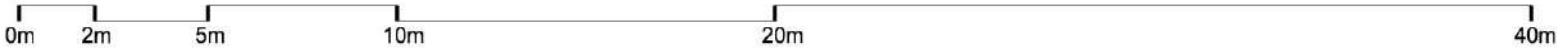


Perspective view of proposed development looking south from Solomons Road

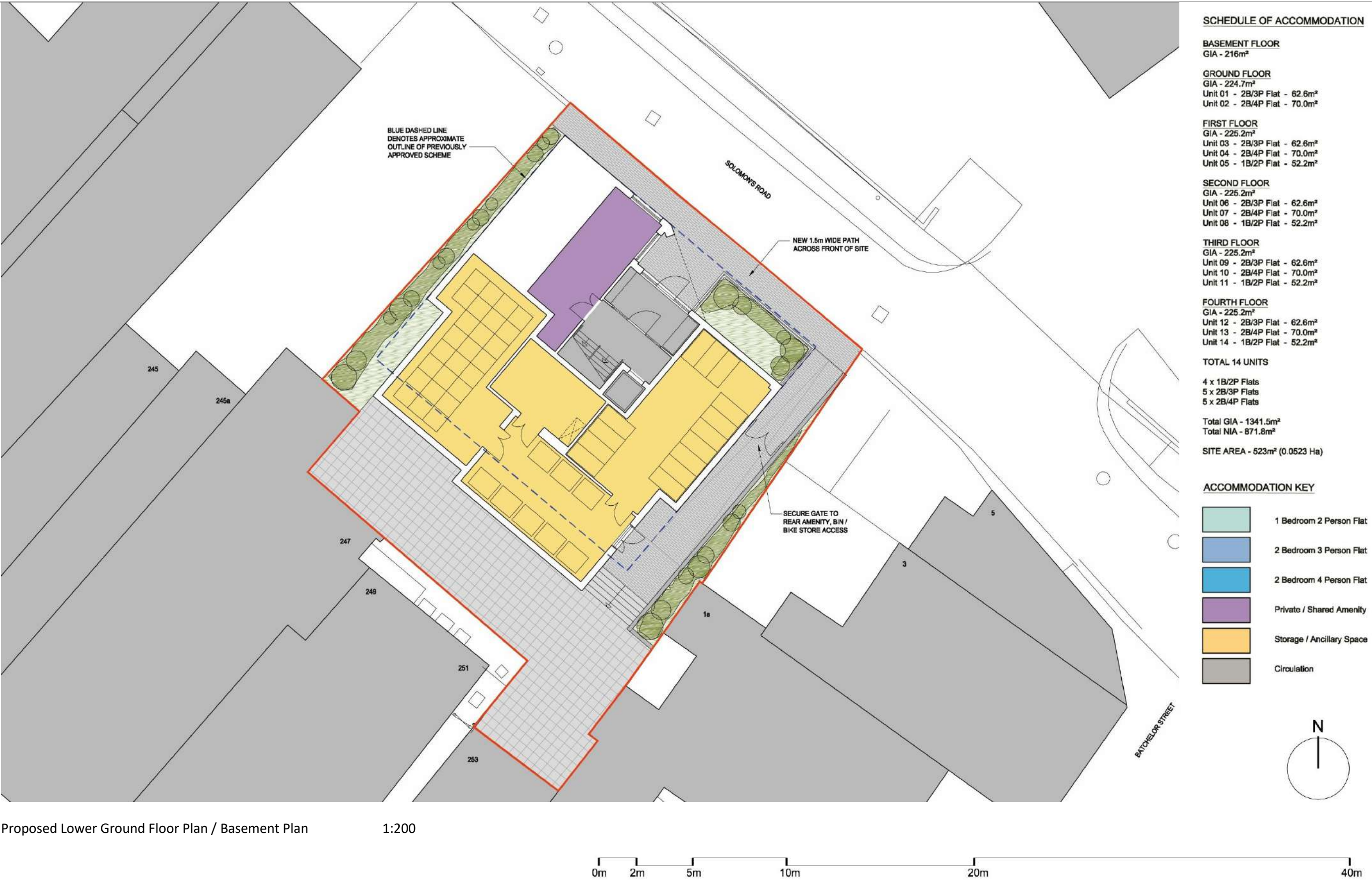
Proposed Site Plan



Proposed Site Plan 1:200



Proposed Floor Plans



Proposed Lower Ground Floor Plan / Basement Plan

1:200

Proposed Floor Plans



Proposed Upper Ground Floor Plan 1:200

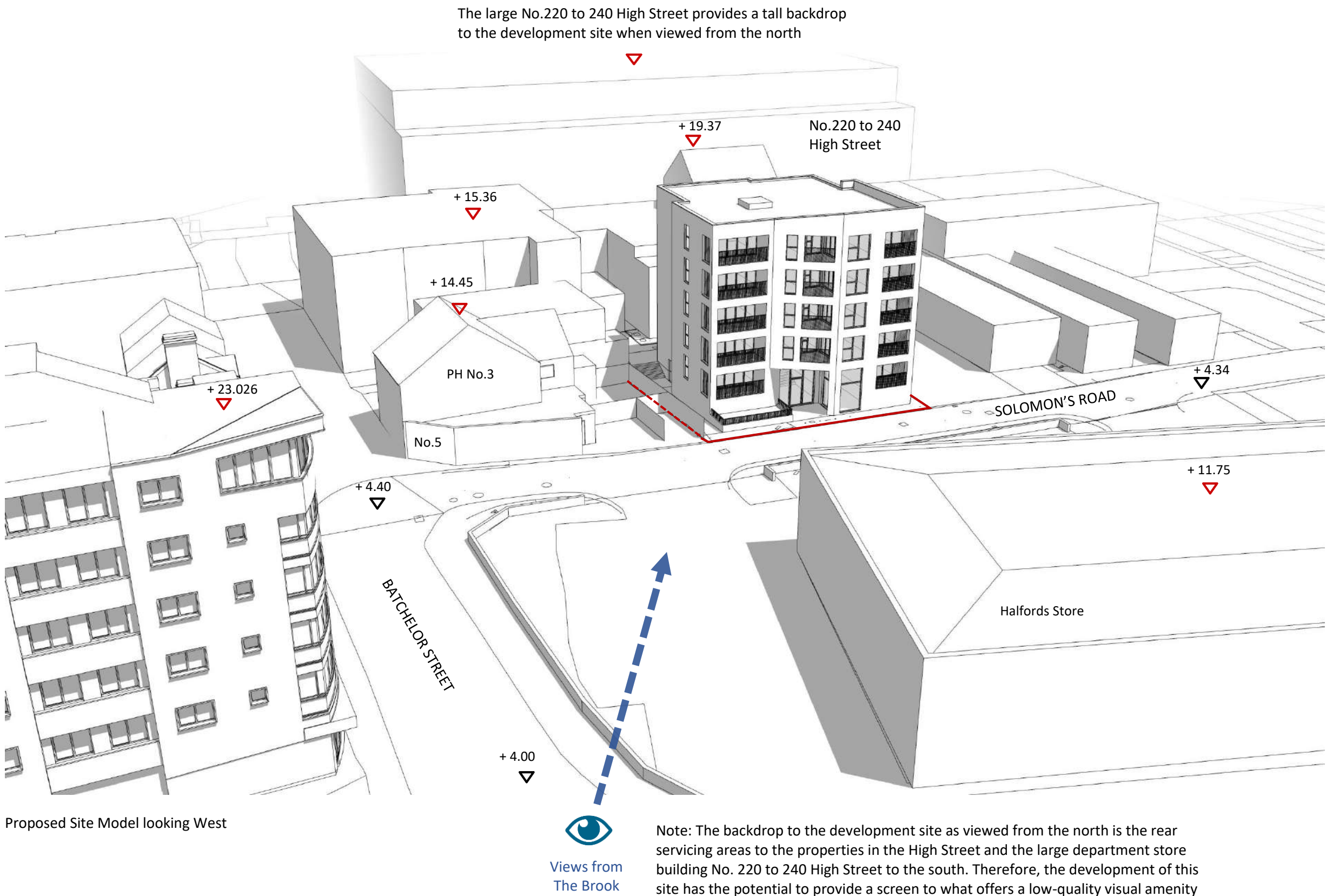
Proposed Floor Plans



Proposed First, Second, Third, Fourth Floor Plan

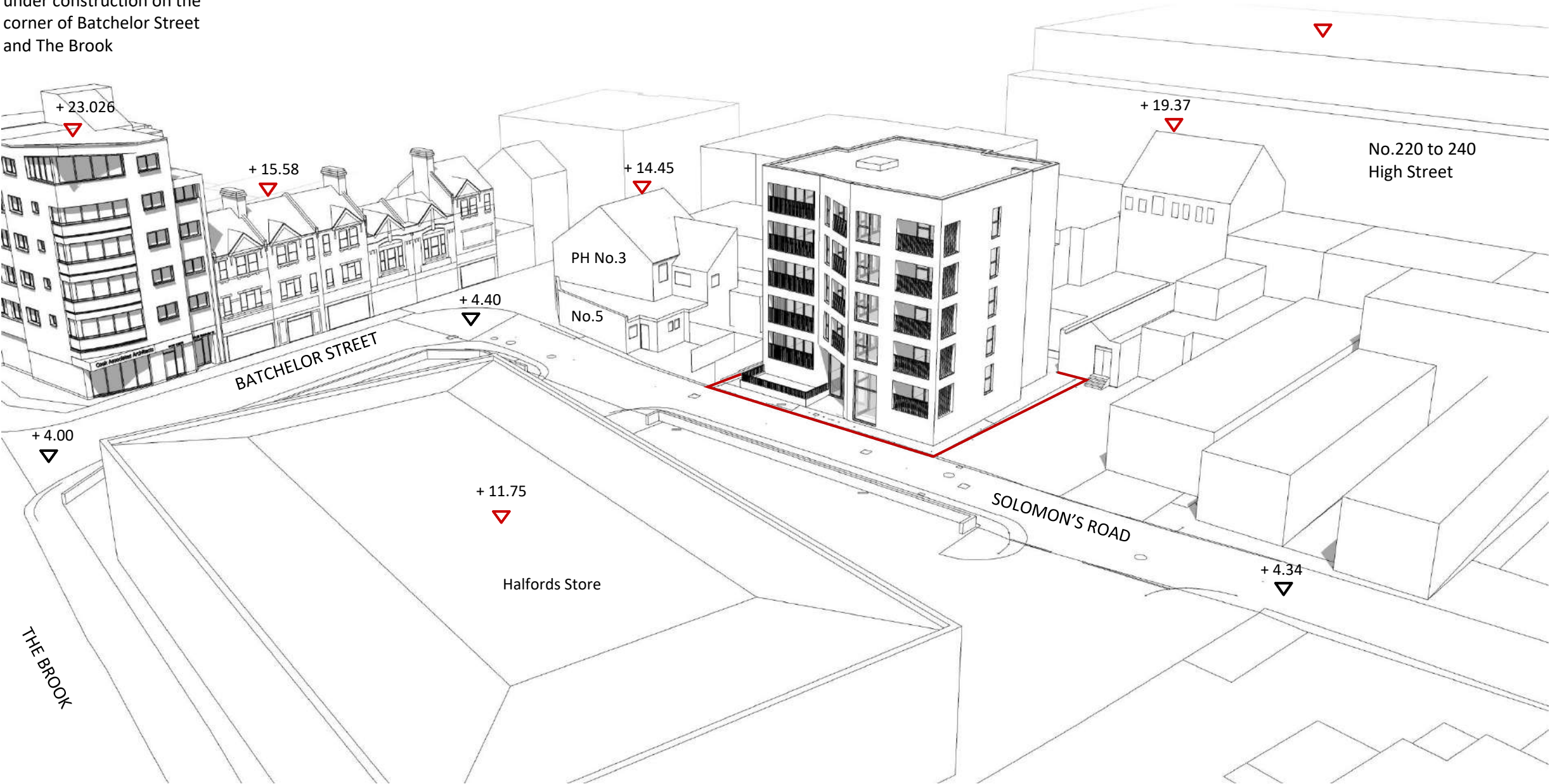
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Proposed Site Model



Proposed Site Model

New 6-Storey development by Cook Associates currently under construction on the corner of Batchelor Street and The Brook



Proposed Site Model looking South

Proposed Site Model

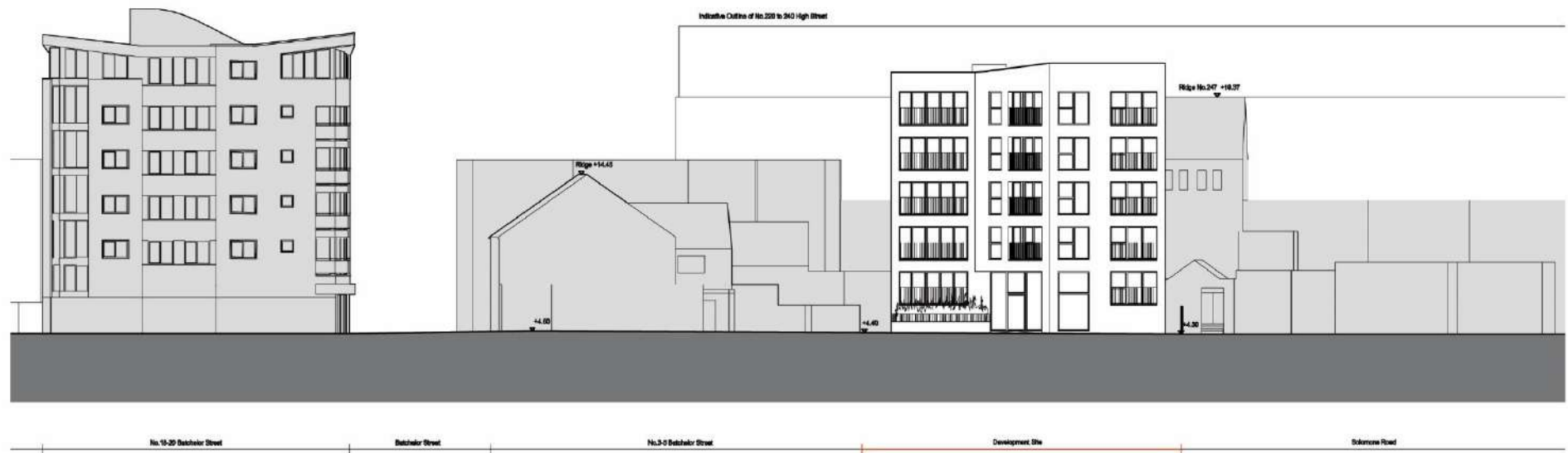


Model of proposed site looking South

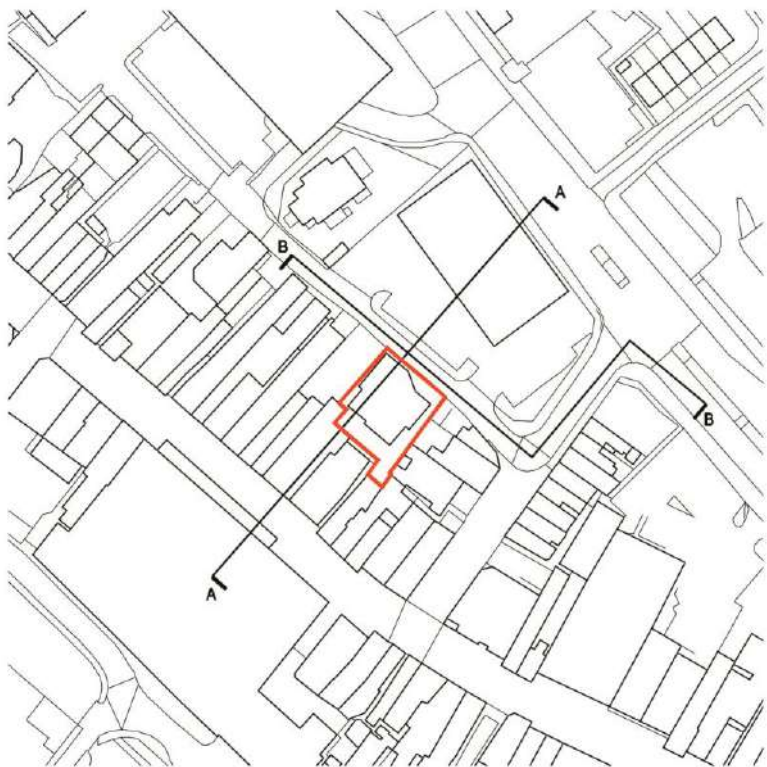
Proposed Site Sections



Proposed Site Section A-A



Proposed Site Section B-B



Section Location Key

Perspective Views



Perspective view of proposed development looking southeast from Solomons Road.

Highway and Parking

The development site is in a highly sustainable location within Chatham Town Centre. Therefore, the proposal is to be a car-free scheme. This follows the approach of the previous planning consent on the site which provided 8no one-bedroom units with zero residential parking provision.

The Pre-application confirmed that the Local Authority and Highways did not object to a mix of one and two-bedroom units by way of a car free scheme on this site.

This is in accordance with Policy T13 of the Medway Local Plan 2003 and Medway Council’s Residential Parking Standards which allows for a reduction in car parking provision for developments with one and two-bedroom units within an urban area that has good links to sustainable transport and where day-to-day facilities are within easy walking distance.

Cycle Storage

Given the location of the site within Chatham Town Centre and that the proposal is for a car-free scheme the use of bicycles by residents will be encouraged.

As illustrated in the accompanying plans the scheme provides secure cycle storage within the basement level via individual secure cycle lockers. This provides space for 2 cycles per unit, 28 spaces in total.

Parking Management Plan

As above the proposal is to be a car free scheme and therefore the use of bicycles will be encouraged. Residents will not be able to apply for parking permits and a legal agreement can be entered into as part of a planning consent to enforce this.

To encourage residents to cycle the developer will provide 2 bikes for communal use. Residents will be provided with a building manual which will provide information on local public transport.

The site is in a highly sustainable location within the Town Centre and close to public transport links. There are bus routes on The Brook and Chatham Train Station is less than 500m from the site.

Refuse Storage

The development provides secure integral refuse storage at basement level. The refuse store is located within 15m of the highway in line with Medway’s refuse design standards. The refuse store is accessed along the southeast side of the site which has a 2m wide gated access.

As illustrated in the accompanying plans the refuse store has space for 8 x 1100 litre Eurobins which is in excess of Medway’s refuse requirements for a development of this size.

Access

The scheme has been designed to meet building regulation AD Part M4(1) Category 1 Visitable dwellings. All communal and private entrance will have level accessible thresholds. The development provides a lift to access all floors as illustrated in the accompanying plans.

Daylight and Sunlight

A Daylight and Sunlight Assessment has been undertaken by Waldrams to accompany this application.

This assesses the proposed development on adjoining properties and its impact upon their amenities and daylighting. As concluded the proposal will not have an adverse impact on neighbouring properties.

The scheme has also been developed to ensure that the proposed units will each have adequate daylighting.

Noise and Odour

Given the site’s location within Chatham Town Centre close to commercial uses separate Noise and Odour Reports have been undertaken and are submitted with this application.

There are adjacent commercial premises to the site which create potential noise and odour issues. As concluded within these reports, to mitigate against Noise and Odour the scheme will adopt a mechanical ventilation strategy which will allow future residents to keep their windows closed if required whilst providing adequate ventilation. A System 4 MVHR approach is proposed for the development as allowed for in the building regulations. It is proposed that windows to habitable rooms will still be openable which will allow future residents to purge vent rooms if desired.

The scheme and layout of each of the units has been developed to best work with adjoining noise and odour sources. The living space and private external amenity areas of each flat is located to the northeast elevation fronting Solomons Road. The scheme, unlike the previous planning approval on this site is laid out to turn its back on the rear of the properties in the High Street. Balconies are recessed into the front façade to provide further screening from potential noise sources.

It is important to note that the previous approved scheme had units fronting the rear of the site with their living space and private balconies facing towards the rear of the properties in the High Street. The accompanying Noise Report submitted with that application concluded that *“it is recommended balconies are not present on this façade”*. It is surprising the Local Authority supported the previous layout with units facing towards the rear properties in the High Street.

It is considered that this proposal offers a better layout and living environment than the previous approved scheme with all units principally facing towards the northeast giving better outlook and protection from noise and odour sources from the commercial uses in the High Street.

Contamination

Given the sites previous commercial use a Phase 1 Land Contamination Risk Assessment has been undertaken by Castledine & Co. Environmental Consultants and is submitted with this application.

This concludes that the site represents a moderate level of risk with respect to contamination. The report sets out mitigation against this risk that can be implemented via planning conditions as required. This includes the installation of Gas Protection through a hydrocarbon vapour resistant construction of the ground / basement floor. This is subject to detailed design and details of this can be submitted to the Local Authority for approval via a planning condition.

Climate Change Statement

To help tackle climate change and reduce its environmental impact the development will be designed to meet the current Building Regulations Part L Document which requires sustainable construction and energy efficiency and to maximise water efficiency of the building. The building fabric will be designed to exceed the minimum thermal performance requirements. Lighting will be 100% LED throughout the scheme and efficient electric heating will be used. The scheme will provide renewable energy by way of solar panels on the roof as illustrated on the accompanying plans.

Building materials will be responsibly sourced from suppliers who are environmentally accredited (ISO14001, BES6001 or similar) Glazing will be thermally insulated and gas filled to reduce heat loss.

The existing site is currently 100% hard paved so the development will introduce areas of soft landscaping and planting as illustrated that can be populated with plants such as Lavenders to encourage insects and help provide a Biodiversity net gain on the site.

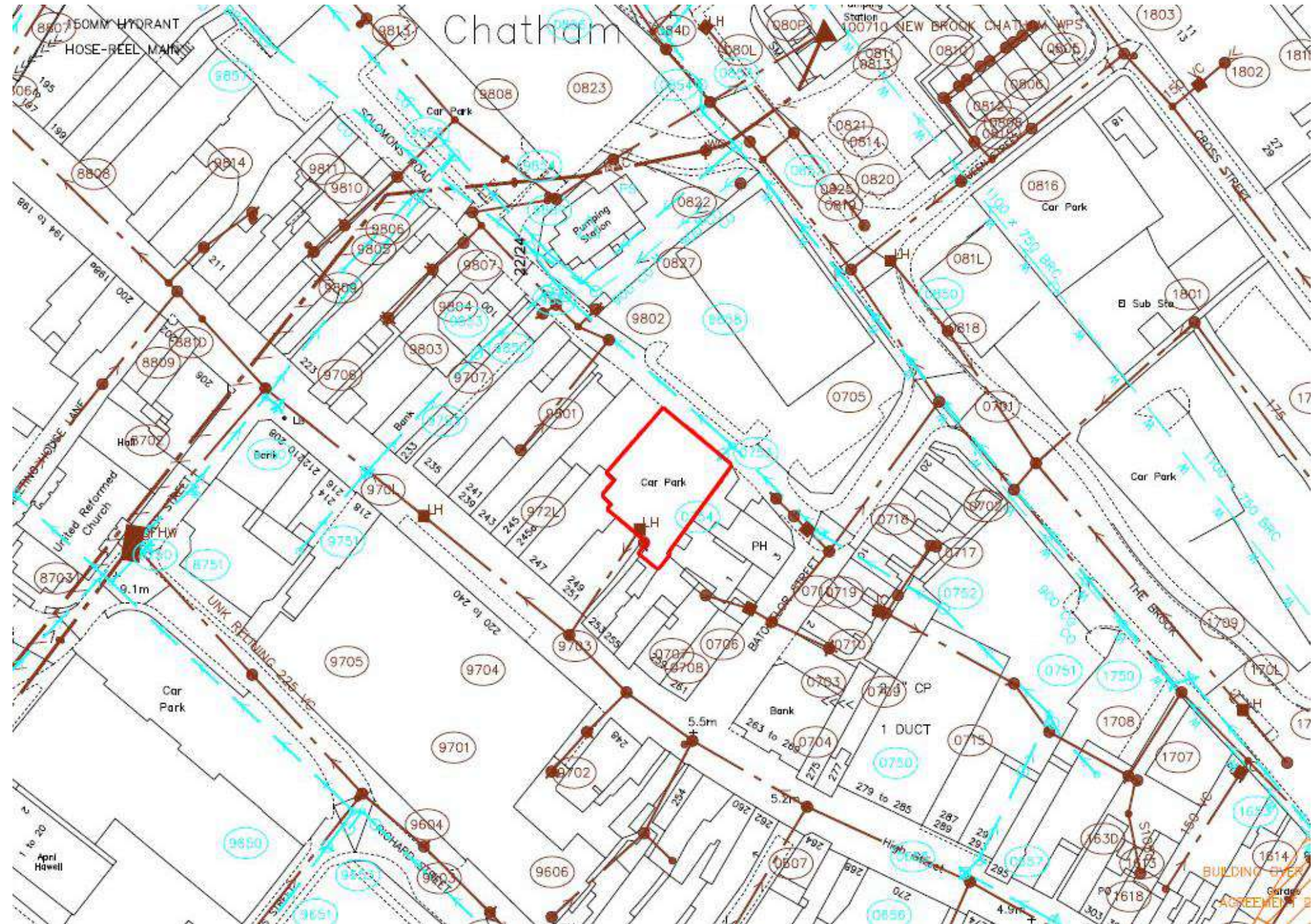
Drainage

The application site is a serviced plot in the Town Centre and therefore it has connection to existing Foul and Surface Water Drainage as indicated in the accompanying extract. There is existing surface water drainage that runs along Solomons Road in front of the site and Foul Drainage to the rear which connects into the High Street.

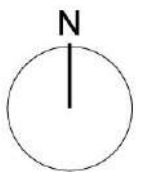
A Drainage Strategy Report has been prepared by Cook Associates Engineers and is submitted with this application which sets out the drainage strategy.

The scheme will incorporate sustainable drainage by way of surface water attenuation tanks located in the basement level. This will collect and store surface water and release it into the existing surface water sewer in a controlled flow via a hydro brake. This ensures that in the event of heavy rainfall the existing sewer is not overwhelmed by the development.

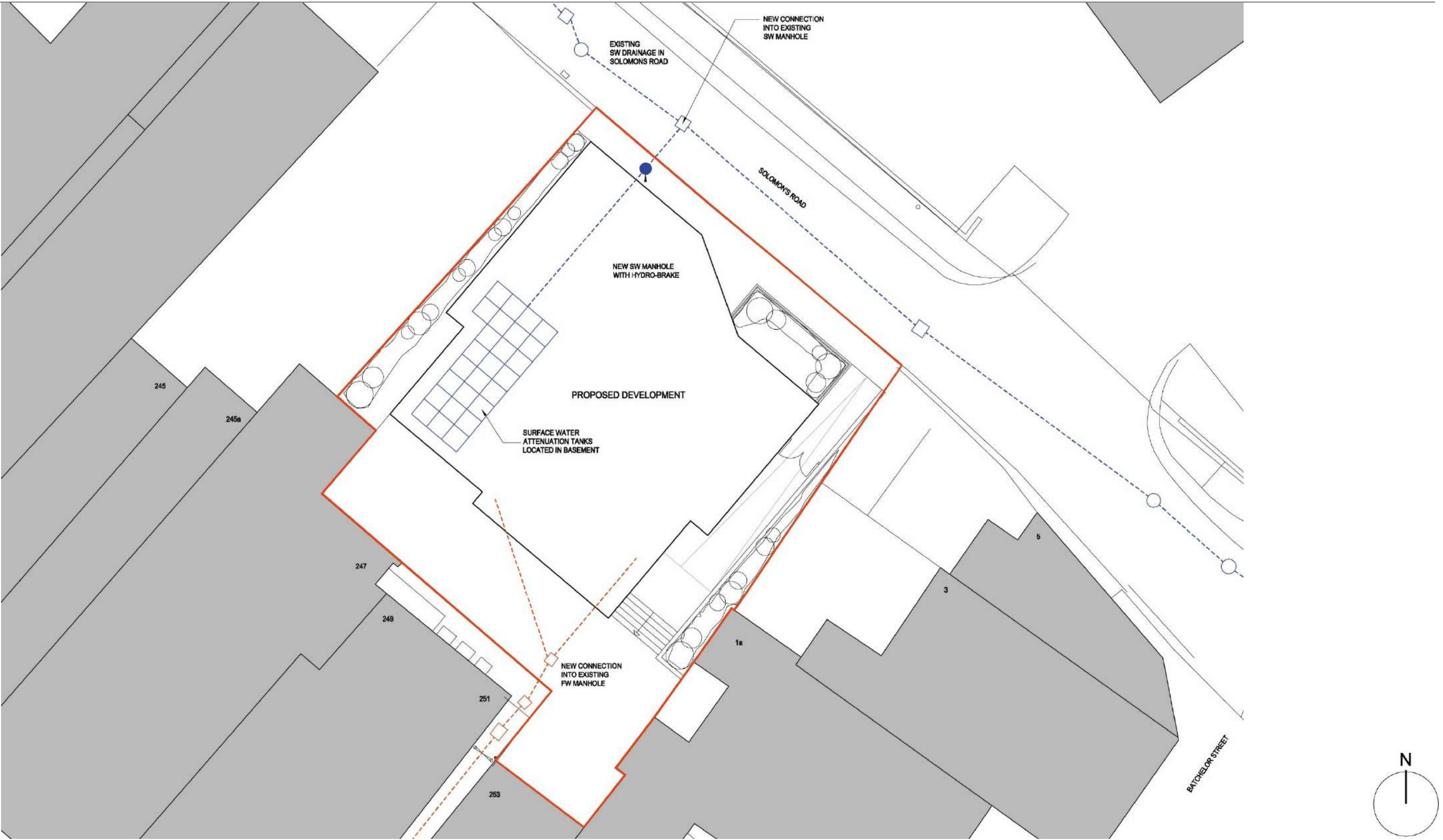
Refer to the following Drainage Strategy Plan for Details.



Extract from Southern Water Drainage Search showing development site in relation to existing foul and surface water drainage



Proposed Drainage Strategy



Proposed Drainage Strategy Plan 1:200

Summary

The proposal is for a 5-storey building comprising of 14 self-contained flats (4 x one-bedroom and 10 x two-bedroom units) plus part semi-basement level comprising ancillary accommodation and external landscaping on an existing car park site.

A pre-application has been previously submitted to the Local Authority to agree to the principle of the development and the scheme has been developed to respond to the comments received.

The proposal delivers a car-free scheme of 14 high-quality residential units within Chatham Town Centre which is the focus of much future regeneration for the area, the ambitions of which are set out within the Town Centre Master Plan. The application site is identified in the Masterplan as a key site for opportunity and redevelopment for residential use forming part of a future public square on Solomons Road.

The site benefits from a previous planning approval for residential use although it is considered that it presented an underdevelopment of the site and offered very little by way of architectural quality failing to meet the ambitions set out in the Town Centre Master Plan for this site and the wider area.

The proposal, the subject of this application will deliver a higher density, high-quality development on the site which is in accordance with Local and National Planning Policy which seeks to deliver housing within areas of high sustainability.

The submitted scheme has been developed in response to the site constraints and adjoining commercial uses which provide a source of noise and odour. The scheme is arranged to turn its back on the commercial uses on the High Street and direct views and outlook towards The Brook and Great Lines Park beyond.

The scheme addresses other site issues including flooding by elevating the residential floor area above the flood datum whilst at the same time providing an active frontage to Solomons Road.

The scheme has been developed to assist in home working and to encourage communal interaction by providing a shared space within the development that can operate as a work hub or social space. Given the current Pandemic the scheme delivers living accommodation that responds to the shift in working patterns and future home working.

The massing and scale of the development has been developed following a Daylight and Sunlight Assessment on adjoining properties to ensure that the proposal will not materially impact on adjoining amenity. As demonstrated in the accompanying submitted reports the development will not impact on neighbouring properties with respect to daylight and overshadowing. Therefore in the absence of any specific planning policy which restricts the height of development on this site it is considered that a 5-storey scheme is acceptable given the building heights of surrounding taller development.

The scheme will mask the rear of the properties in the High Street when viewed from The Brook and on approach to the High Street along Batchelor Street. The site and Solomons Road more generally have a low visual amenity and the introduction of the development on the site will improve the Townscape value of the area.