



Welcome!

We're Blueberry Developments Estates Ltd, experts in building quality new homes throughout Kent and the Southeast and specialists in redeveloping former gas work sites.

We are pleased to show you our proposals for the Old Gas Works site on Pier Road, adjacent to Gillingham Marina.

Our plans will look to provide:

- Up to 500 residential apartment units.
- A new 20,000 sq ft supermarket.
- Up to 140 specialist homes for older residents.
- 16,000 sq ft of flexible commercial/business space.
- Reprovision of Segas Sailing Clubhouse on site.
- A variety of open spaces for public realm and play space throughout the site.
- Public access to the waterfront.

We are excited to show you the plans we have developed and to use this opportunity to talk about our proposals and benefits with the local community.



More about Blueberry Developments Estates Ltd

Trading as Blueberry Homes, we're one of the leading developers of new homes in Kent and across the Southeast, specialising in redeveloping former gas work sites to create places where local people want to live, and communities thrive.

We seek to provide innovative residential construction and commercial developments. By carefully choosing materials and utilising quality craftsmanship, alongside traditional constructions methods, we can ensure that their projects deliver value for money and are built to the highest standard.

If you would like to contact us to discuss our proposals, please call our community representatives on **0800 080 3294**, or email **oldgasworks@devcomms.co.uk**



Why the old gas works site?

Situated on Pier Road and adjacent to Gillingham Marina, the site currently accommodates the disused gas holders, the SGN compound, as well as Segas Sailing Club (who would remain on the site) and parking facilities.

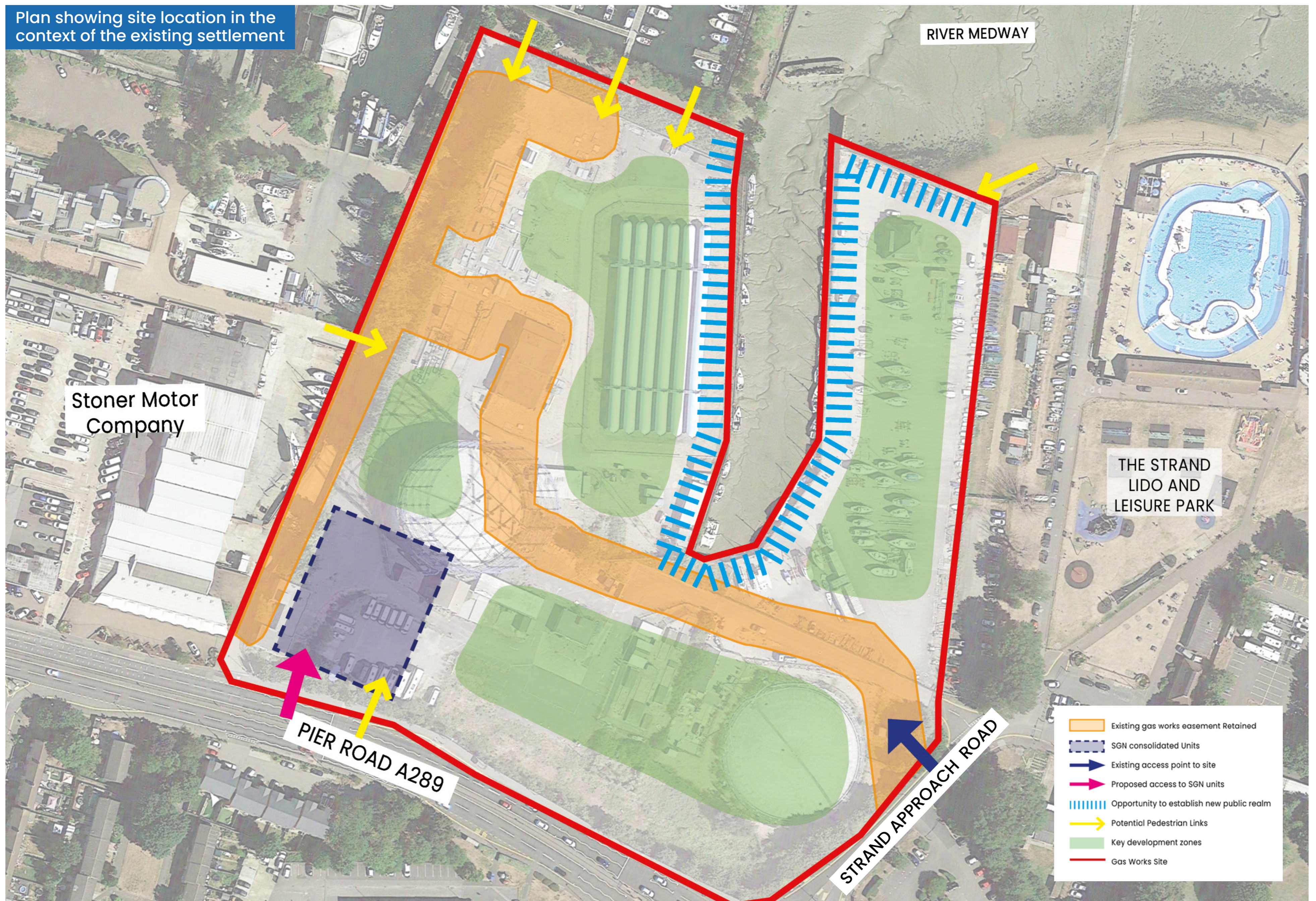
As a predominantly disused, brownfield site in Gillingham, the site is ideal and suitable for sustainable redevelopment.

The site is located close to Gillingham town centre, with easy access to its services. There are good transportation links including bus routes along Pier Road and Gillingham railway station is within walking distance, providing easy commuting to London and other parts of Kent. The site also offers good access to major roads via Pier Road, providing connectivity to the A2 and onward to Central London and Southeast England.






Plans showing site location

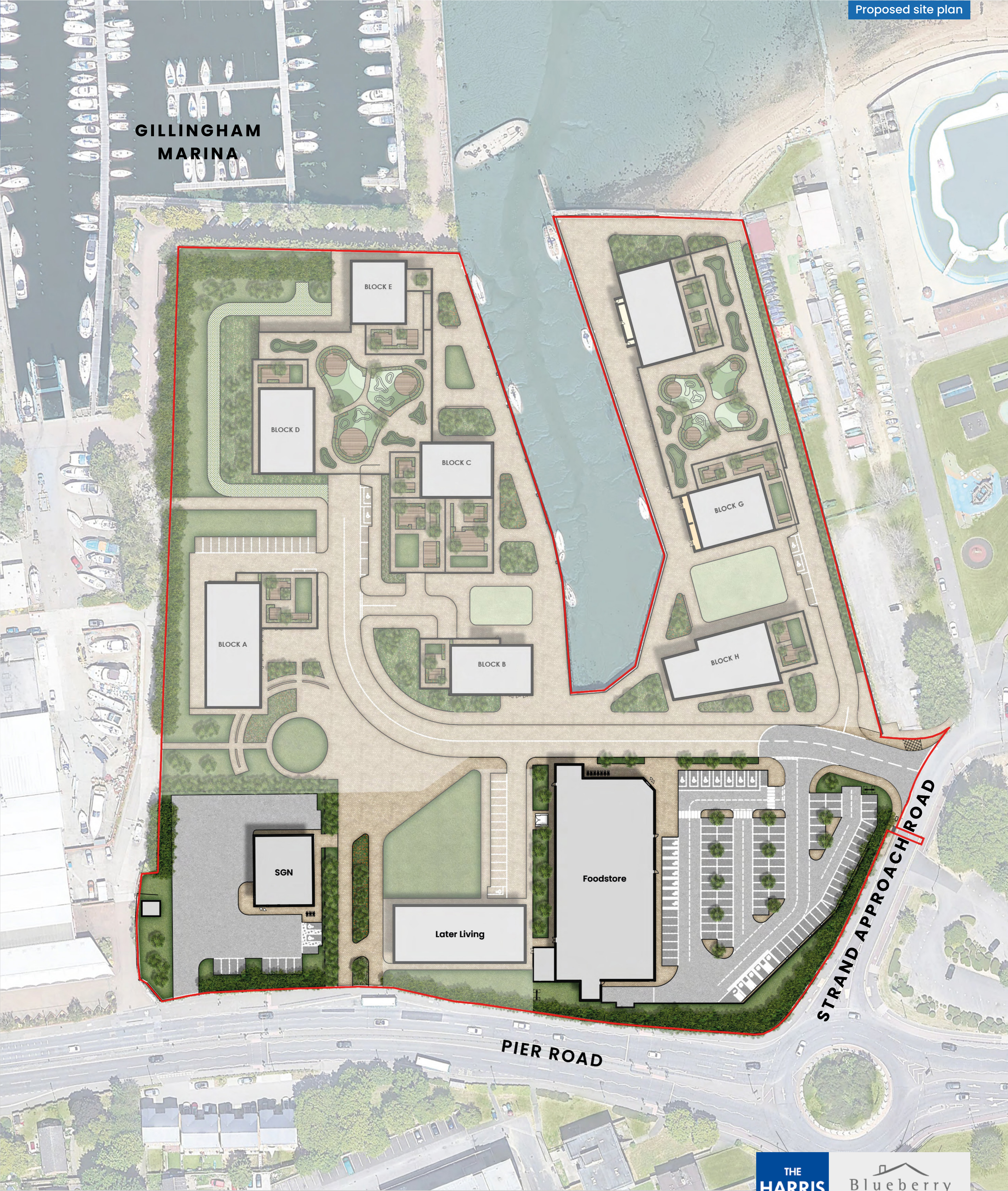


Plan showing site location in the context of the existing settlement



Masterplan

-  Grass / Ornamental Planting and Trees
-  Grasscrete (Route for emergency services)
-  Indicative Playspace
-  Shared Surfaces
-  Tarmac



Proposed site plan

The proposals

The proposals aim to transform the disused gas holder site at Pier Road into a vibrant, mixed-use development that delivers:

- Up to **500 residential apartment units**
- A new **20,000 sq ft discount foodstore**
- Up to **140 later living accommodation units**
- Sufficient car and cycle parking provisions, with around **450 car parking spaces** and **600 cycle parking spaces**
- **16,000 sq ft of flexible commercial/business space**
- **Reprovision of Segas Sailing Clubhouse on site**
- **A variety of open spaces** for public realm and play space throughout the site and public access to the waterfront.

We will be submitting our proposals as a **Hybrid Planning Application**. A Hybrid Application means that permission is sought for the principles of the proposals within the outline element (which are subject to further applications in the future) and the detailed element is fixed at this application stage.



Later Living Unit



To be included within the **Outline** element of the Planning Application



Up to 140 Units/ Rooms – Home Care/Later Living



15 Car Parking Spaces

Residential & Commercial Development



To be included within the **Outline** element of the Planning Application



Up to 500 Apartment Units



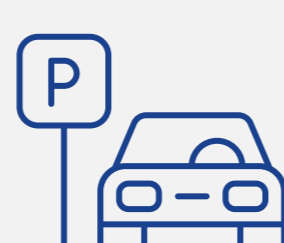
C.16,000 sq ft Gross Internal Area of flexible commercial/business space



A Sailing Clubhouse spanning c.3,500 sq ft.



568 Cycle Parking Spaces



312 Car Parking Spaces



The proposals continued



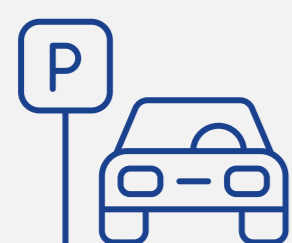
Foodstore



To be included within the **Detailed** element of the Planning Application



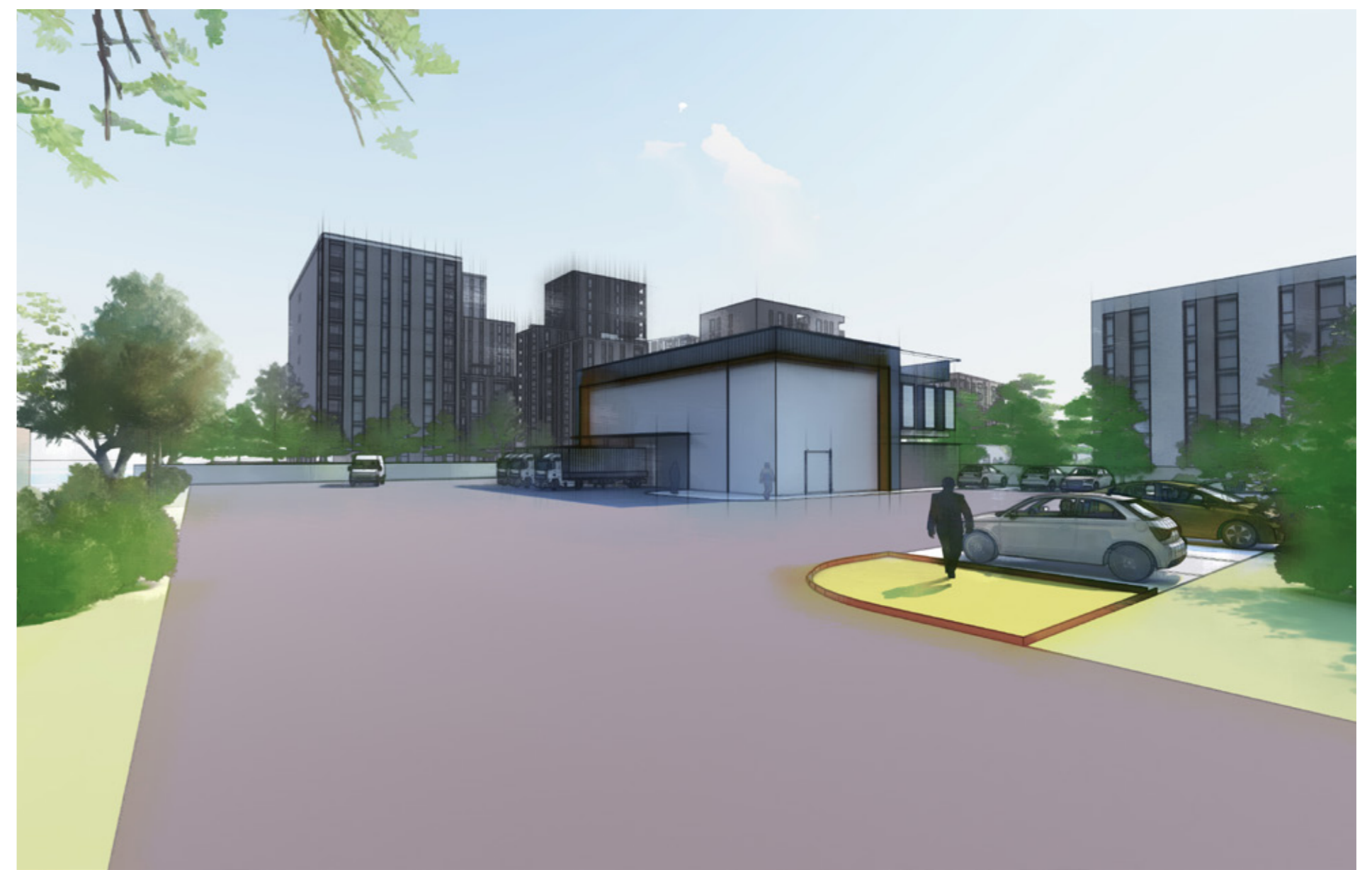
A gross internal area (GIA) OF 20,000 sqft



110 Car Parking Spaces



Freehold Plot



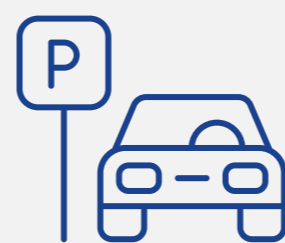
SGN Unit



To be included within the **Detailed** element of the Planning Application



Spanning 8,000 sqft (4,000 sqft per floor)



A total of 12 Car Parking Spaces



Landscape Proposals

- 1 Children's playspace integrated throughout the site, in public spaces along the waterfront as well as the private roof terraces shared by residents.
- 2 Key cycle and pedestrian links between the site and Pier Road to the south.
- 3 Greening and landscaping within various pockets throughout the site to create high quality public realm spaces.
- 4 Landscaping feature to the west of the site celebrating the form and heritage of the former gas holders that used to house the site.



Our landscaping strategy aims to provide a range of public realm and open space throughout the newly developed site, positively contributing to the outlook of the waterfront and providing a range of new open spaces within a short walk of Gillingham town centre. By providing a range of new green spaces within our designs, we can promote a greater environmental benefit to the local community.

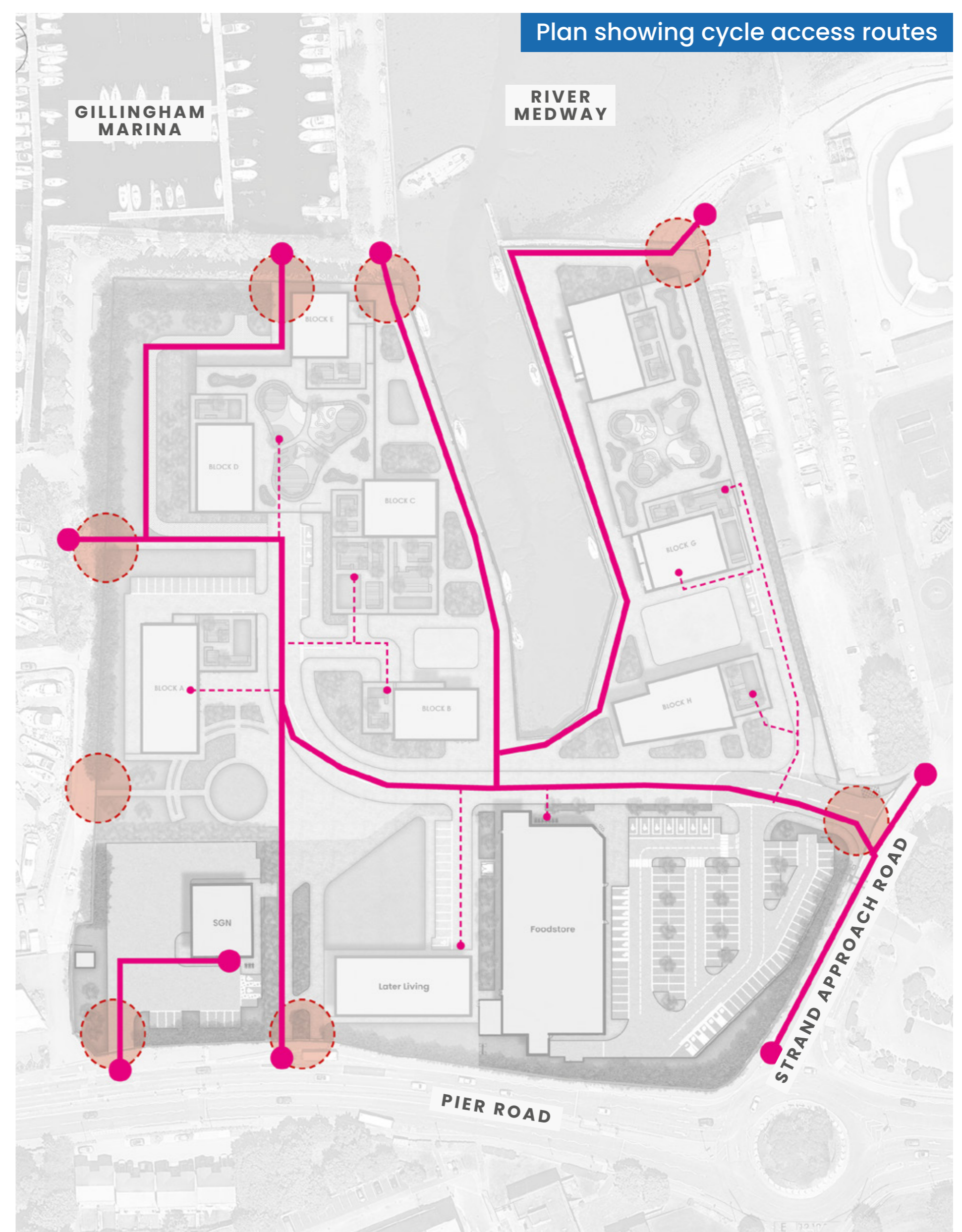
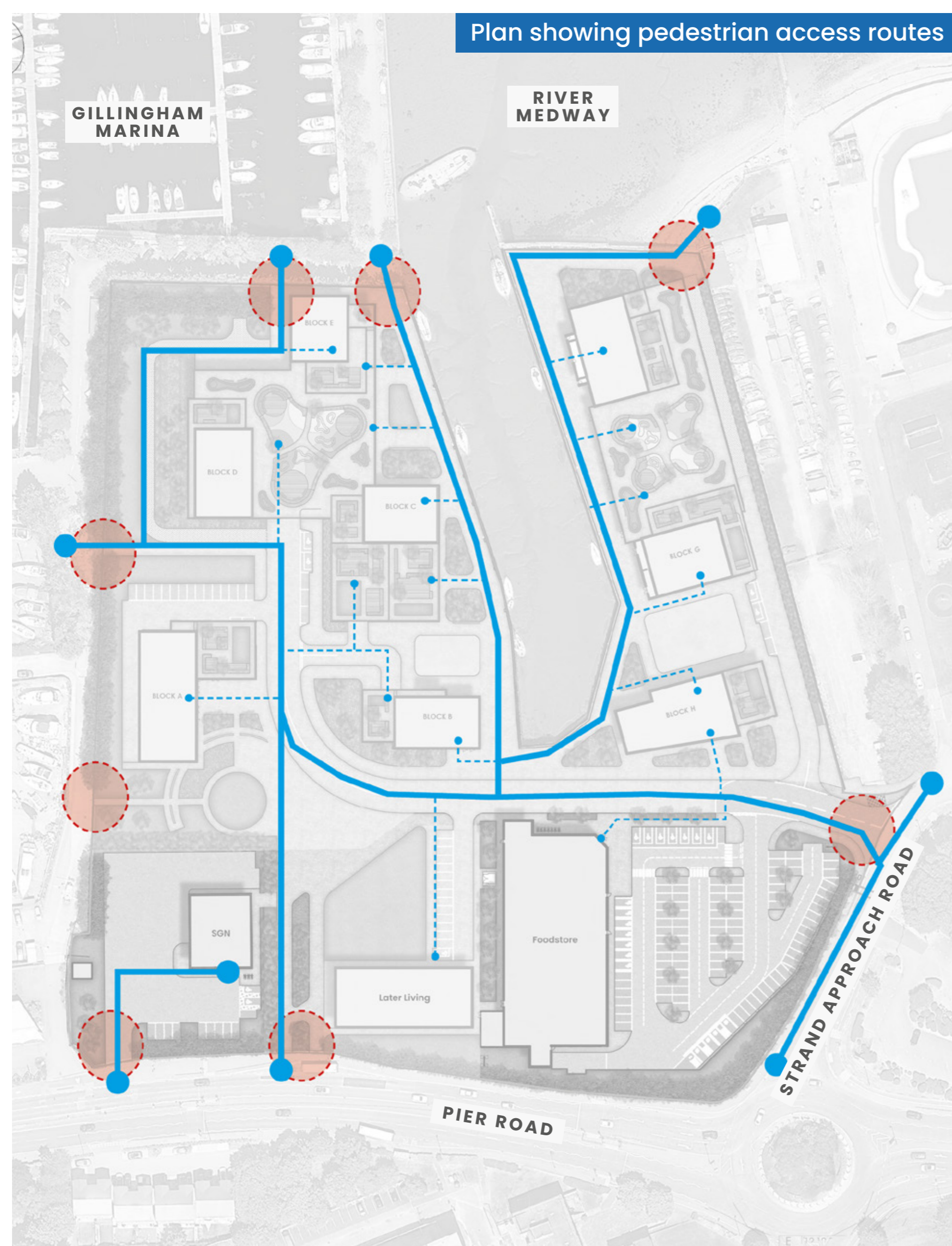
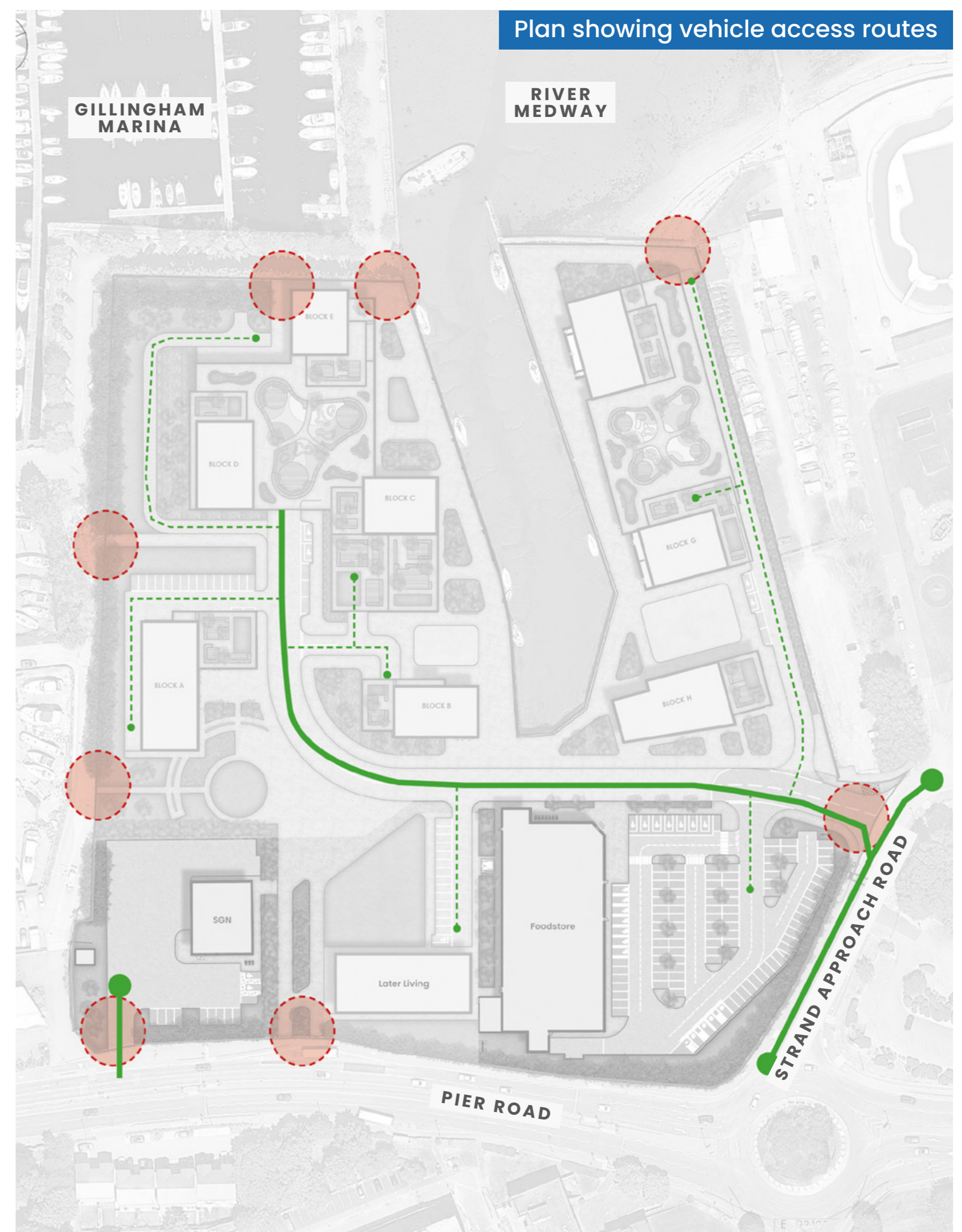
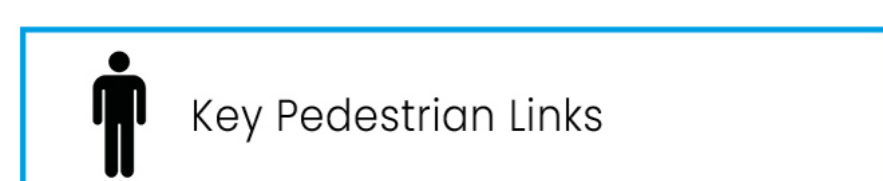
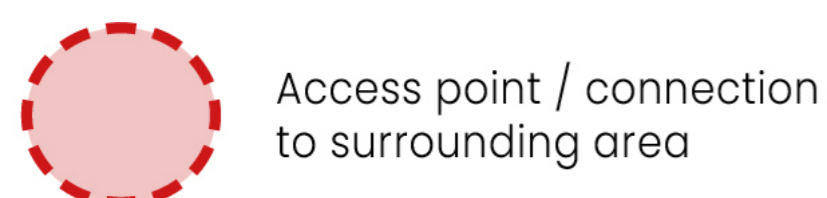
We hope that these communal areas will encourage various outdoor activities and social interaction between residents.

Transport & access routes

Within our development proposals, we have sought to ensure that the redeveloped site is easily accessible, whether that be by car, bike or foot.

This will be crucial to ensuring the new site integrates seamlessly into the surrounding area and effortlessly enhances the outlook of Gillingham's waterfront.

By screening the proposed car park to the south of the development from Pier Road, vehicle dominance is reduced, creating a stronger gateway for cycleway and pedestrian links to open the site to the public. Links to the Marina, and to the North and West will be improved, and the existing site access to the south will be retained.



Community benefits



A development that contributes positively to the waterfront, transforming a former industrial site into a thriving community hub that integrates seamlessly with its surroundings.



Reproviding the existing Sailing Club on site – working with the group to provide space for them in a new, upgraded facility.



Enhancement of public spaces and landscaping inviting communal areas that encourage outdoor activities and social interaction.



Improved connectivity through upgraded pedestrian pathways and potentially new road access enhances mobility and accessibility for residents and visitors.



Sustainability measures integrated into the design promote environmental benefit.



Introduction of residential units addresses local housing needs, accommodating a diverse range of residents.



Job creation as part of the upgraded SGN facility, the new foodstore (providing jobs at a range of levels), as well as in the new commercial units proposed on site. Further job creation during the construction phase, contributing to the local economy.



Next steps

Thank you for taking the time to join us for this community information event. We believe that working with the local community throughout the planning process will be crucial to ensuring the Old Gas Works development delivers a vibrant community for its' residents and the wider local community.

What happens next?

We plan to submit a Hybrid Planning Application to Medway Council in due course. Work to refine our design plans will continue thereafter.

We need your views!

We'd love to work with you and hear your views on our emerging plans, as it is key to ensure the redevelopment of the Old Gas Works site works for you.

Feedback forms are available today for you to provide your comments. If you are unsure of where these are located, our team will be more than happy to help.

You can also submit feedback through our online form by visiting our website at: consultwithyou.co.uk/blueberry-homes/gillingham

We'd be grateful if you could provide all feedback by **7th February 2025**.

Let's keep in touch

If you have any questions for would like to speak to a member of our team, please get in touch at oldgasworks@devcomms.co.uk or call **0800 080 3294**.

