

PLANNING COMMITTEE

14TH OCTOBER 2020

MC/20/1973

Land at Port Victoria Road , Isle of Grain



Title: MC/20/1973 Land at Port Victoria Road Isle of Grain



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Metres

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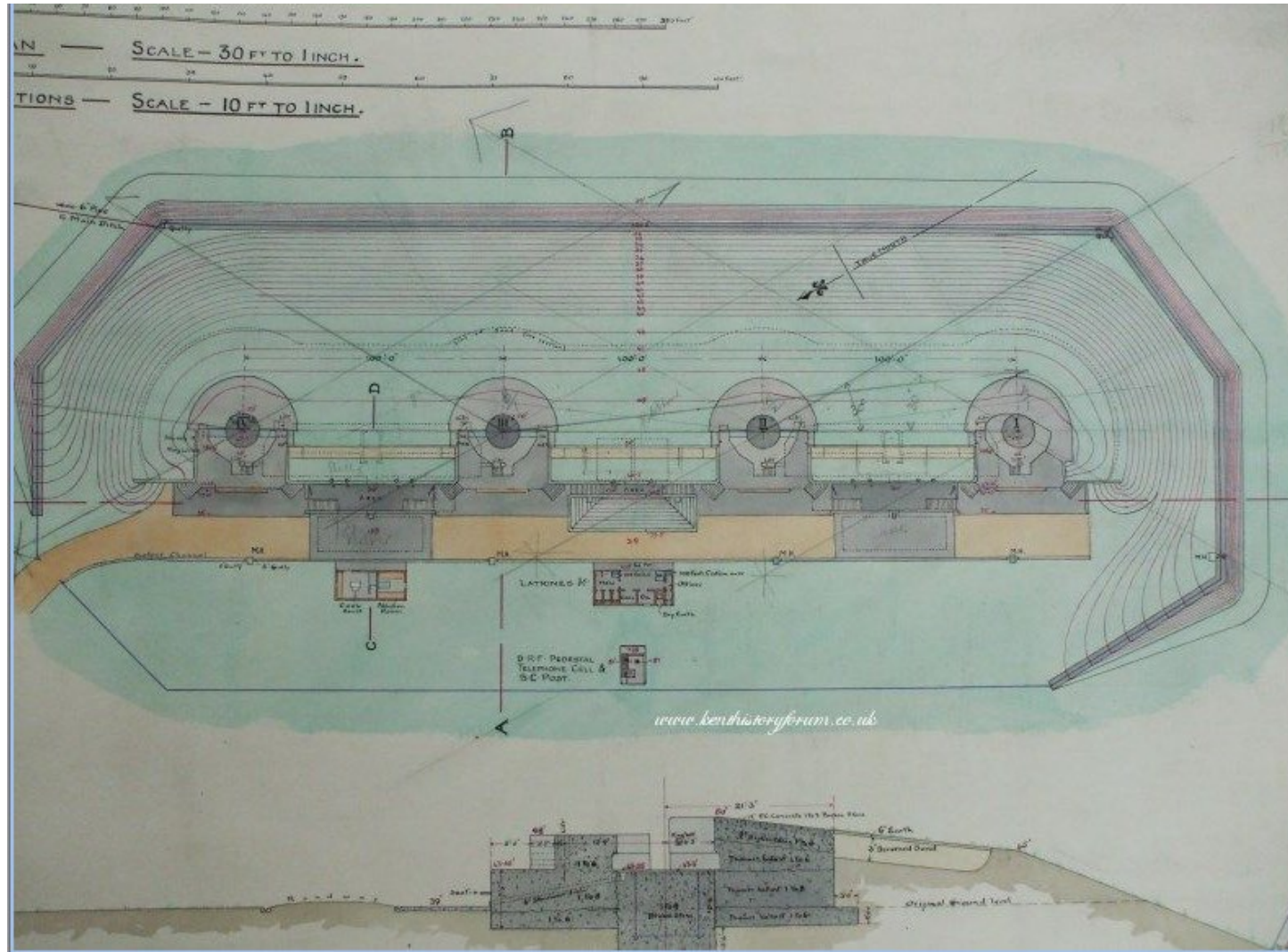
Scale: 1:1250 01/10/20

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Aerial photo of the application site and its surrounding



Drawing of New Grain Battery



1946 Aerial photo New Grain Battery, scheduled monuments to the north and the surrounding



1960 Aerial photo, New Grain Battery, the application site south of scheduled monuments and the surrounding



1990 Aerial photo of the application site, scheduled monuments to the north and the surrounding



Application site and the Cadet building to the north



Army cadets building



View toward northwest and the application site and the Cadets building is visible in the gap



View toward northeast and the application site



Port Victoria Road Street scene, amenity land and application site to the right



Proposed site layout refused July 2020



NOTES:
 THIS DRAWING SHALL NOT BE RECALLED.
 ALL BUILDINGS SHALL CONFORM WITH THE CURRENT BUILDING REGULATIONS, THE RELEVANT BRITISH STANDARDS, CODES OF PRACTICE AND ALL RELEVANT STATUTORY REGULATIONS. ALL MATERIALS AND WORKMANSHIP SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH RELEVANT BRITISH STANDARDS AND MANUFACTURER SPECIFICATIONS.
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PROJECT:
 NEW RESIDENTIAL DEVELOPMENT
 PORT VICTORIA ROAD
 ISLE OF GRAIN
 KENT

SCALE 1:500 & 1:1250@ A1
 SITE PLAN AS PROPOSED

PURPOSE: PLANNING
 DATE: DEC 18 DWG NO. 1377 002E
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NOTES TO BE CHECKED AND CONFIRMED ON SITE
 1) PLANNING & BUILDING CONTROL APPROVAL.

Proposed site layout for 5 dwellings



Indicative Street elevation



STREET SCENE A-A 1:100
1:100 0 20 40 60 80 100

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PROJECT:
NEW RESIDENTIAL DEVELOPMENT
PORT VICTORIA ROAD
ISLE OF GRAIN
KENT

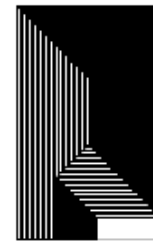
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SITE LOCATION PLANS & STREET SCENE

Indicative, plots 1&3 layout and elevation house design

PLANS & ELEVATIONS PLOT 1 & 3 PLANNING DRAWING

1. Existing
 2. New and Old
 3. New (to be) areas & additions
 4. Old (to be) areas & deletions
 5. Through-roof access



NOTE:
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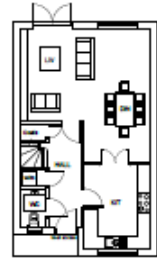
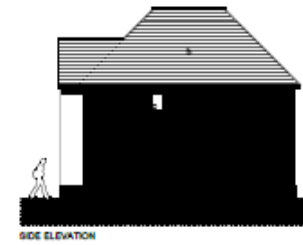
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PROJECT:
 NEW RESIDENTIAL DEVELOPMENT
 PORT VICTORIA ROAD
 ISLE OF GRAIN
 KENT
SCALE 1:500 & 1:100@ A1
PLANS & ELEVATIONS
PLOT 1 & 3
PURPOSE: PLANNING
DATE: JULY 20 DWG NO. 1377 P103B
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ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE SUBJECT TO PLANNING & BUILDING CONTROL APPROVAL.

Indicative, plots 2, 4 & 5 layout and elevation house design

PLANS & ELEVATIONS PLOT 2, 4 & 5 PLANNING DRAWING

1. Proposed
 2. Existing
 3. Proposed extension
 4. Existing extension
 5. Through plot area



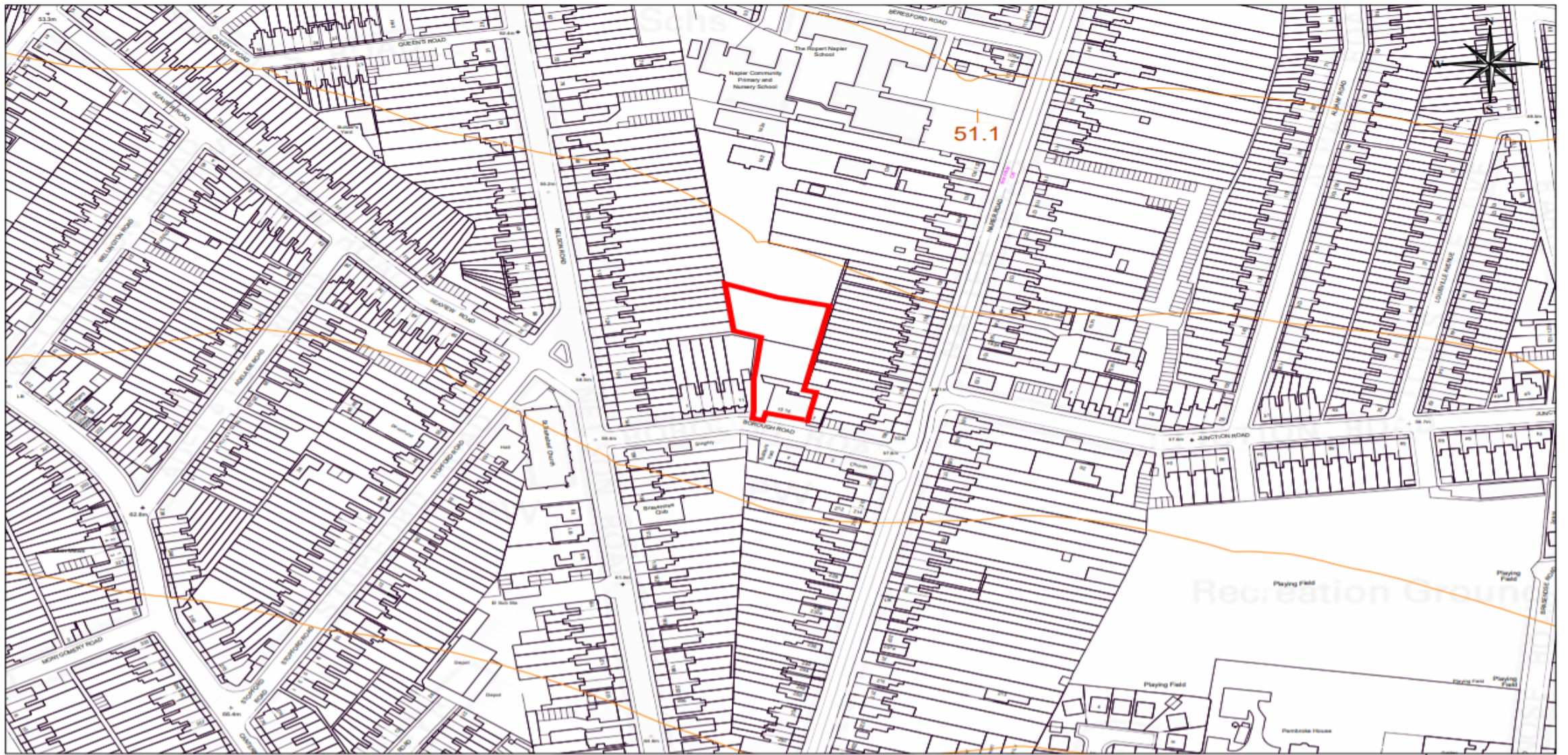
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PROJECT:
 NEW RESIDENTIAL DEVELOPMENT
 PORT VICTORIA ROAD
 ISLE OF GRAIN
 KENT
SCALE 1:500 & 1:100@ A1
PLANS & ELEVATIONS
PLOT 2, 4 & 5
PURPOSE: PLANNING
DATE: JULY 20 DWG NO. 1377 P1028

MC/20/1193

Former Timber Merchants , Land behind
13-15 Borough Road Gillingham



MC/20/1193 - Former Timber Merchants And Land Behind 13-15 Borough Road, Gillingham



Metres

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Scale: 1:2500 04/08/20

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The site (roofs of six of the constructed houses can be seen)



Towards 17 Borough Road



11.6.2020 10:52

View from access to semi detached dwellings
constructed at the rear of the site



Site layout of the amended proposed development and previously proposed

Proposed layout

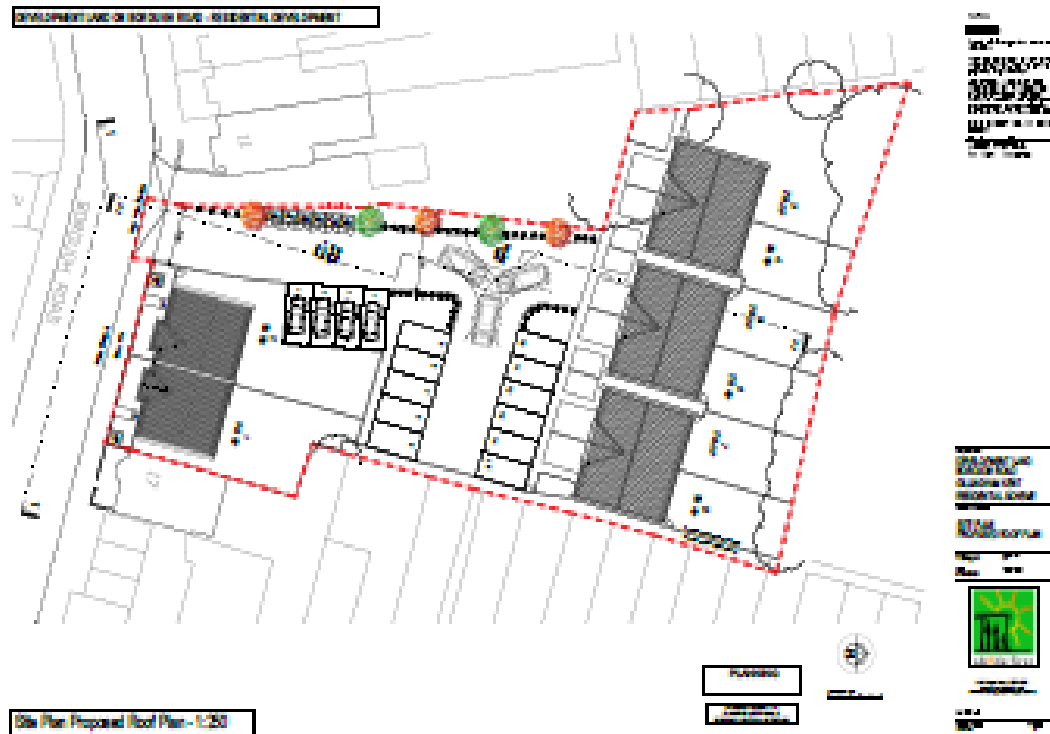


Previous layout

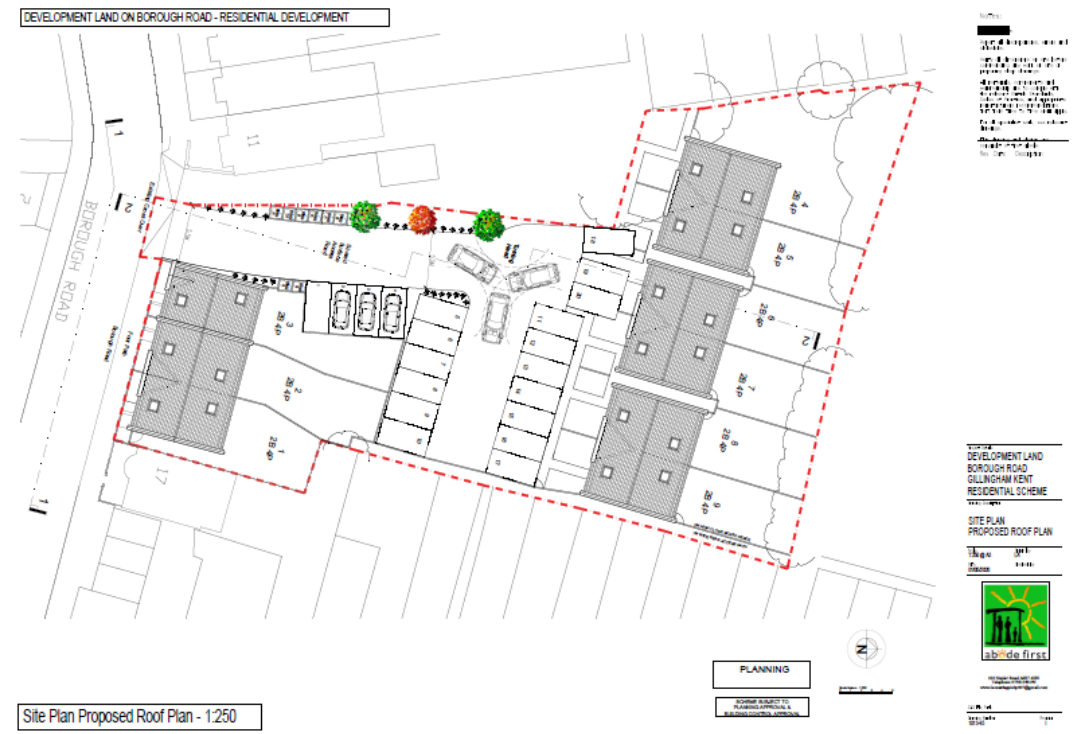


Roof plan of the amended proposed development and previously proposed

Proposed roof plan

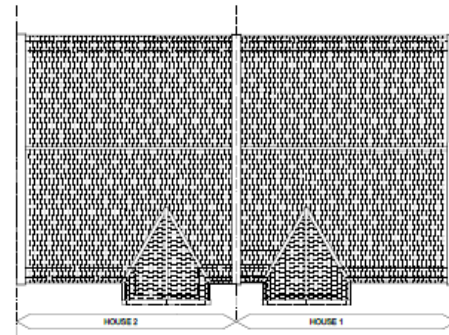
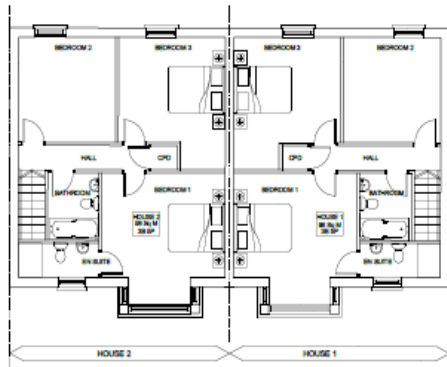


Previous roof plan



Floor layout and elevations of houses fronting Borough Road

DEVELOPMENT LAND ON BOROUGH ROAD - RESIDENTIAL DEVELOPMENT



Roof Plan

Notes:
 1. All dimensions are in metres unless otherwise stated.
 2. All dimensions are to the centre of the wall unless otherwise stated.
 3. All dimensions are to the finished floor level unless otherwise stated.
 4. All dimensions are to the finished ground level unless otherwise stated.
 5. All dimensions are to the finished roof level unless otherwise stated.
 6. All dimensions are to the finished wall level unless otherwise stated.
 7. All dimensions are to the finished ceiling level unless otherwise stated.
 8. All dimensions are to the finished floor level unless otherwise stated.
 9. All dimensions are to the finished ground level unless otherwise stated.
 10. All dimensions are to the finished roof level unless otherwise stated.
 11. All dimensions are to the finished wall level unless otherwise stated.
 12. All dimensions are to the finished ceiling level unless otherwise stated.

Scale Metres - 1:100
 0 1 2 3
PLANNING
 SUBJECT TO PLANNING PERMISSION AND BUILDING CONTROL APPROVAL



DEVELOPMENT LAND
 BOROUGH ROAD
 GILLINGHAM KENT
 RESIDENTIAL SCHEME

PROPOSED PLANS
 HOUSES 1 & 2

Scale: 1:100
 Date: 10/01/2011

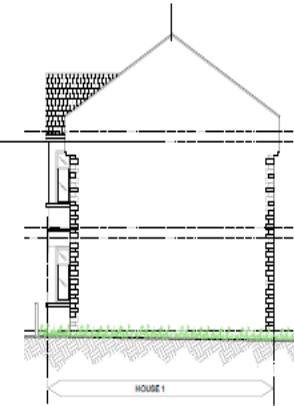


10/01/2011
 10/01/2011

DEVELOPMENT LAND ON BOROUGH ROAD - RESIDENTIAL DEVELOPMENT



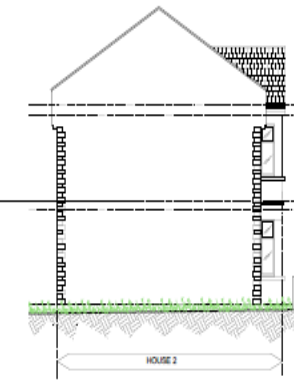
Front Elevation (Borough Road)



Side Elevation 1



Rear Elevation



Side Elevation 2

Notes:
 1. All dimensions are in metres unless otherwise stated.
 2. All dimensions are to the centre of the wall unless otherwise stated.
 3. All dimensions are to the finished floor level unless otherwise stated.
 4. All dimensions are to the finished ground level unless otherwise stated.
 5. All dimensions are to the finished roof level unless otherwise stated.
 6. All dimensions are to the finished wall level unless otherwise stated.
 7. All dimensions are to the finished ceiling level unless otherwise stated.

Scale Metres - 1:100
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PLANNING
 SUBJECT TO PLANNING PERMISSION AND BUILDING CONTROL APPROVAL

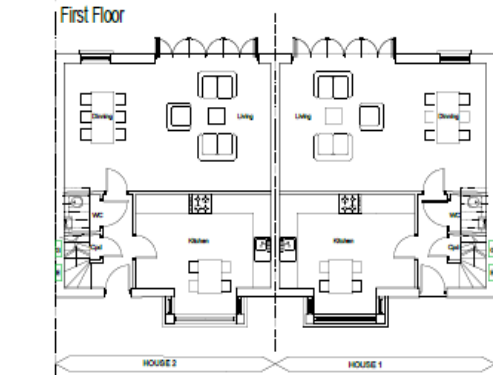
DEVELOPMENT LAND
 BOROUGH ROAD
 GILLINGHAM KENT
 RESIDENTIAL SCHEME

PROPOSED ELEVATIONS
 HOUSES 1 & 2

Scale: 1:100
 Date: 10/01/2011



10/01/2011
 10/01/2011

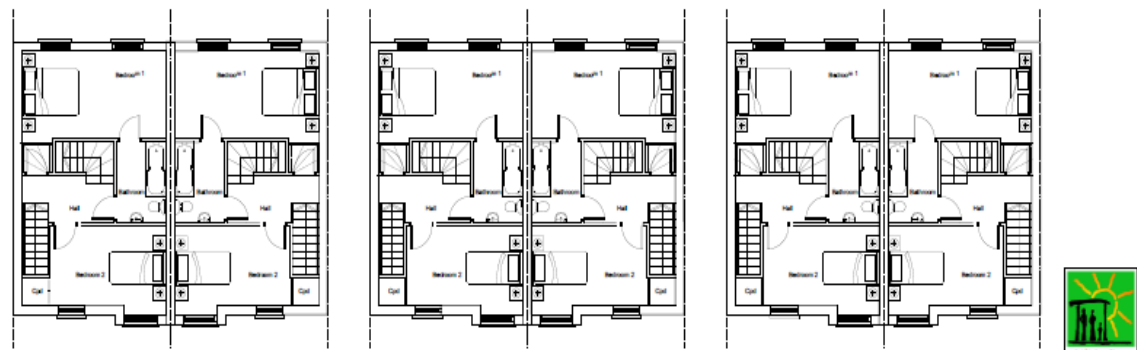
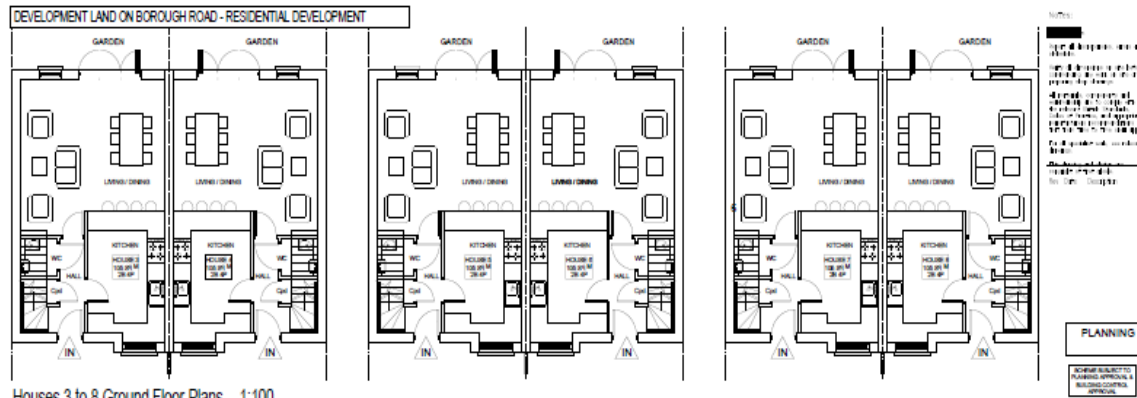


Ground Floor

Proposed Plans - Houses 1 & 2 - 1:100

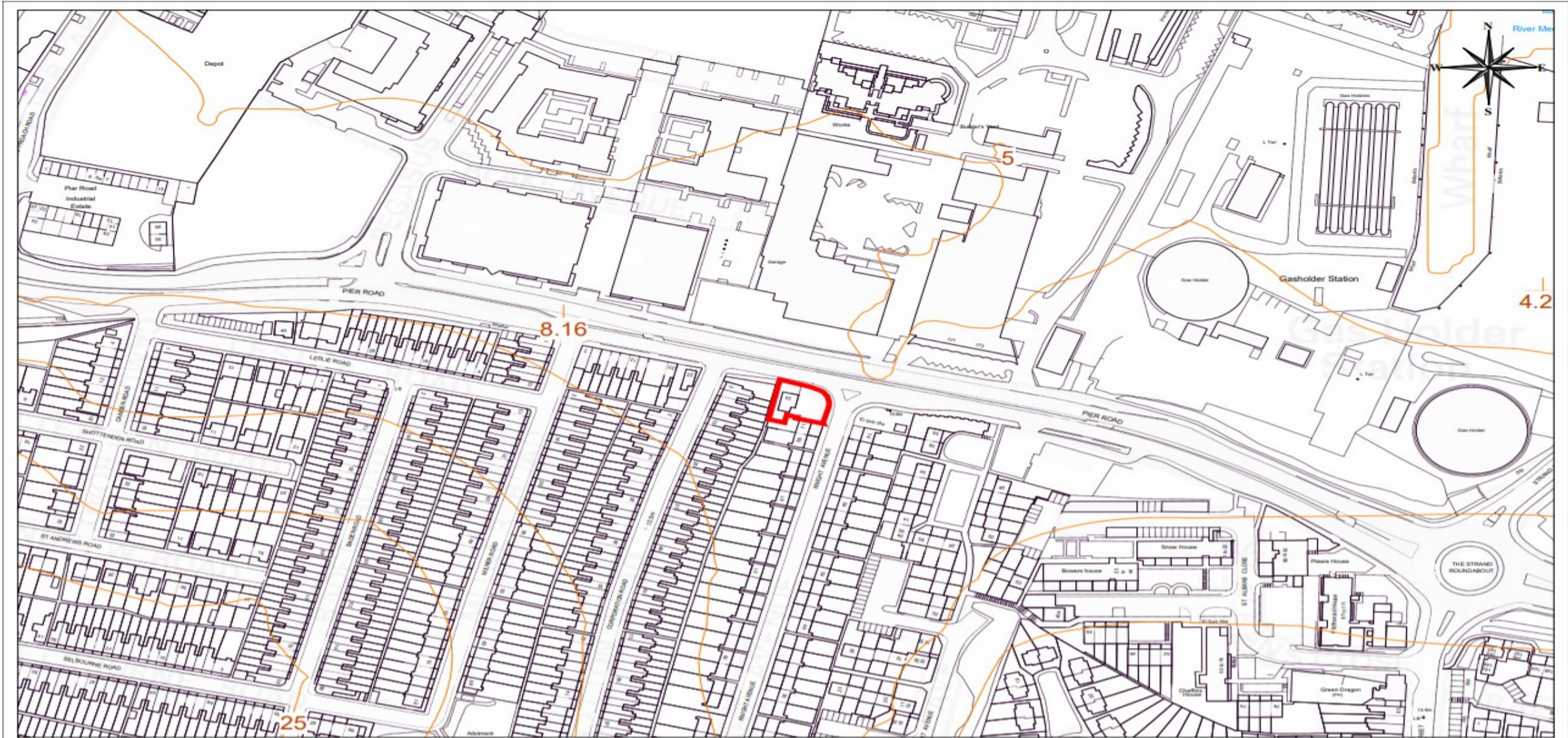
Proposed Elevations - Houses 1 & 2 - 1:100

Floor layout and elevations of houses to the rear of the site



MC/20/1115

24 Pier Road Gillingham



MC/20/1115 - 24 Pier Road Gillingham ME7 1RJ



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Street View from Pier Road (site behind green shrub)



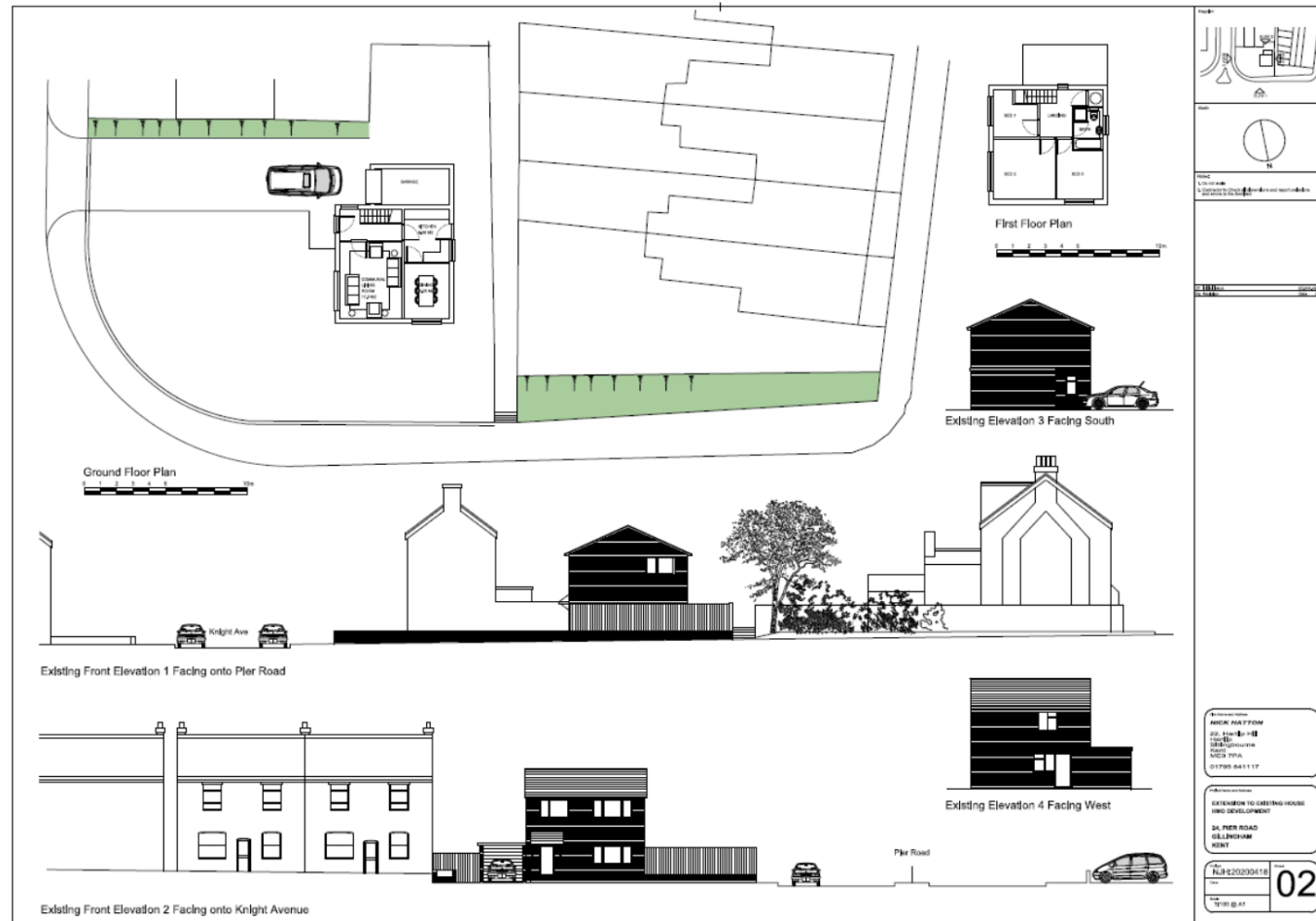
Site viewed on Knight Avenue with relationship to existing student accommodation on Pier Road



Relationship to 71 Knight Avenue



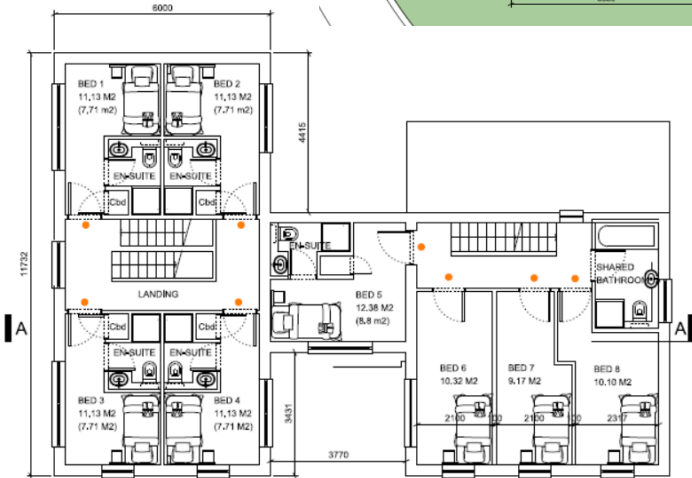
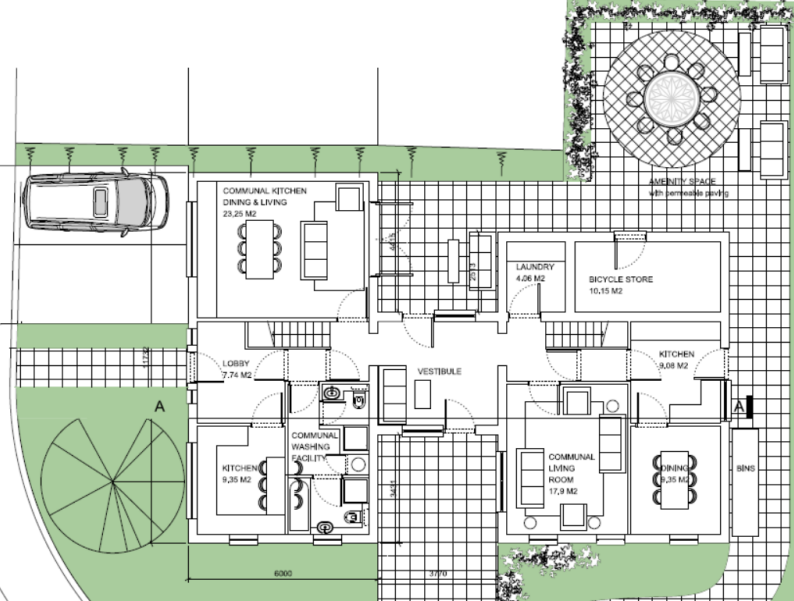
Existing Block/Floor and Elevations



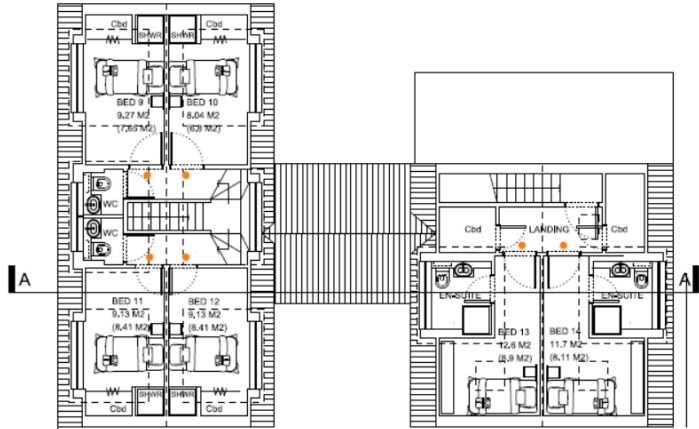
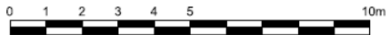
Block/floor/sections and South elevation



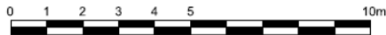
Just Floor Plans



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Elevations



3D Visuals



VIEW A



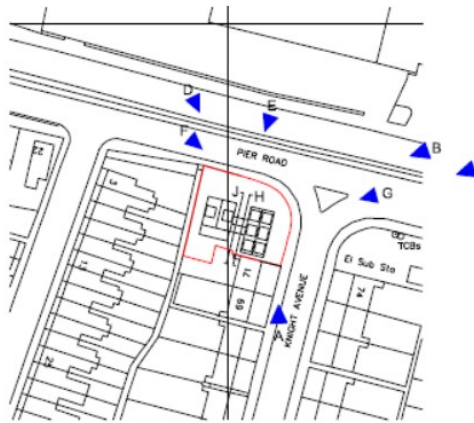
VIEW B



VIEW C



VIEW D



KEY PLAN FOR VIEWS



VIEW E



VIEW F



VIEW G



SECTIONAL ELEVATION H



SECTIONAL ELEVATION J



 Scale: 1" = 20'-0"
 Date: 08/11/2020

Revision B - As noted by CA comments
 Revision A - As noted by CA comments by 08/11/2020

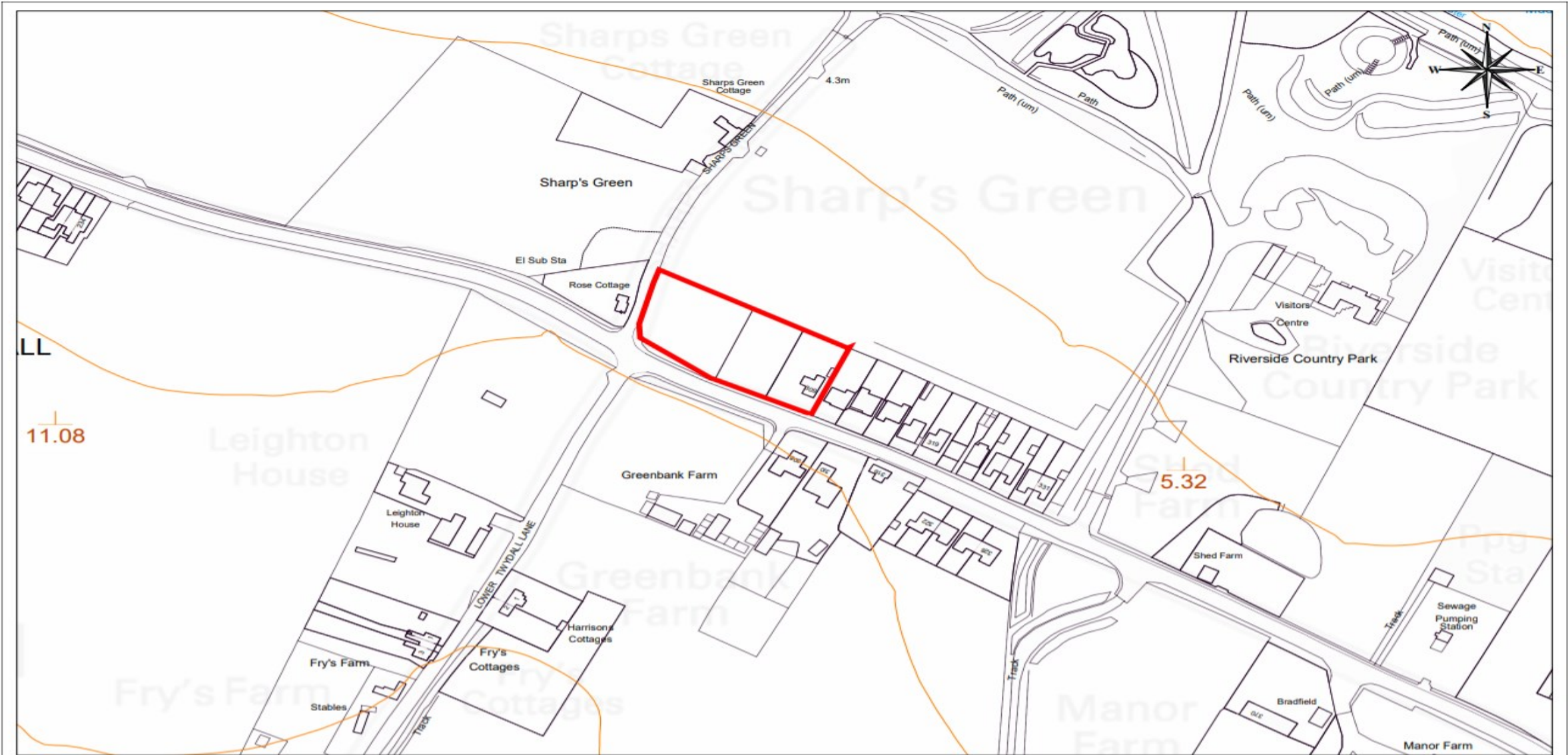
Project Name:
 ARCHITECT:
 201 N. Main St.
 Suite 100
 Charleston, SC 29401
 Phone: 803.799.1111
 Fax: 803.799.1112

Project Name:
 EXTENSION TO EXISTING HOUSE
 HMO DEVELOPMENT
 24 PIER ROAD
 GILPINHAM
 ME 04941

Project No.: NJR420200418
 Date: 08/11/2020
 Scale: 1" = 20'-0"
 Sheet: 06
 Revision: Rev 4 of 8

MC/20/1025

309 Lower Rainham Road Rainham



Title: MC/20/1025 - 309 Lower Rainham Road Rainham



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Metres



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The site looking towards 309 Lower Rainham Road



The site from Sharpes Green



Part of the site and 309 Lower Rainham Road



The site looking west



The site from the Country Park



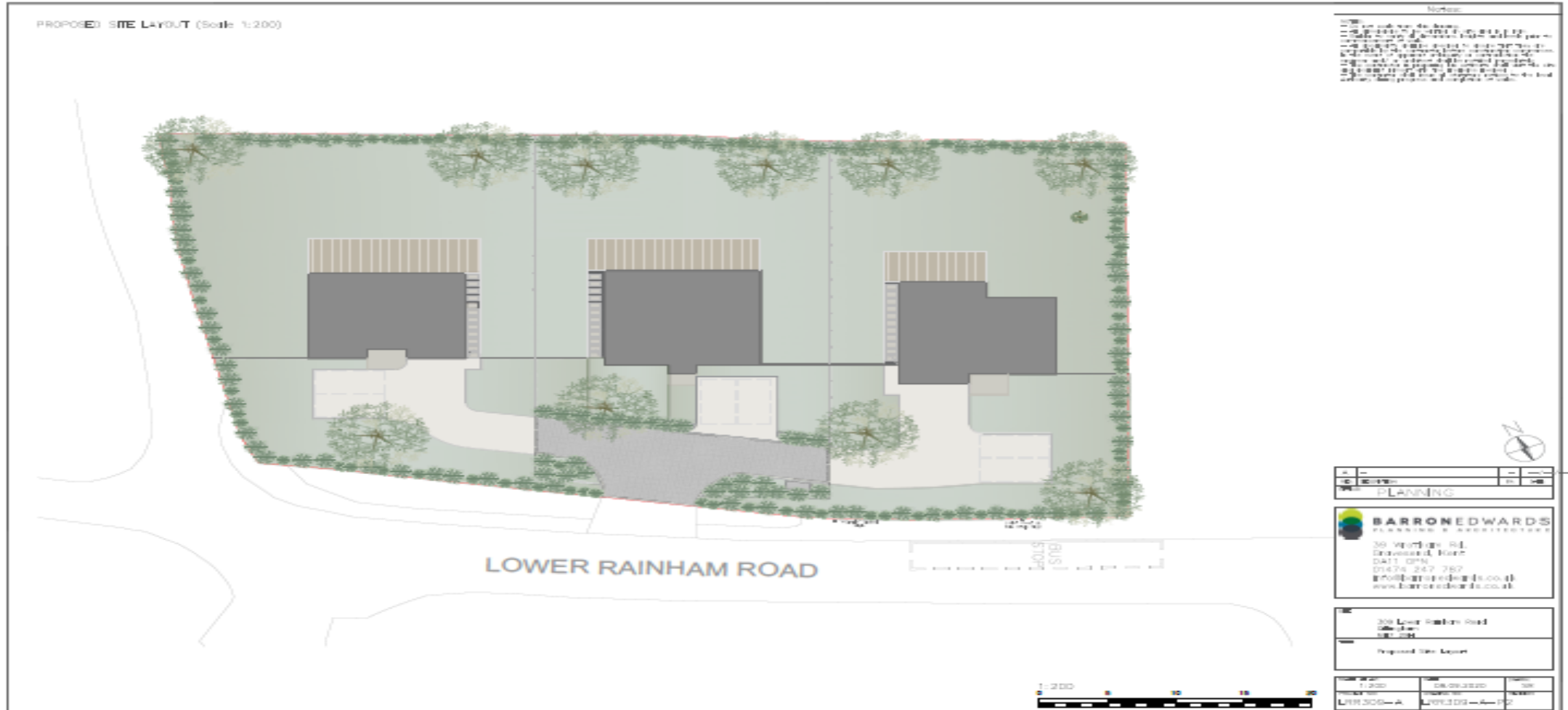
The site from the Country Park



Existing block plan

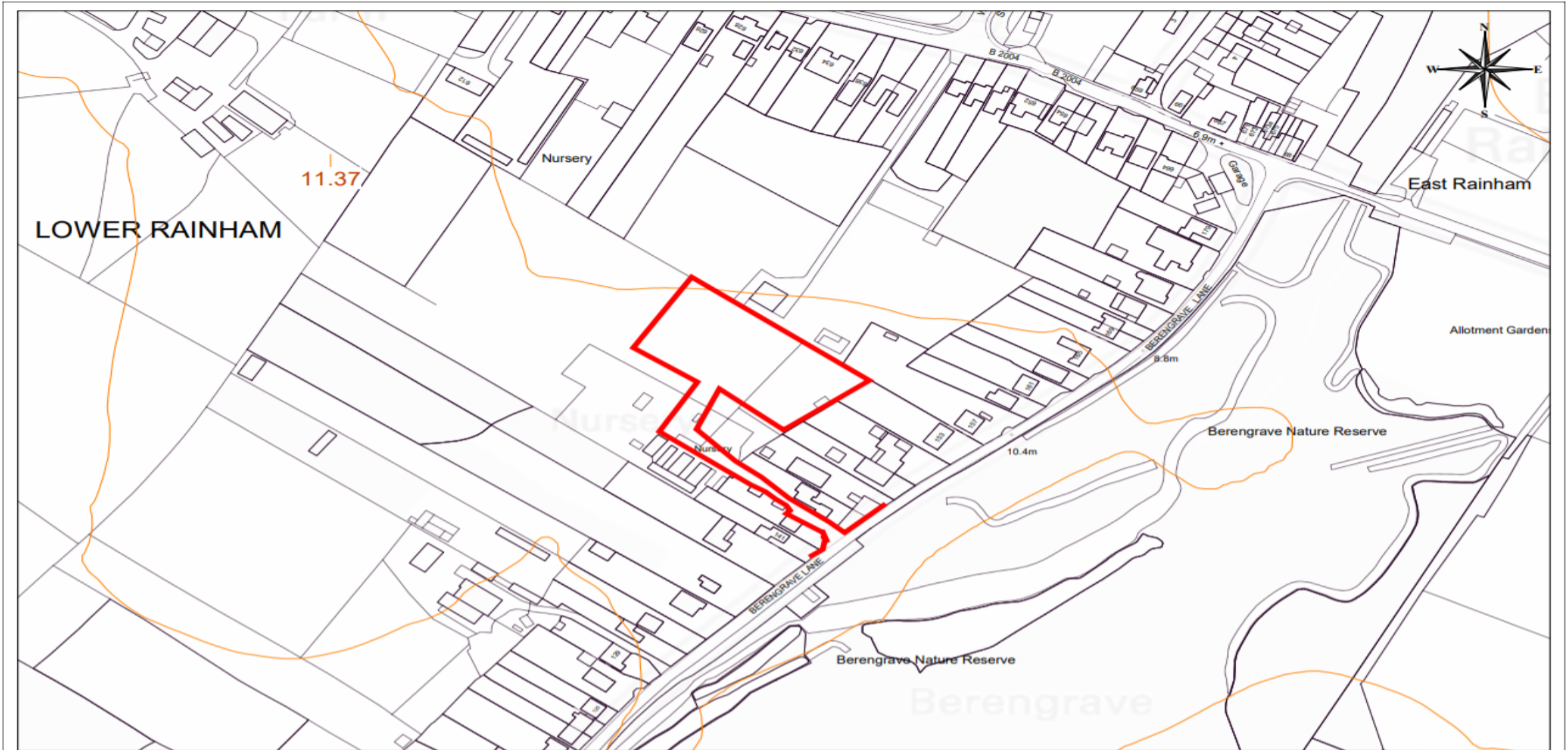


Indicative layout



MC/20/1319

Land off 143 Berengrave Lane Rainham Kent



LOWER RAINHAM

11.37

Nursery

East Rainham

Allotment Garden

Berengrave Nature Reserve

Berengrave Nature Reserve

Berengrave

Title: MC/20/1319 - Land off 143 Berengrave Lane Rainham



Metres

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Application site



Site Location Plan (1:1250)

Aerial photo of the application site and its immediate surrounding



Aerial photo of the application site and its wider surrounding



View up the existing access drive to the nursery



View towards south from the proposed access junction on the right



View towards north from the proposed access junction on the left



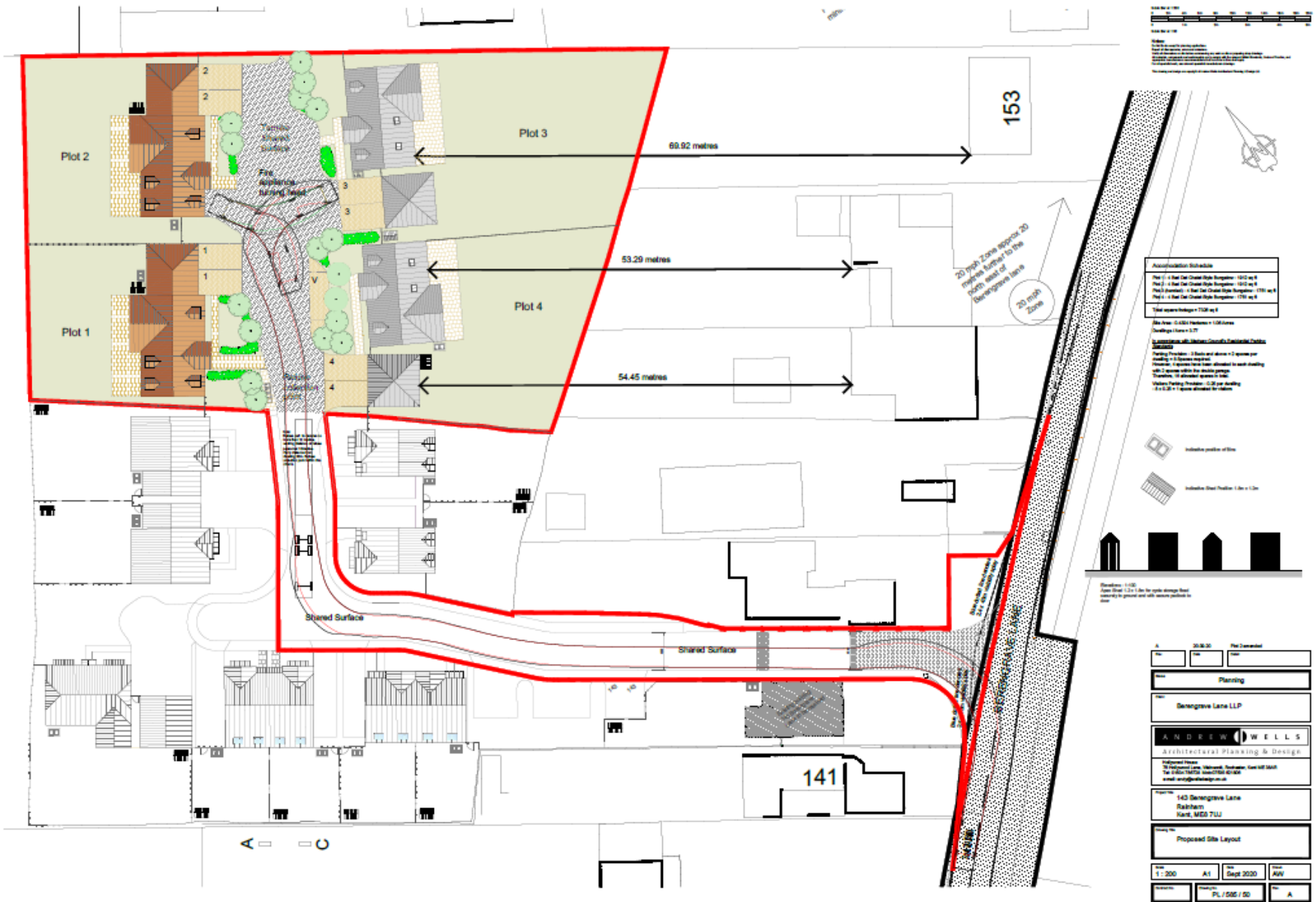
Mixed local house design and street character



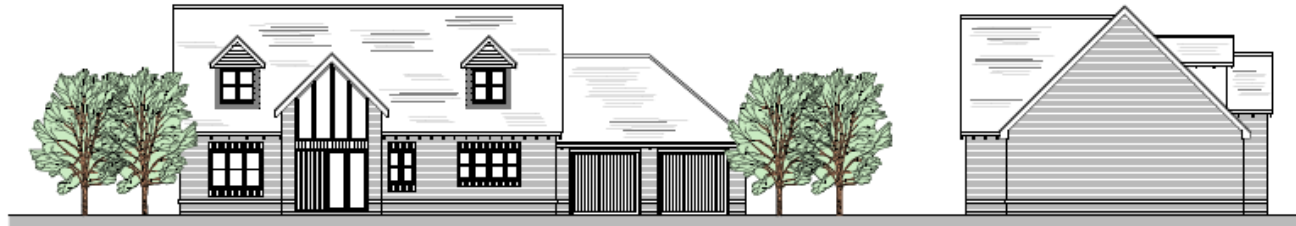
Site layout as originally proposed for 8 houses in colour and grey house layout to the south are the dwellings approved under MC/18/3168



Revised proposed layout for four detached chalet dwellings with associated garage buildings and access

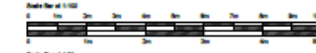


Four bed chalet design with attached double garage, plots 1 & 2



Front Elevation - Plots 1 & 2

Side Elevation - Plots 1 & 2



NOTE:
 We have aimed to create a simple, functional design that is easy to build and maintain. The design is based on a standard building footprint and is intended to be a guide only. It is not intended to be a final design and should be used in conjunction with a professional architect or structural engineer. The design is based on a standard building footprint and is intended to be a guide only. It is not intended to be a final design and should be used in conjunction with a professional architect or structural engineer.

Typical Materials - Subject to Final approval	
Concrete plain roof tiles plots 1 & 2	
Slate roof tiles plots 3 & 4	
White PVC-U soffits and fascias	
Black plastic rainwater goods	
Concrete plain vertical tiles hanging with feature tiles	
Facing brickwork	
Concrete plain roof tiles to porch to match existing	
Contrasting facing brickwork	

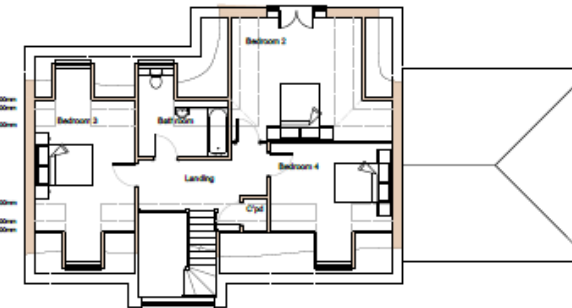


Rear Elevation - Plots 1 & 2

Side Elevation - Plots 1 & 2



Ground Floor Plan - Plots 1 & 2
 100.39 sq m (1080 sq ft)
 Total Floor Area = 177.62 sq m = 1912 sq ft



First Floor Plan - Plots 1 & 2
 77.23 sq m (831 sq ft)

A	20/09/20	Plot 2 added
Rev	Date	Desc
Planning		
Client		
Beregrave Lane LLP		
Project Title		
143 Beregrave Lane Rainham Kent, ME8 7UJ		
Drawing Title		
Plots 1 & 2		
Scale	A2	Date
1 : 100		Sept 2020
Drawn	PL / 585 / 51	Rev
		A

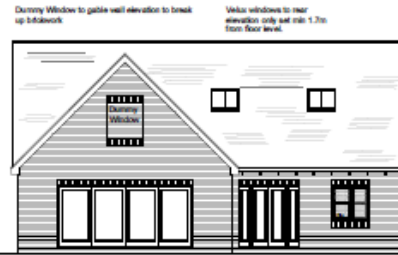
Three bed chalet design with detached double garage, plots 3 & 4



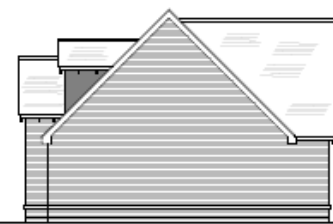
Notes:
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 2. All dimensions are to be taken as shown.
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 9. All dimensions are to be taken as shown.
 10. All dimensions are to be taken as shown.

Typical Materials - Subject to Final approval

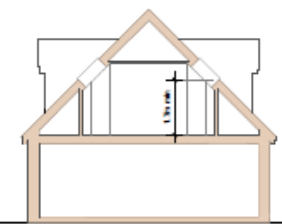
- Concrete plain roof tiles plots 1 & 2
- Slate roof tiles plots 3 & 4
- White PVC-u soffits and fascias
- Black plastic rainwater goods
- Concrete plain vertical tiles hanging with feature tiles
- Facing brickwork
- Concrete plain roof tiles to porch to match existing
- Contrasting facing brickwork



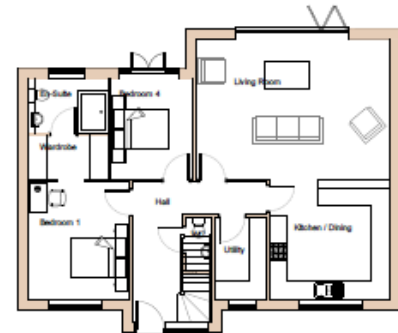
Rear Elevation - Plot 4 - Plot 3 Handed



Side Elevation - Plot 4 - Plot 3 Handed



Typical Section indicating Velux window height at min 1.7m above floor level.



Ground Floor Plan - Plot 4 - Plot 3 Handed
 100.39 sq m (1080 sq ft)
 Total Floor Area = 162.72 sq m = 1751 sq ft



First Floor Plan - Plot 4 - Plot 3 Handed
 62.33 sq m (671 sq ft)

Rev	Date	Desc
Name: Planning		
Client: Berengrave Lane LLP		
Holmwood House 70 Holmwood Lane, Whitworth, Rochester, Kent ME3 5AR Tel: 01524 786728 Mob: 07535 621806 e-mail: andy@awdesign.co.uk		
Project Title: 143 Berengrave Lane Rainham Kent, ME8 7UJ		
Drawing Title: Plots 3 (handed) & 4 as drawn		
Scale:	Drawn:	Check:
1 : 100	A2	Sept 2020
Drawn by:	Check by:	Rev:
	PL / 585 / 53	-

Detached doubled garage for plots 3 & 4

