

BUILDING HEIGHT SCHEDULE Zone A • 2.0 storey dwellings • Maximum ridge height +8.75m* above proposed local ground levels as shown Buildings to include gable to front elevations * Maximum ridge height must respond to ridge heights of adjacent existing dwellings on Frindsbury Hill Zone B 2.0 storey dwellings • Maximum ridge height +8.75m above proposed local ground levels as shown Buildings to include hipped roof forms Zone C 3.0 storey apartment block Maximum ridge height +9.00m above proposed local ground levels as shown Building to include flat roof with wall parapet balustrade detail

Zone D

4.0 storey apartment block

• Maximum ridge height +11.75m above proposed local ground levels as shown

Top floor to be set back from lower floor levels minimum 1.5m

Building to include flat roof with wall parapet balustrade detail to second floor

Zone E

• 2.0 - 3.0 storey dwellings

• Maximum ridge height to vary between +8.75m for 2.0 storey and +10.75m for 3.0 storey above proposed local ground levels as shown

Buildings to include a mix of hipped roof form and gables to front elevations

• Buildings to increase in scale away from School Zone from 2.0 - 3.0 storey Zone F

3.0 storey dwellings

• Maximum ridge height +10.75m above proposed local ground levels as shown Buildings to include gable to front elevations

Zone G

2.0 - 2.5 storey dwellings

• Maximum ridge height to vary between +8.75m for 2.0 storey and +9.75m for 2.5 storey above proposed local ground levels as shown

Buildings to include a mix of hipped roof form and gables to front elevations

• Buildings to increase in scale away from School Zone from 2.0 - 2.5 storey Zone H

2.0 - 3.0 storey dwellings

• Maximum ridge height to vary between +8.75m for 2.0 storey and +10.75m for 3.0 storey above proposed local ground levels as shown

Buildings to include a mix of hipped roof form and gables to front elevations

• Buildings to increase in scale away from School Zone from 2.0 - 3.0 storey

Zone I

2.5 storey dwellings

• Maximum ridge height +9.75m above proposed local ground levels as shown

Buildings to include gable to front elevations

 Separation between each dwelling required but can include flat roof single storey car port with maximum ridge height +3.5m above existing/proposed local ground levels (height inclusive of parapet detailing if used for terrace space)

2.0 - 2.5 storey dwellings

Maximum ridge height to vary between +8.75m for 2.0 storey and +9.75m for 2.5 storey above proposed local ground levels as shown

Buildings to include a mix of hipped roof form and gables to front elevations

Zone K

3.0 storey dwellings

Maximum ridge height +10.75m above proposed local ground levels as shown

Buildings to include gable to front elevations

Zone L

• 2.0 - 3.0 storey dwellings

• Maximum ridge height to vary between +8.75m for 2.0 storey and +10.75m for 3.0 storey above proposed local ground levels as shown

Buildings to include a mix of hipped roof form and gables to front elevations

Zone M

• Maximum ridge height +9.75m above proposed local ground levels as shown

Buildings to include gable to front elevations

 Separation between each dwelling required but can include flat roof single storey car port with maximum ridge height +3.5m above existing/proposed local ground levels (height inclusive of parapet detailing if used for terrace space)

Zone N1/N2

2.0 storey dwellings

• Maximum ridge height +8.75m above proposed local ground levels as shown

Buildings fronting Parsonage Lane to include hipped roof form

 Buildings fronting Primary Access Road to include gable to front elevations Zone O

• 2.0 - 2.5 storey dwellings

• Maximum ridge height to vary between +8.75m for 2.0 storey and +9.75m for 2.5 storey above proposed local ground levels as shown

• Buildings to include a mix of hipped roof form and gables to front elevations Zone P

• 2.0 - 2.5 storey dwellings

• Maximum ridge height to vary between +8.75m for 2.0 storey and +9.75m for

2.5 storey above proposed local ground levels as shown Buildings to include a mix of hipped roof form and gables to front elevations

Zone Q 2.0 - 3.0 storey dwellings

• Maximum ridge height to vary between +8.75m for 2.0 storey and +10.75m for 3.0 storey above proposed local ground levels as shown

• Buildings to include gable to front elevations

Drawing No: DHA/14019/14

THE HERITAGE DESIGN AND DEVELOPMENT TEAM

Metres (1:1250)

Site Area: 17.1 Ha

Application Boundary

School/Barn Application Boundary

NOTE: Proposed ground levels shown to

nearest 0.5m and subject to detailed design

Development Parcels A-Q

+X.X Existing Ground Level

+X.X Proposed Ground Level

MANOR FARM, FRINDSBURY HILL, FRINDSBURY, MEDWAY, KENT

GROUND LEVELS & BUILDING HEIGHTS PLAN

1:1250 DEC 2020

Scale:

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Ground Levels & Building Heights Plan 1:1250 @ A1