



SITE LOCATION PLAN @ 1:1250 @A3

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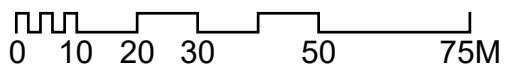
SITE APPLICATION BOUNDARY

ADJACENT LAND UNDER APPLICANTS OWNERSHIP

AD MEDIUM FILUM

P1 PLANNING SUBMISSION

AA 18.11.21



PLANNING



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Project | HILLBORO AND ADJOINING LAND
 SUNNYSIDE ROAD, SANDGATE, CT20 3DR

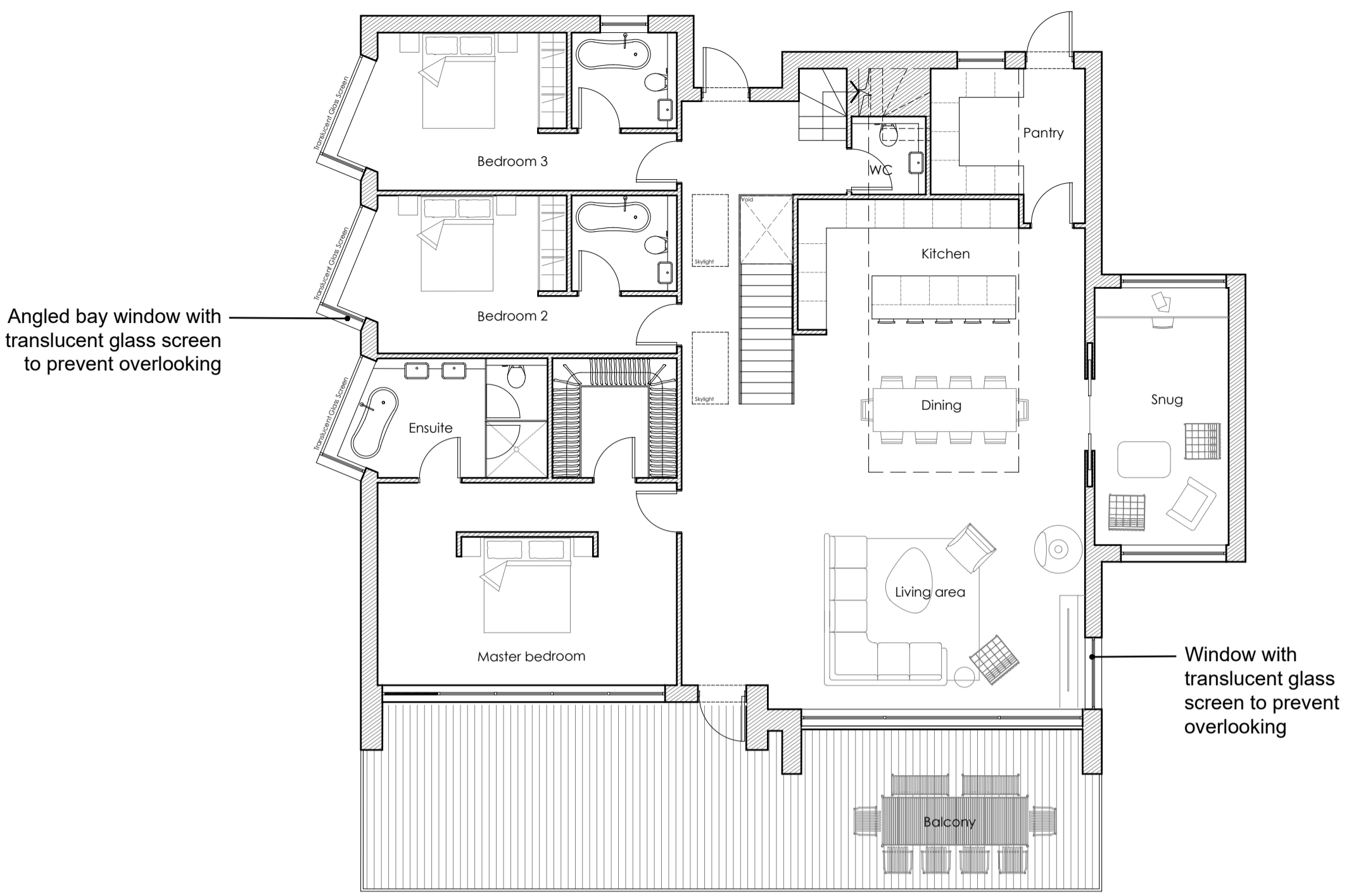
Client | COASTPRO LTD

Title | SITE LOCATION PLAN

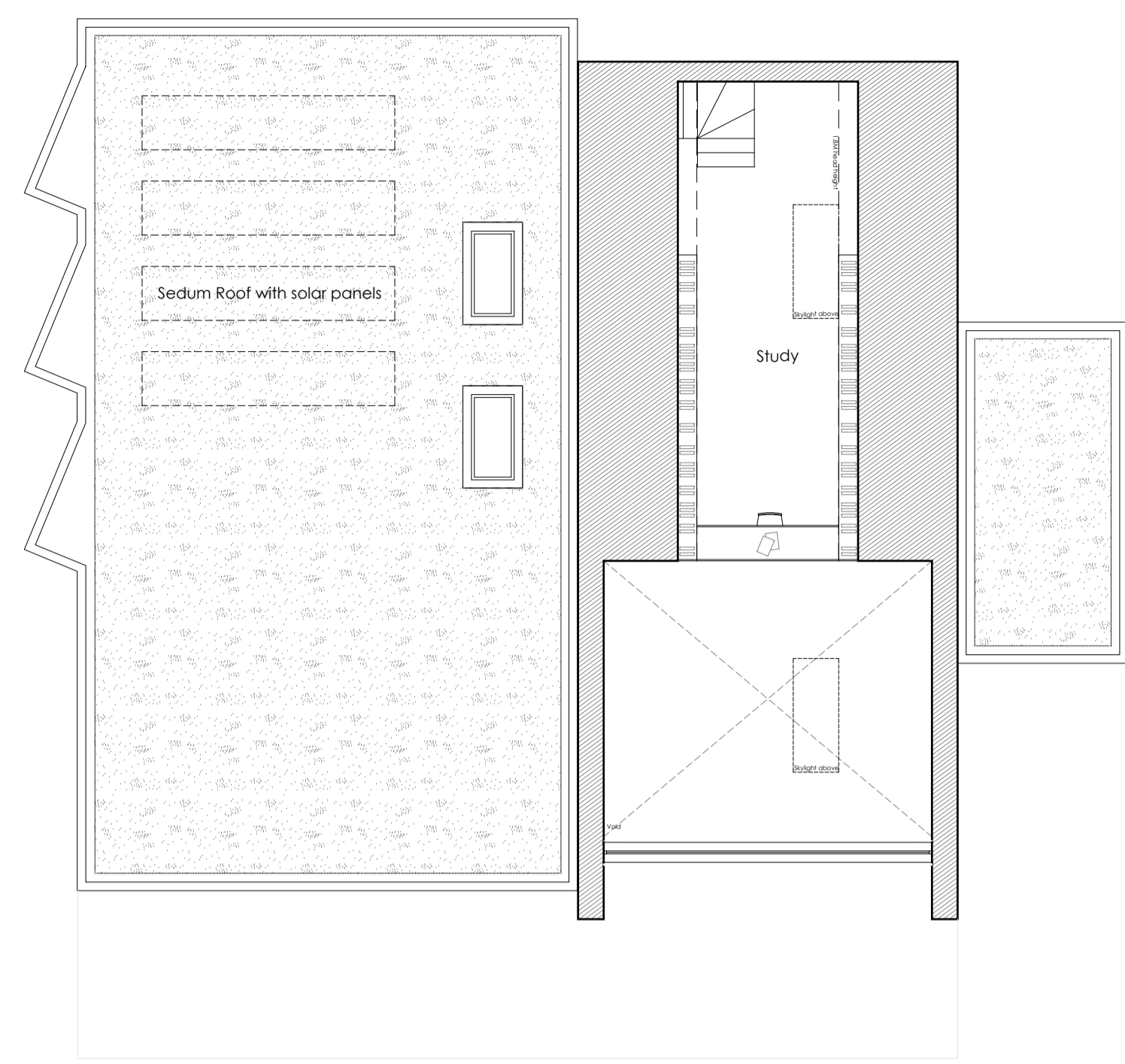
Status | **PLANNING**

Scale: A4 | 1:1250 Date | SEP 2021 Drawn | Chk'd |

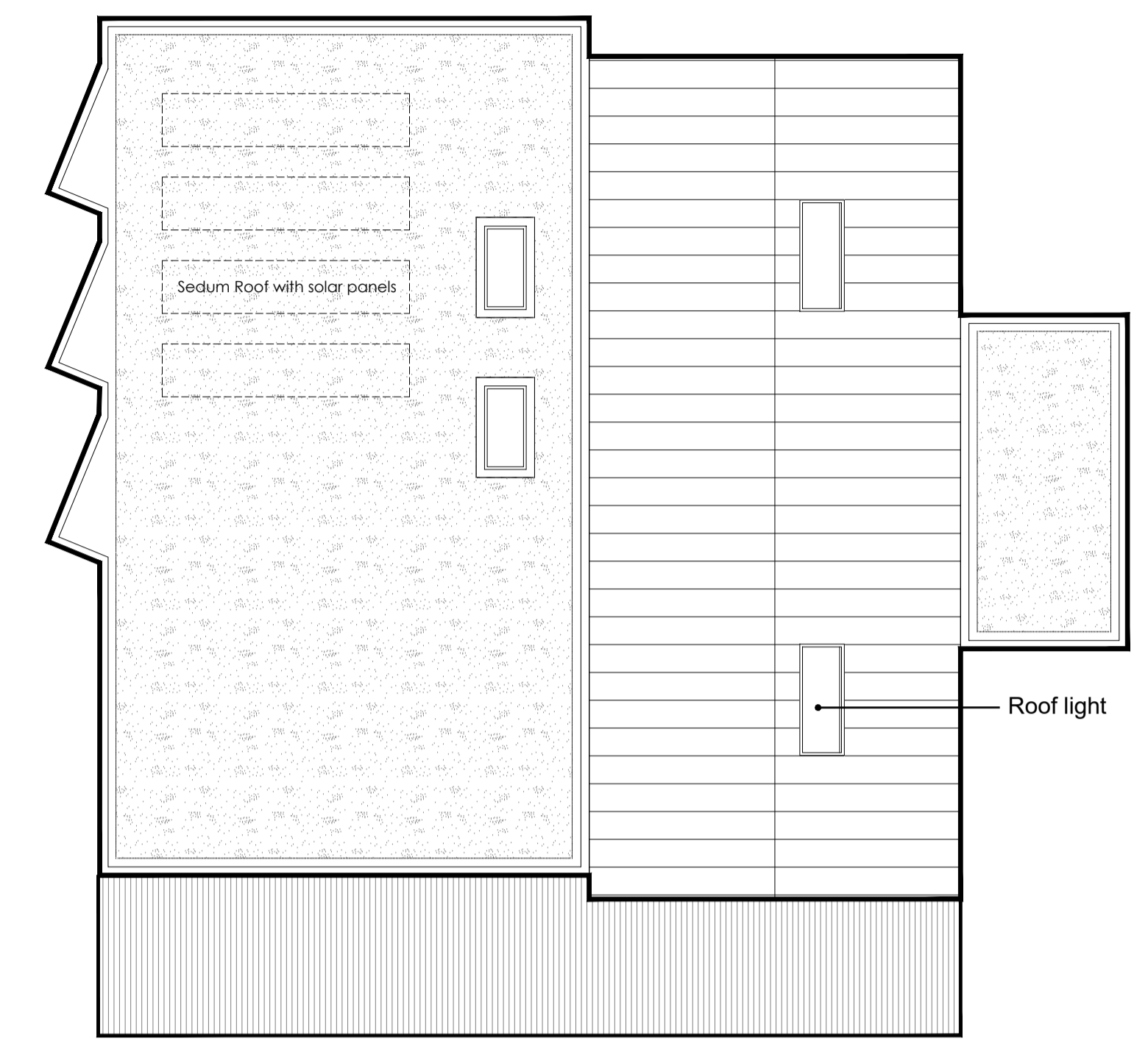
Project Number	Drawing Number	Revision
18.070	101	P1



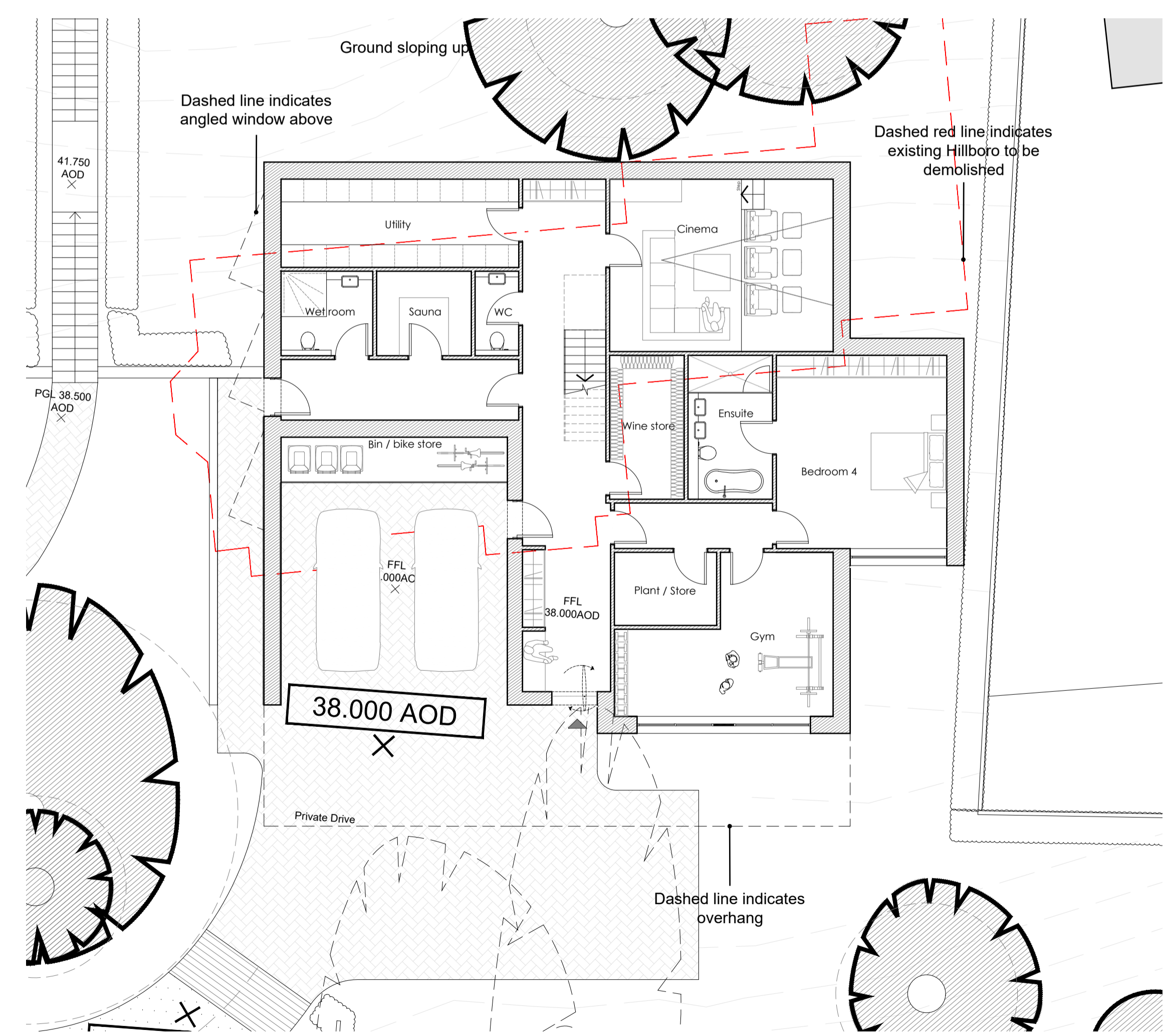
FIRST FLOOR PLAN @ 1:100 @A1
PLOT 4



SECOND FLOOR PLAN @ 1:100 @A1
PLOT 4



ROOF PLAN @ 1:100 @A1
PLOT 4



GROUND FLOOR PLAN @ 1:100 @A1
PLOT 4

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Project | HILLBORO AND ADJOINING LAND
 SUNNYSIDE ROAD, SANDGATE, CT20 3DR

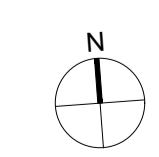
Client | COASTPRO LTD

Title | PLOT 4- FLOOR PLANS & ROOF PLAN

Status | PLANNING

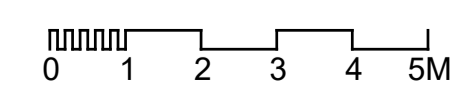
Scale@A1 | 1:100 Date | SEP 2021 Drawn | AA Chk'd | TG

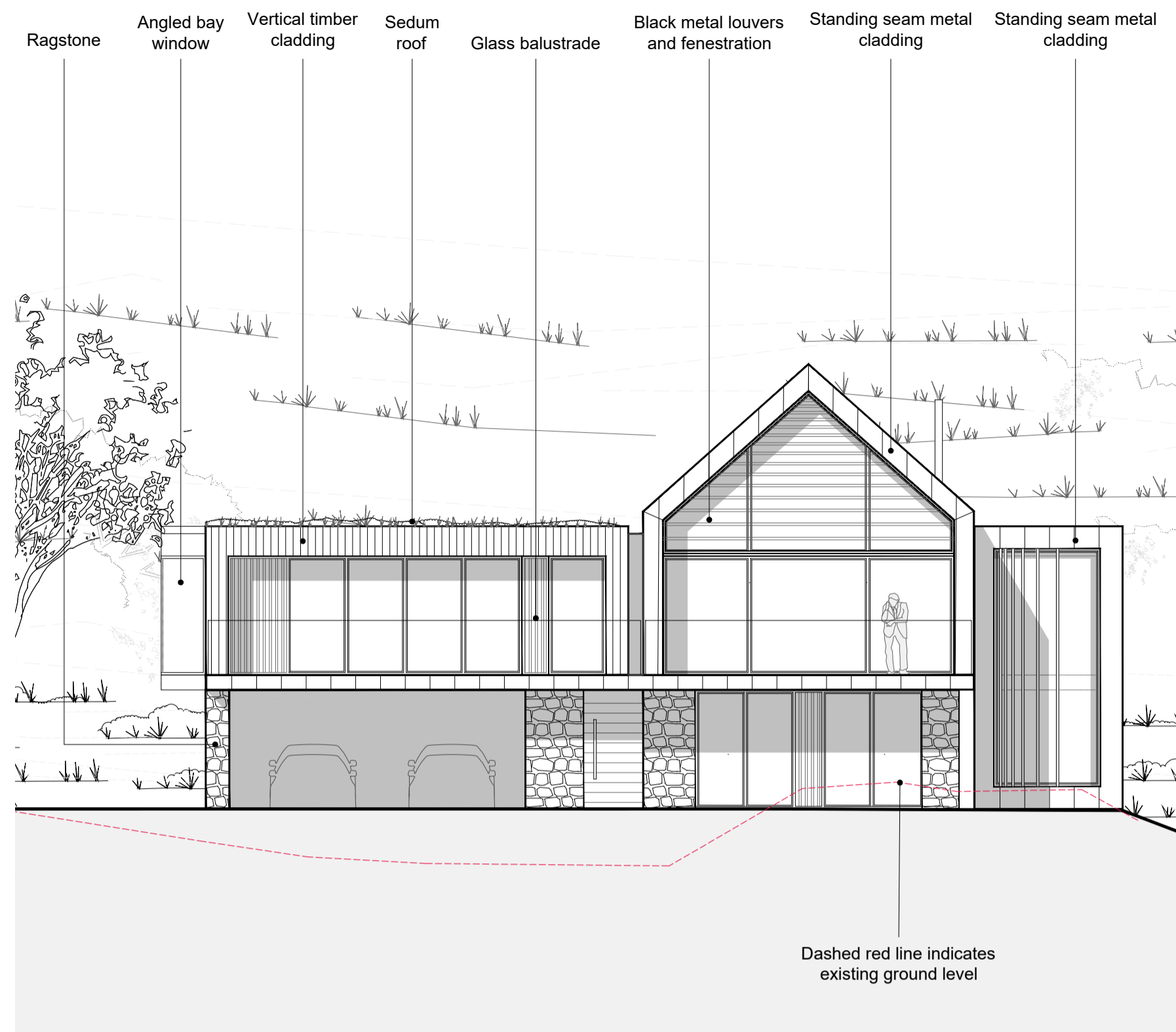
Project Number | 18.070 Drawing Number | 114 Revision | P1



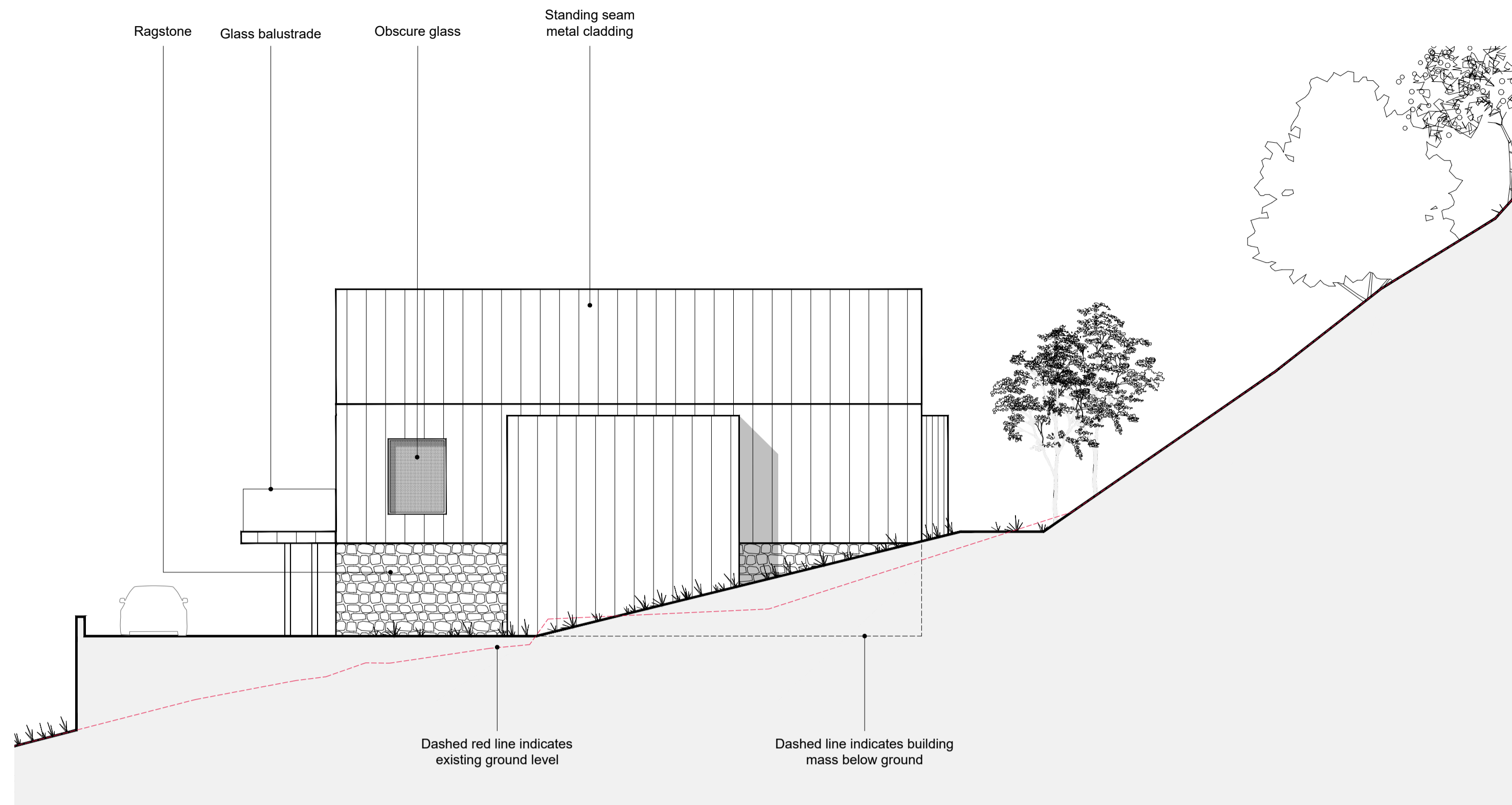
P1 PLANNING SUBMISSION

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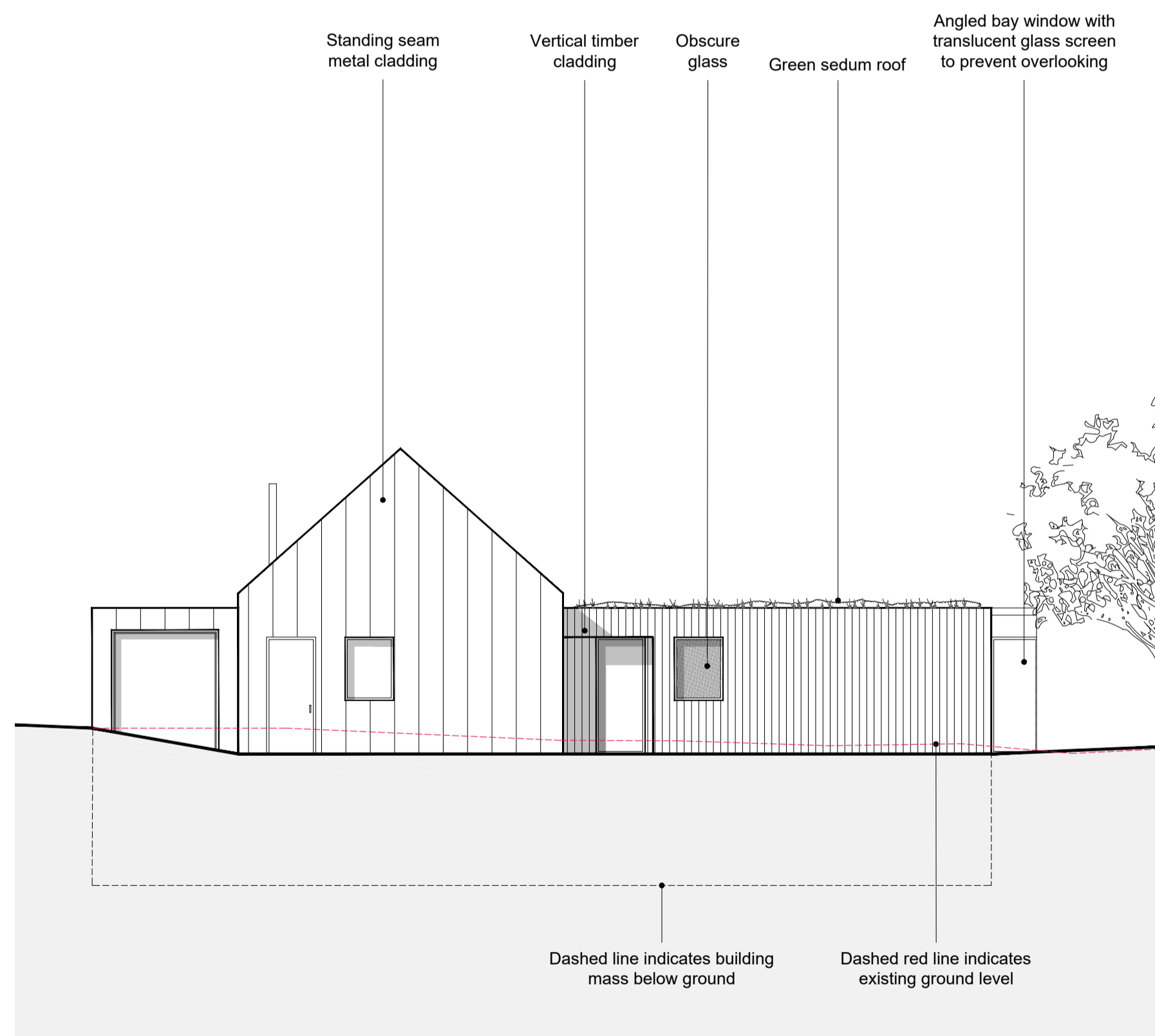




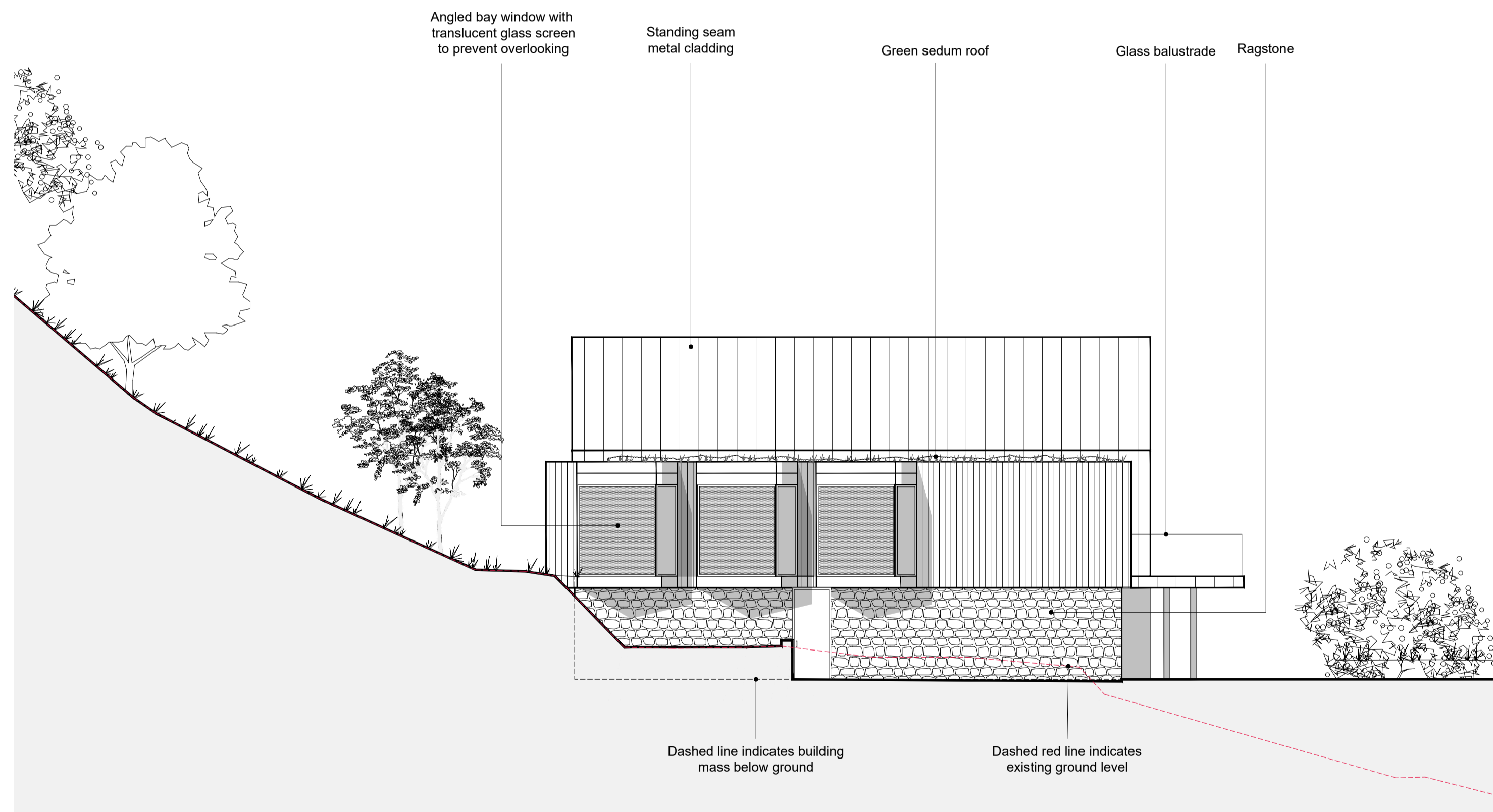
SOUTH FACING ELEVATION (facing Sunnyside Road) @ 1:100 @A1



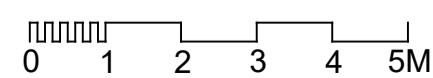
EAST FACING ELEVATION (facing Channel View) @ 1:100 @A1



NORTH FACING ELEVATION (facing the slope) @ 1:100 @A1



WEST FACING ELEVATION (facing Plot 3) @ 1:100 @A1



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 SUNNYSIDE ROAD, SANDGATE, CT20 3DR

Client | COASTPRO LTD

Title | PLOT 4 - ELEVATIONS

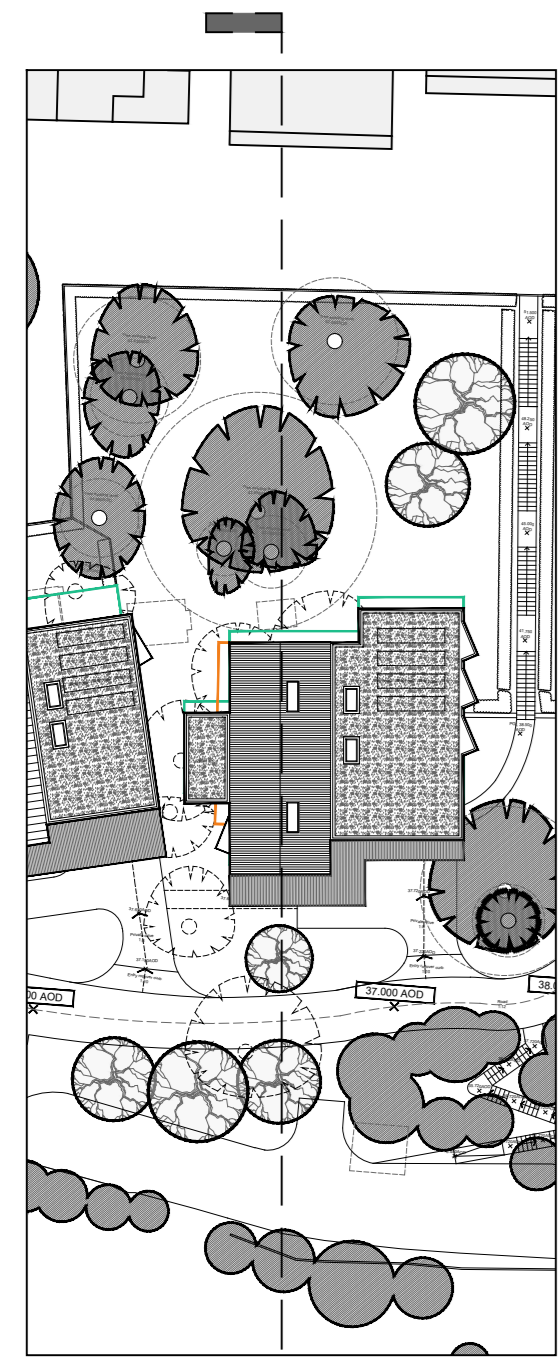
Status | PLANNING

Scale @ A1 | 1:100 Date | SEP 2021 Drawn | AA Chk'd | TG

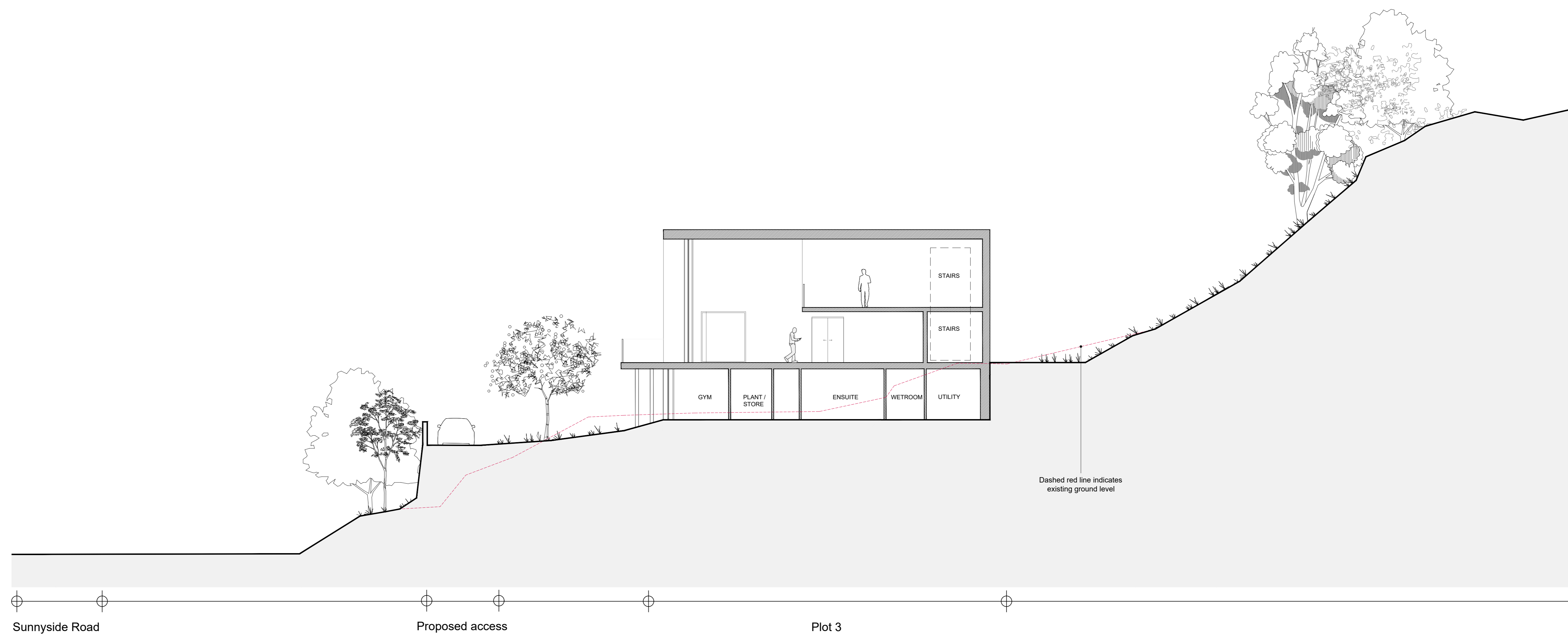
Project Number | 18,070 Drawing Number | 115 Revision | P1
 Bim Number

P1 PLANNING SUBMISSION

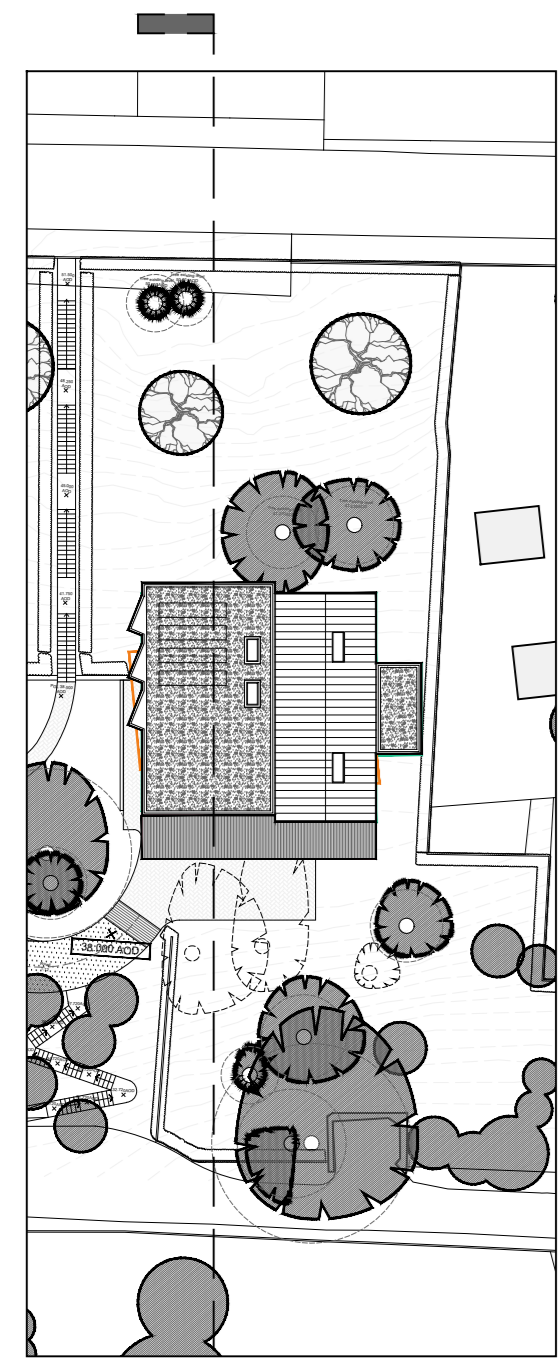
AA 18.11.21



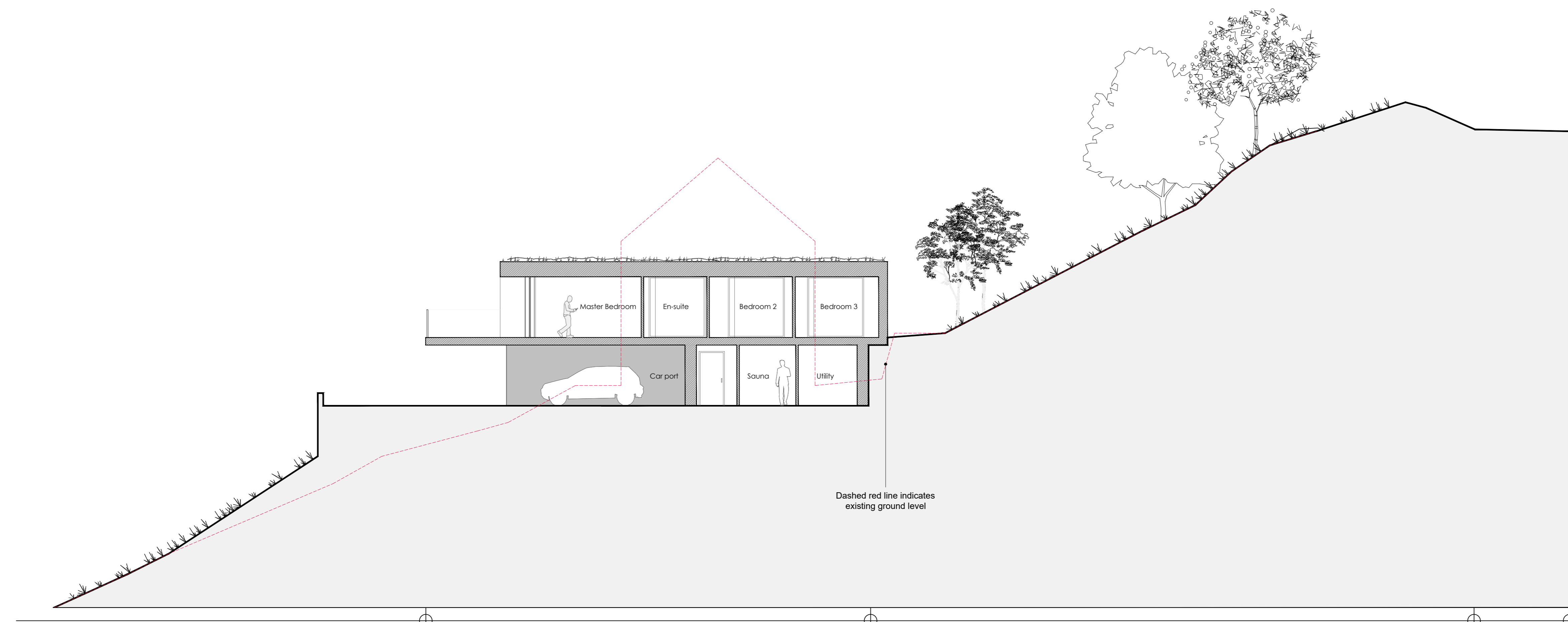
KEY PLAN (Plot 3) @ 1:500 @A0



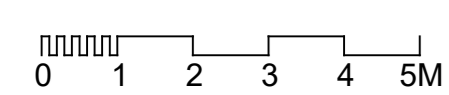
PLOT 3 SECTION @ 1:100 @A0



KEY PLAN (Plot 4) @ 1:500 @A0



PLOT 4 SECTION @ 1:100 @A0



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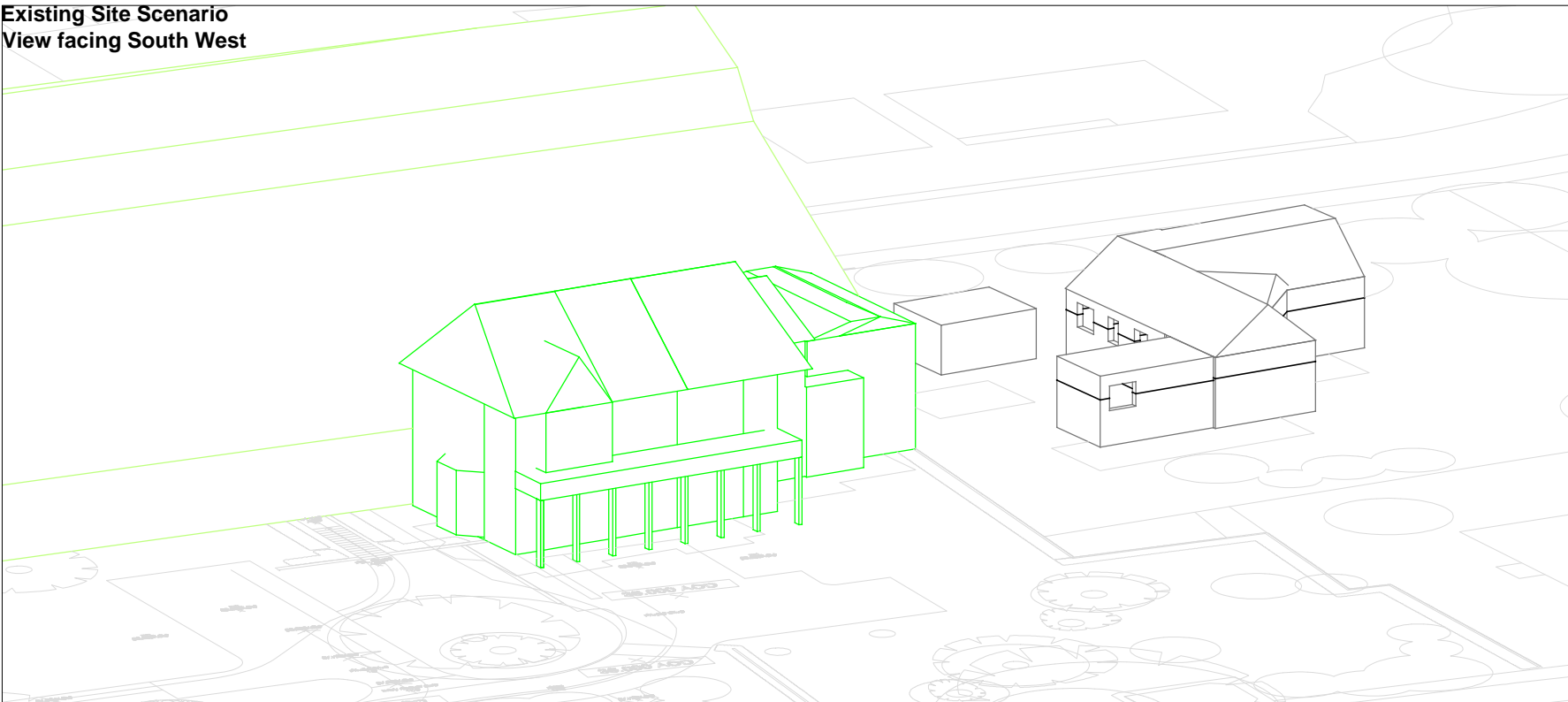
Project | HILBORO AND ADJOINING LAND
 SUNNYSIDE ROAD, SANDGATE, CT20 3DR
 Client | COASTPRO LTD
 Title | PLOTS 3&4 - SITE AND BUILDING SECTION
 Status | PLANNING

Scale | A0 | 1:100 Date | SEP 2021 Drawn | AA

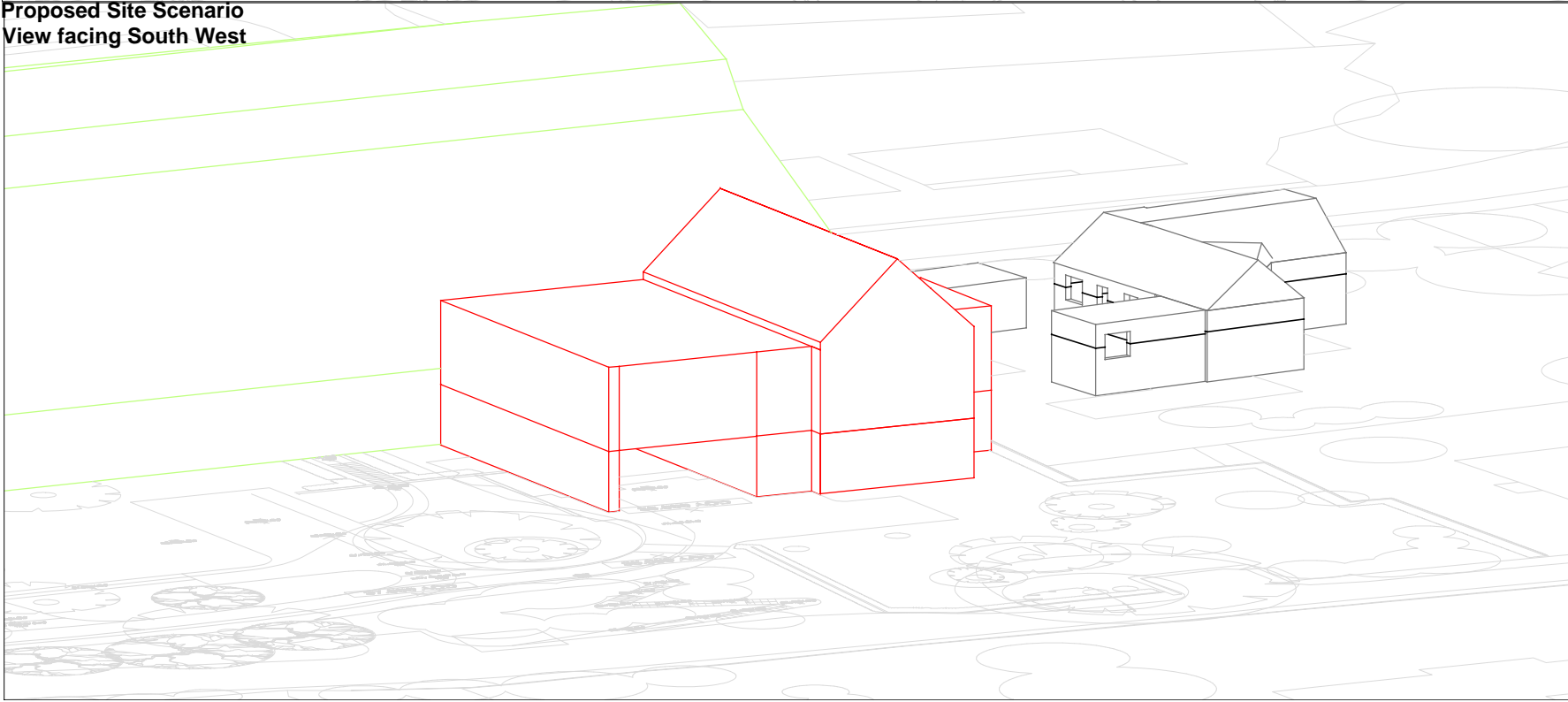
Project Number | 18.070 Drawing Number | 116 Revision | P1

Appendix A.2 – Graphical Model Outputs

**Existing Site Scenario
View facing South West**



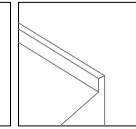
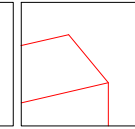
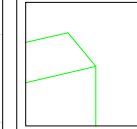
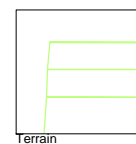
**Proposed Site Scenario
View facing South West**



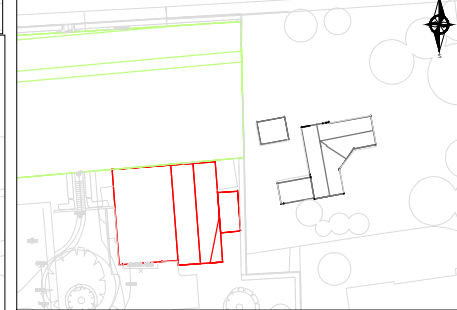
Unit 6 - Barham Business Park
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Legend



Location Plan



00	First issue	17/01/2022
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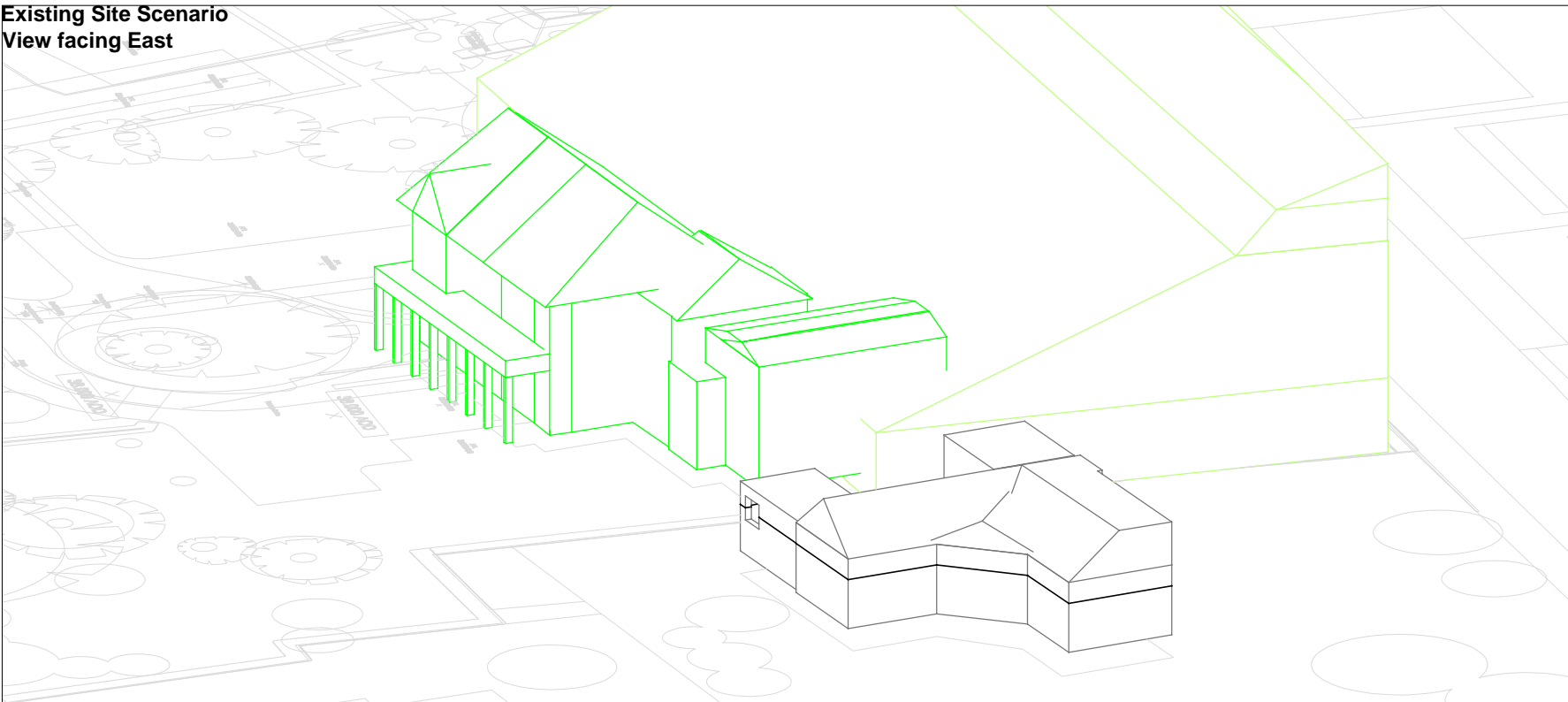
PROJECT
Sunnyside Road, Sandgate

SCALE Not to scale	PROJ REF 3347	ANALYST MW	DRAWN BY MW
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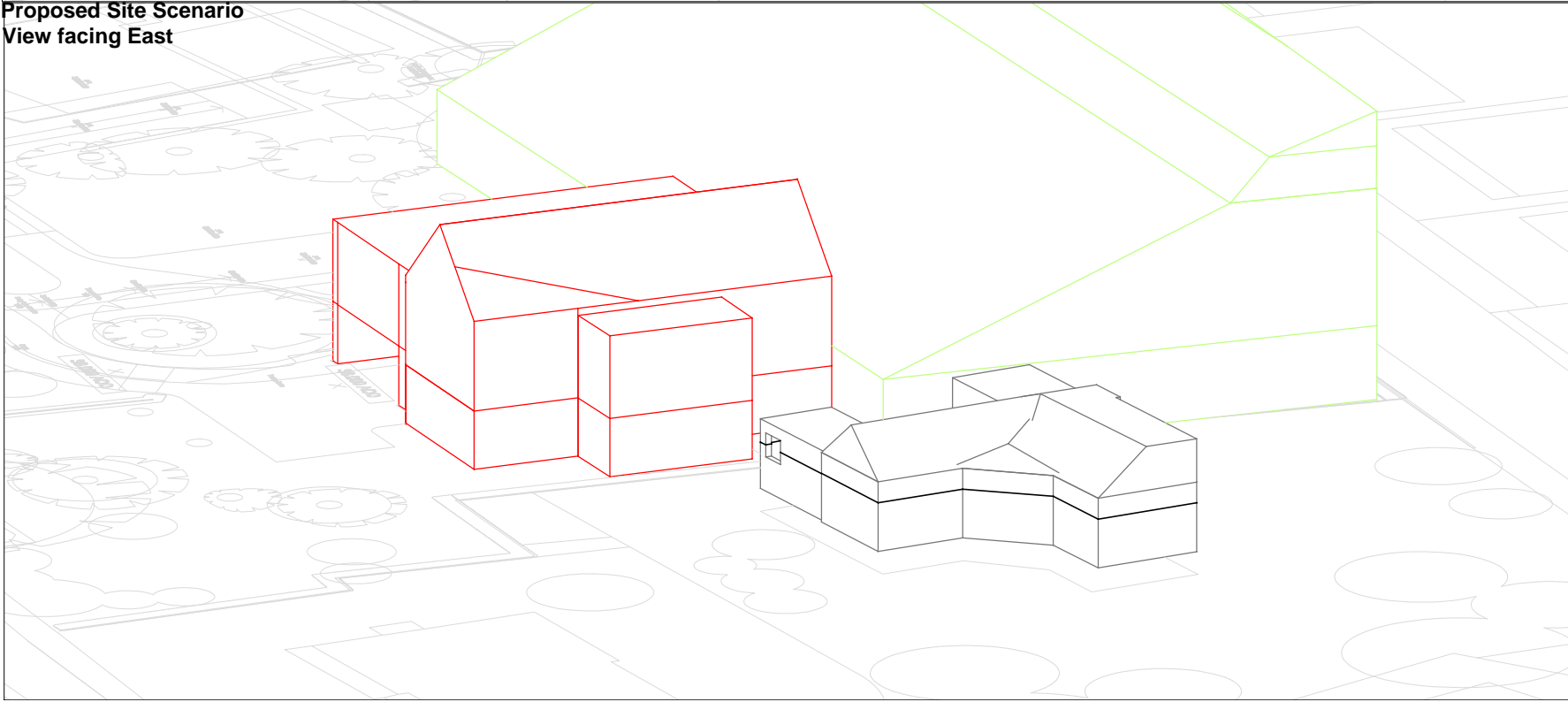
DWG REF.
3D Model - Existing & Proposed Site Scenarios.

DWG No.
3347_01

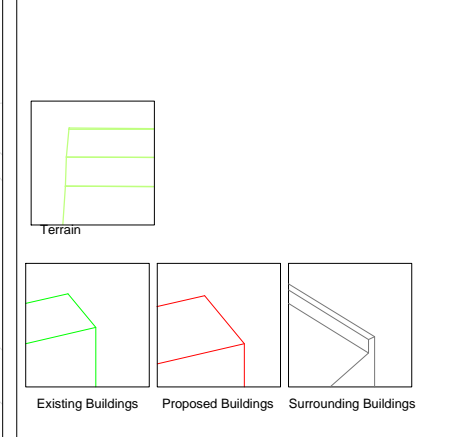
**Existing Site Scenario
View facing East**



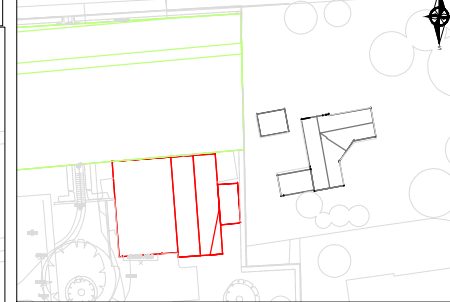
**Proposed Site Scenario
View facing East**



Legend



Location Plan



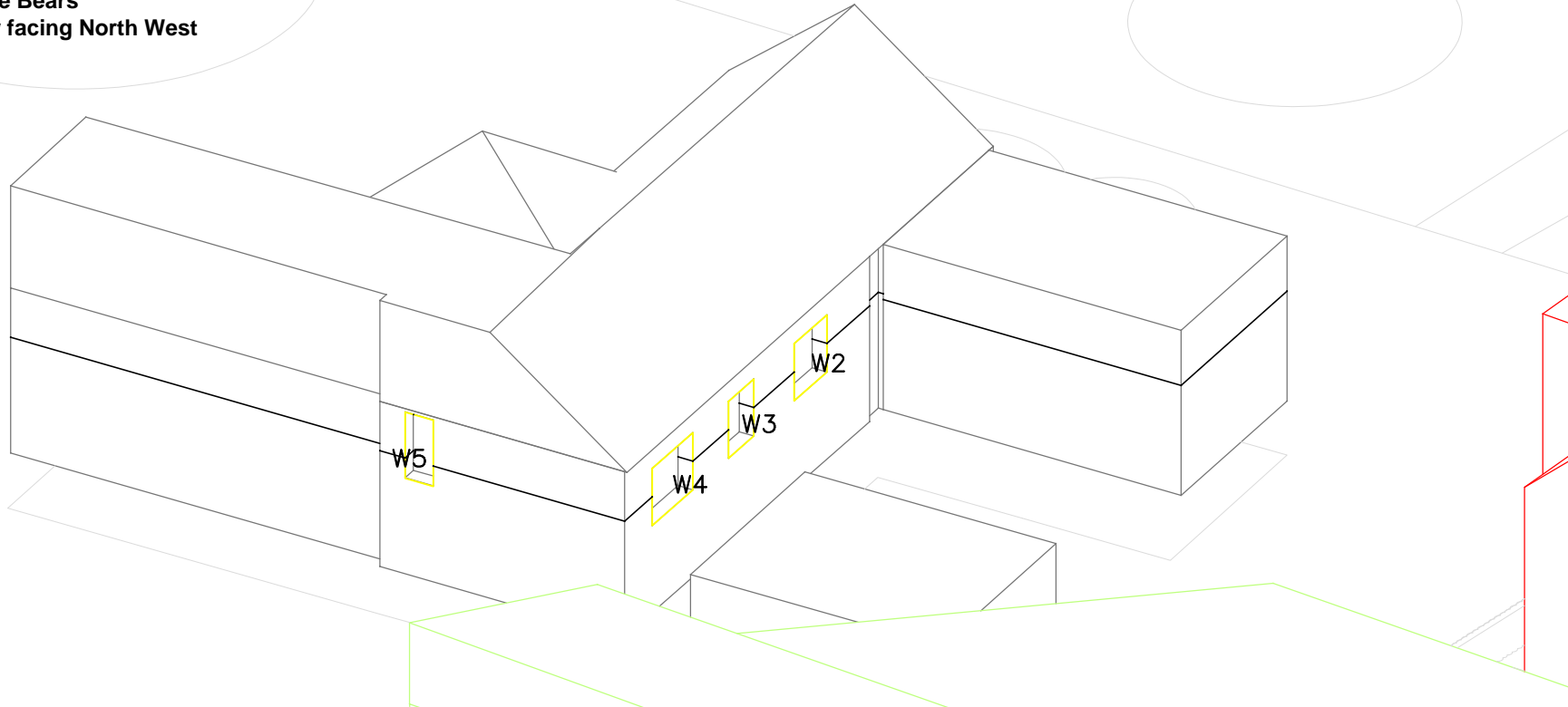
00	First issue	17/01/2022
Rev	Description	Date

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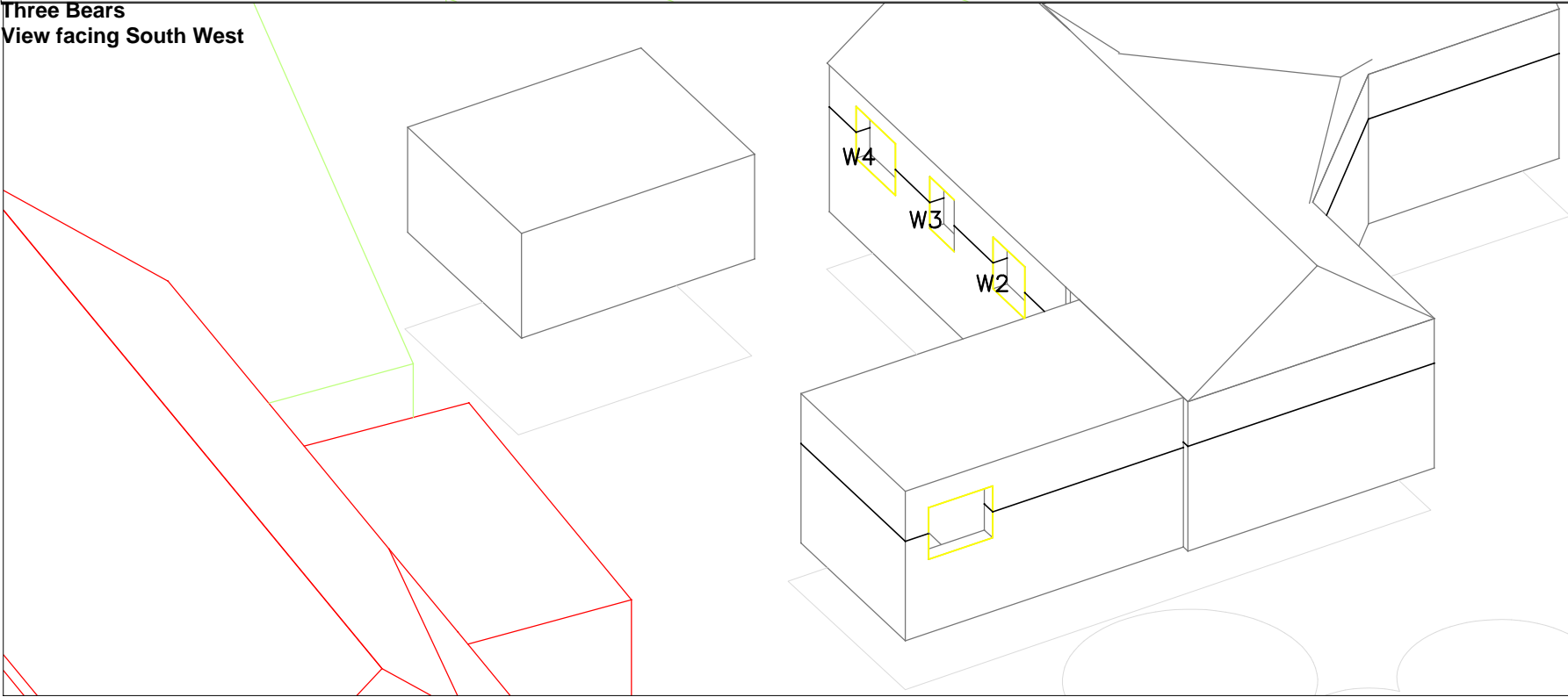
PROJECT
Sunnyside Road, Sandgate

SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3347	MW	MW

Three Bears
View facing North West



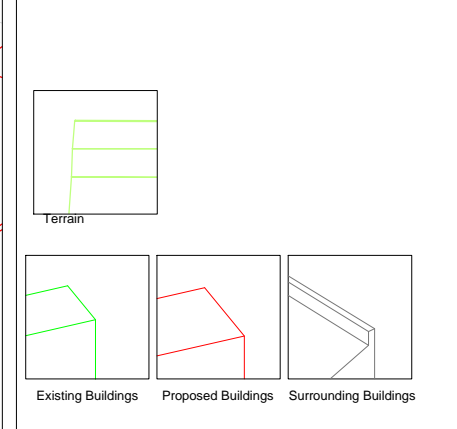
Three Bears
View facing South West



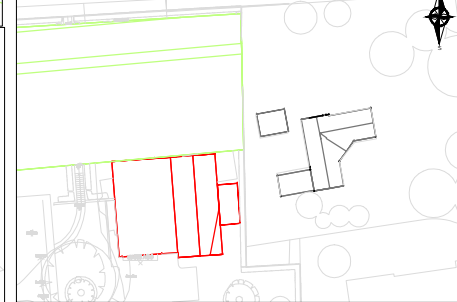
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Location Plan



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PROJECT
Sunnyside Road, Sandgate

SCALE Not to scale	PROJ REF 3347	ANALYST MW	DRAWN BY MW
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DWG REF. Location of window receptors.	DWG No. 3347_03
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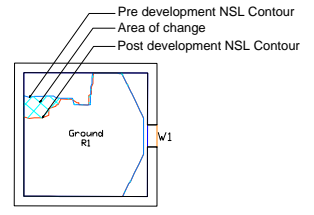
Three Bears
Ground Floor Plan
(Proposed not shown)



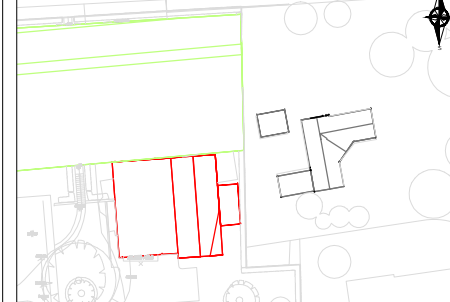
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Location Plan



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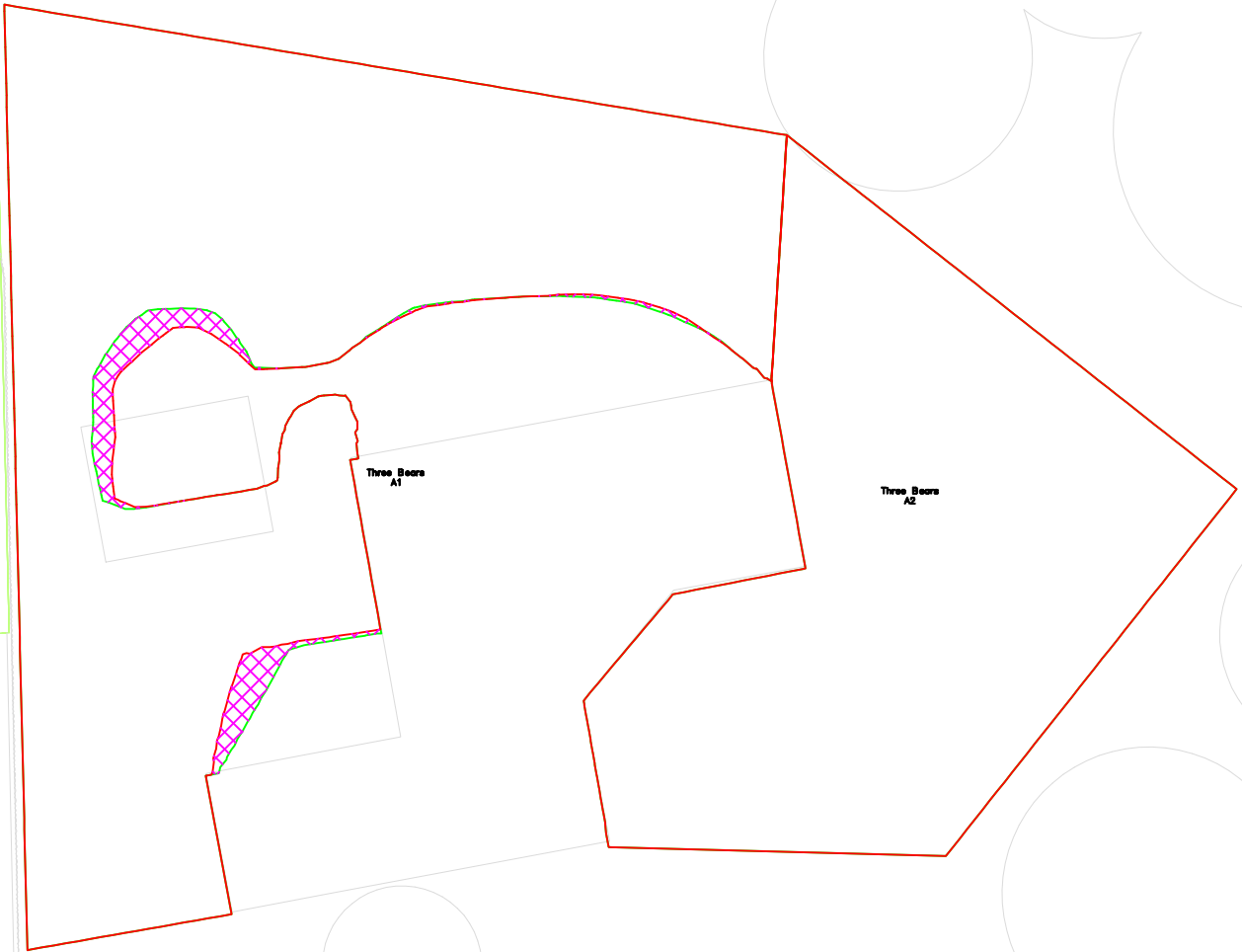
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PROJECT
 Sunnyside Road, Sandgate

SCALE: Not to scale
 PROJ REF: 3347
 ANALYST: MW
 DRAWN BY: MW

DWG REF.: Daylight distribution contours.
 DWG No.: 3347_04

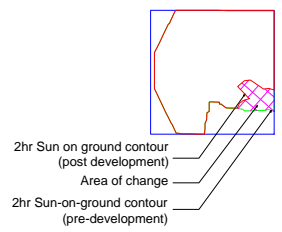
Three Bears
 Amenity Areas
 (Proposed not shown)



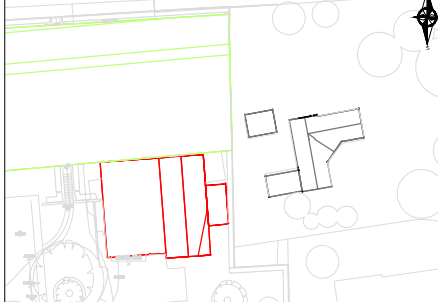
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PROJECT
 Sunnyside Road, Sandgate

SCALE Not to scale	PROJ REF 3347	ANALYST MW	DRAWN BY MW
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DWG REF.
2h SoG contours.

DWG No.
3347_05

Appendix A.3 – Tabulated Results for Daylight and Sunlight Calculations (Impact on Neighbours)

Project Name: Sunnyside Road, Sandgate
 Project No.: 3347
 Report Title: VSC and APSH tests
 Date of Analysis: 14/01/2022

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
Three Bears																		
Ground	R1	Residential	Bathroom	W1	Existing 39.56 Proposed 38.62	0.98	n/a	170°	86.00 82.00	0.95	n/a	30.00 27.00	0.90	n/a	86.00 82.00	n/a	30.00 27.00	n/a
	R2	Residential	Bedroom	W2	Existing 30.92 Proposed 30.49	0.99	YES	260°	40.00 42.00	1.05	YES	8.00 8.00	1.00	YES	40.00 42.00	YES	8.00 8.00	YES
	R3	Residential	Bathroom	W3	Existing 32.29 Proposed 31.59	0.98	n/a	260°	46.00 46.00	1.00	n/a	14.00 13.00	0.93	n/a	46.00 46.00	n/a	14.00 13.00	n/a
	R4	Residential	Kitchen	W4 W5	Existing 31.39 Proposed 29.96 Existing 36.66 Proposed 36.67	0.95 1.00	YES YES	260° 350°N	45.00 42.00 9.00 9.00	0.93	YES *North	14.00 12.00 0.00 0.00	0.86	YES *North	49.00 46.00	YES	14.00 12.00	YES

Project Name: Sunnyside Road, Sandgate
 Project No.: 3347
 Report Title: No Sky Line/Daylight Distribution
 Date of Analysis: 14/01/2022

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Three Bears								
Ground	R1	Bathroom	Area m2	4.24	4.04	4.04		
			% of room		95.13%	95.13%	1.00	n/a
Ground	R2	Bedroom	Area m2	7.40	7.00	7.00		
			% of room		94.56%	94.56%	1.00	YES
Ground	R3	Bathroom	Area m2	5.01	4.20	4.20		
			% of room		83.73%	83.75%	1.00	n/a
Ground	R4	Kitchen	Area m2	8.94	8.72	8.72		
			% of room		97.58%	97.58%	1.00	YES

Project Name: Sunnyside Road, Sandgate
 Project No.: 3347
 Report Title: Two hours Sunlight to Amenity
 Date of Analysis: 14/01/2022

Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Three Bears						
Ground	A1	Area m2 Percentage	262.90 205.04 78%	206.37 78%	1.01	YES
Ground	A2	Area m2 Percentage	148.45 148.39 100%	148.39 100%	1.00	YES