

## 8.0 ENVIRONMENTAL SUSTAINABILITY

- The Council is committed to the project being an exemplar of environmental sustainable design.
- The building should provide a good comfortable and easily regulated environment in terms of lighting, heating, air handling and appropriate acoustics with local control of the environment.
- Consideration needs to be given to Lifecycle elements, including major replacements, refurbishment, adaptations, redecoration, minor repairs and maintenance.
- Appropriate and simple-to-use controls should be provided to enable individual spaces to be controlled separately, and to respond to changes in user occupancy or external conditions.
- Daylight should be maximised wherever possible without it impacting on M&E requirements.
- Acoustic conditions should be considered to all spaces with appropriate acoustic qualities for their functions.
- The building services plant and other systems should be robust and easy to maintain and repair.
- Materials chosen should be in keeping with the area and suitable to the locality.
- The intent will be to achieve a development that is highly sustainable, taking into account social, environmental and economic factors as well as the conservation of resources.

## 9.0 ACCESS & SECURITY

- Security will be considered in the planning of the building, in the choice of materials and fittings, the provision of electronic systems and passive surveillance.
- An integrated security plan should be developed as the design proceeds.
- Consideration should be given to the opportunities and dangers of this highly visible site, principally given the close proximity to flowing traffic and the potential for large volumes of pedestrians exiting the facility all at once.
- Thought should be given to the need to direct all visitors to a single point of entry.
- The building must be fully compliant with the Equality Act 2010 in relation to disability discrimination.
- Vehicular access will be important in attracting users to the site given limited public transport in the area and the site sitting slightly out of the town centre.
- Parking numbers will be based on advice from planners and the intended uses for the building. Overflow parking utilising the Tennis Courts is to be considered.



View Towards Courts from east



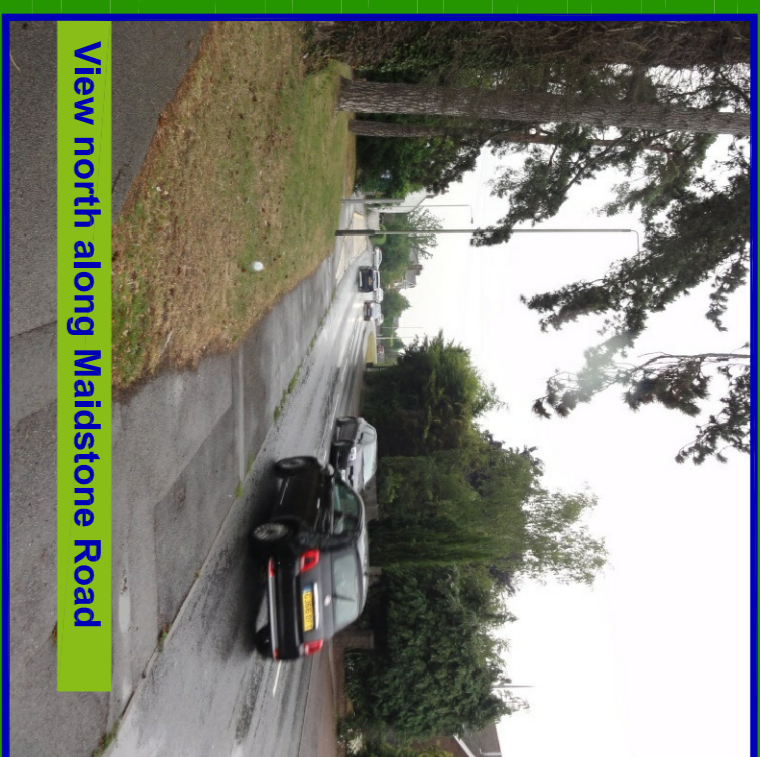
View south from Car Park



View north to existing Car Park



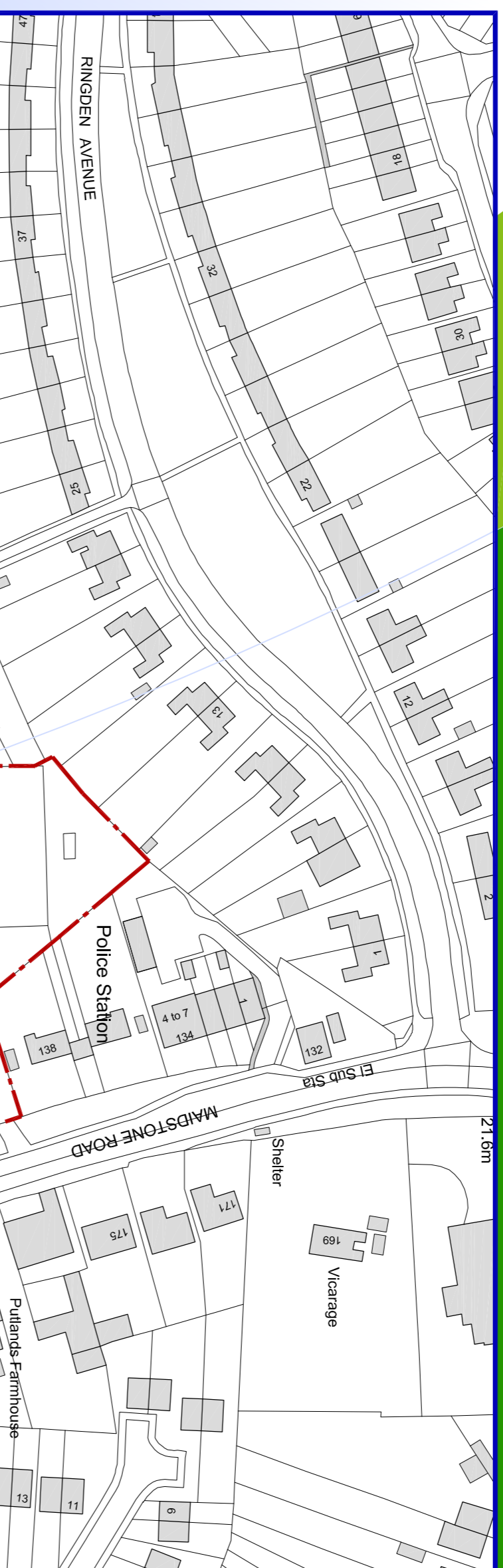
Police Station to north of Site



View north along Maidstone Road



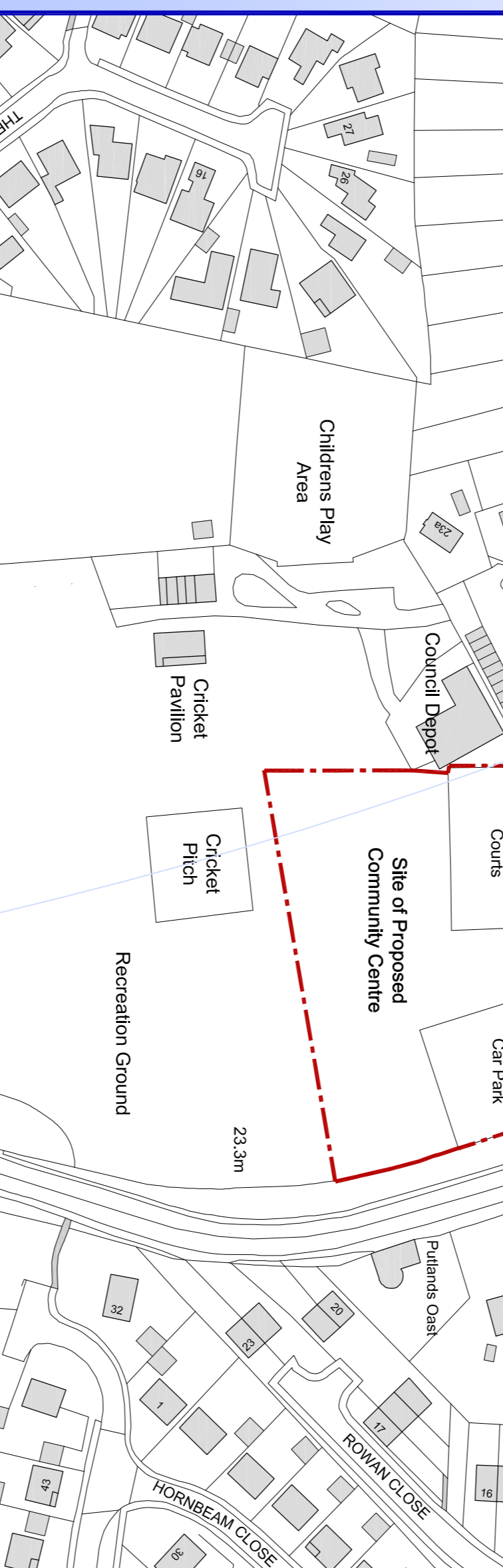
Existing Tennis Courts



Existing Entrance to Car Park



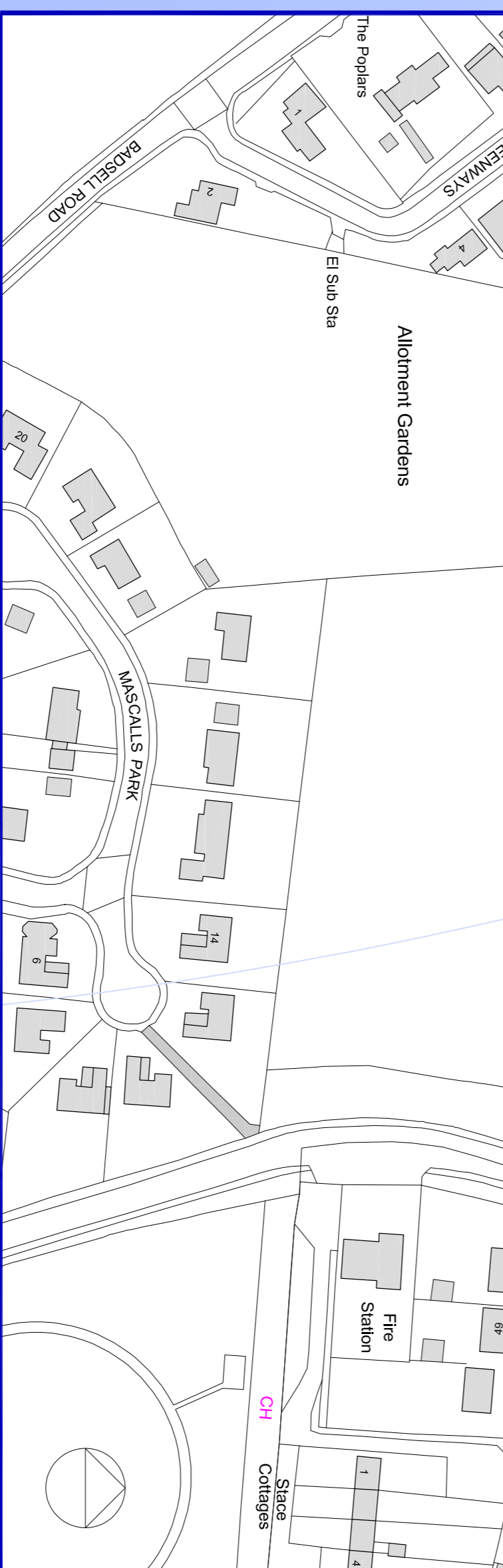
Council Depot Building to north west



View south across Car Park



View of Playground to the west



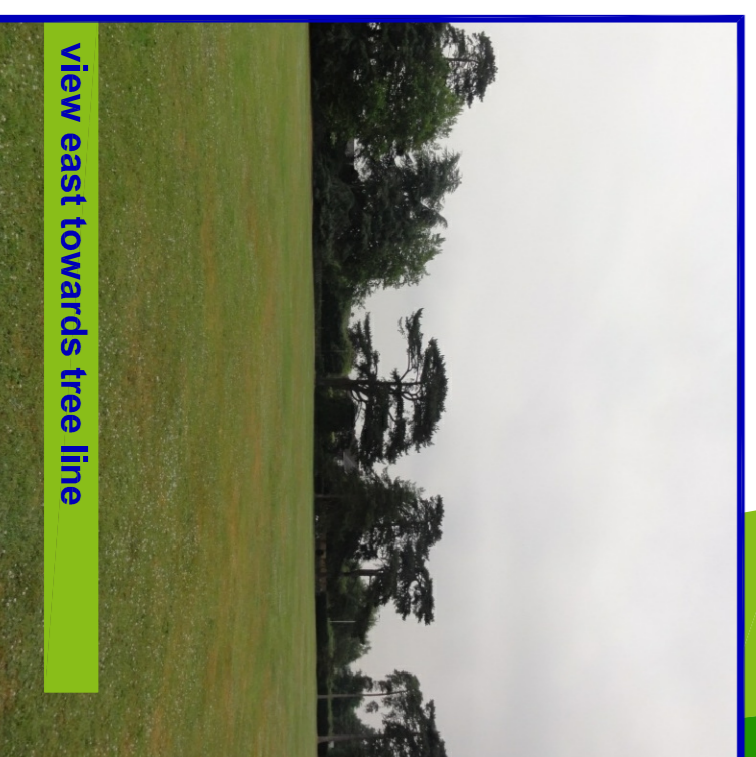
View south along Maidstone Road



Existing Cricket Pavilion



View south towards tree line



View east towards tree line



View east of Site



Tree line to Maidstone Road