

## Public Consultation – Frequently asked Questions (27/11/20)

### 1. Is there adequate storage for chairs and tables?

There is a store allocated to each of the 3 halls with additional stores located within the circulation space. This is shown in the image below.

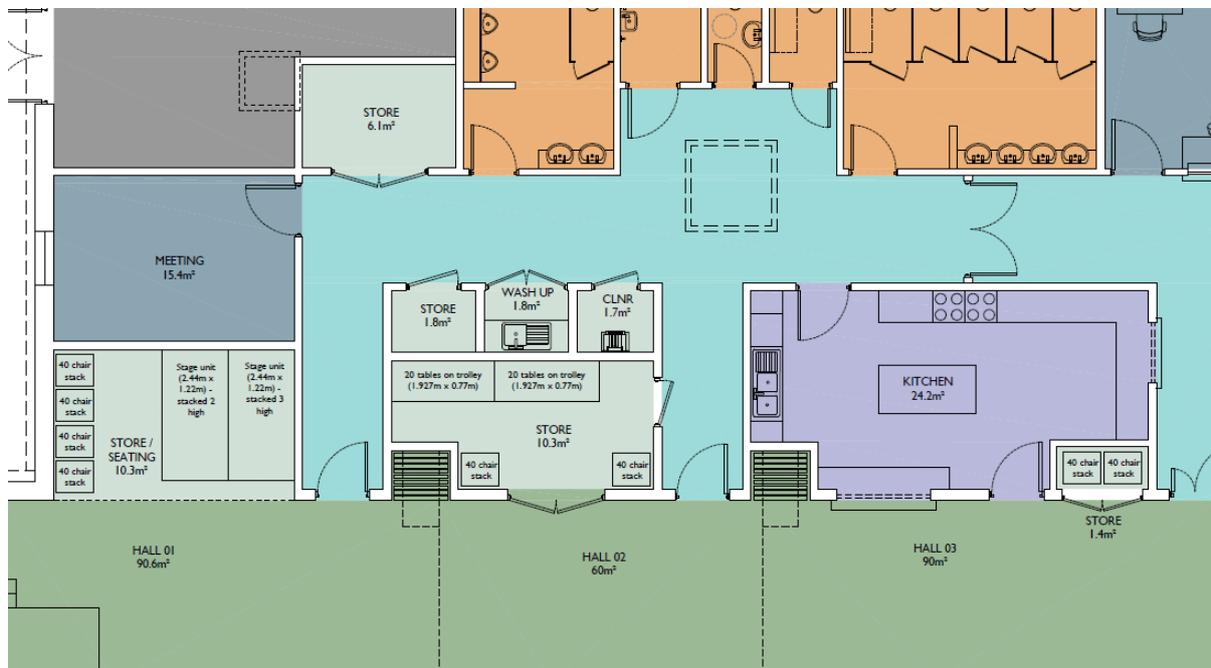
Hall 1 has a 10.3m<sup>2</sup> store which is open to the hall to allow for additional hall seating. This can hold 4 stacks of 40 chairs, the stage set up as well as free space.

Hall 2 has a 10.3m<sup>2</sup> store which can be access viable the hall or from the corridor. This can hold 2 stacks of 40 chairs and 2 trolleys which hold 20 tables as well as a significant amount of free space. (This store could easily accommodate all 300 seats and still accommodate the 40 tables.

Hall 3 has a 1.4m<sup>2</sup> store which is accessed from the hall. This is large enough to accommodate 2 stacks of 40 chairs.

In the corridor there is a 6.1m<sup>2</sup> store and another 1.8m<sup>2</sup> store. In addition to this there is a wash up area for tidying away painting or other materials avoiding the use of the toilets or kitchen. In addition, there is a small cleaner store adjacent to this.

There is overall a significant amount of storage within the building to accommodate a variety of uses.



### 2. Will there be provision for blinds/ curtains in the main hall so that it can be blacked out for presentations on screens?

Yes we will be providing blinds to these windows.

**3. Will the heating be environmentally friendly - such as ground source geothermal heating? Bearing in mind that gas heating will be phased out within the next decade.**

Gas heating in homes was announced by the Chancellor of the Exchequer as being phased out by 2025. Currently there are no plans to phase out fossil-fuel heating systems within commercial buildings. To provide the centre with an economical yet sustainable solution the proposals for the project include a variety of sustainable systems as well as making use of gas.

There are a significant amount of solar panels planned to be located on the roof and nursery building which will offset the carbon emissions of the building and the building has mechanically assisted natural ventilation. This removes the need for air conditioning and ensures fresh air throughout the building.

The heating system will utilise high efficiency gas fired boilers within Duty / Assist configuration to provide resilience in the event of a breakdown, from the gas fired boilers secondary distribution pipework will be utilised to provide heating throughout the building. All pipework is to be well insulated to prevent energy loss during circulation.

The majority of the community centre will be heated via wet underfloor heating, which utilises a lower flow & return temperature in comparison to radiators. This allows the gas boilers to utilise a condensing mode, thus increasing efficiency and utilises rejected flue heat to preheat water as it circulates through the boiler.

The Nursery Classrooms & the Community Hall will be supplied with Hybrid Thermal Mixing units which have integral heat batteries to temper incoming fresh air and provide heating conditioning to each space.

The Nursery classrooms shall be provided with a single hybrid thermal mixing unit installed at high level which will control room CO<sub>2</sub> & temperature during operations. This device monitors the room conditions and provides natural ventilation until the room conditions require additional ventilation by utilising a low energy fan within the unit.

The Community Hall utilises a combination of Hybrid Thermal Mixing units and three Wind Catchers. Both systems will operate in unison, both defaulting to natural ventilation first until the fan is required from the Hybrid Thermal Mixing unit to boost ventilation requirements.

Designs will ensure that should the facility ever wish to switch across to alternative environmental options, this can be accommodated to a degree at a later date.

**4. Has provision been made for technology (using computers to generate images on a screen)?**

Within the nursery there will be teaching walls set up with suitable power and data connections so the providers can install any computer systems/ touch screens they require.

Throughout the community centre there will be provision for power and data throughout to allow the building to operate and install equipment as necessary in the future.

**5. Is there going to be something that separates the hall from the playing fields to stop stray balls?**

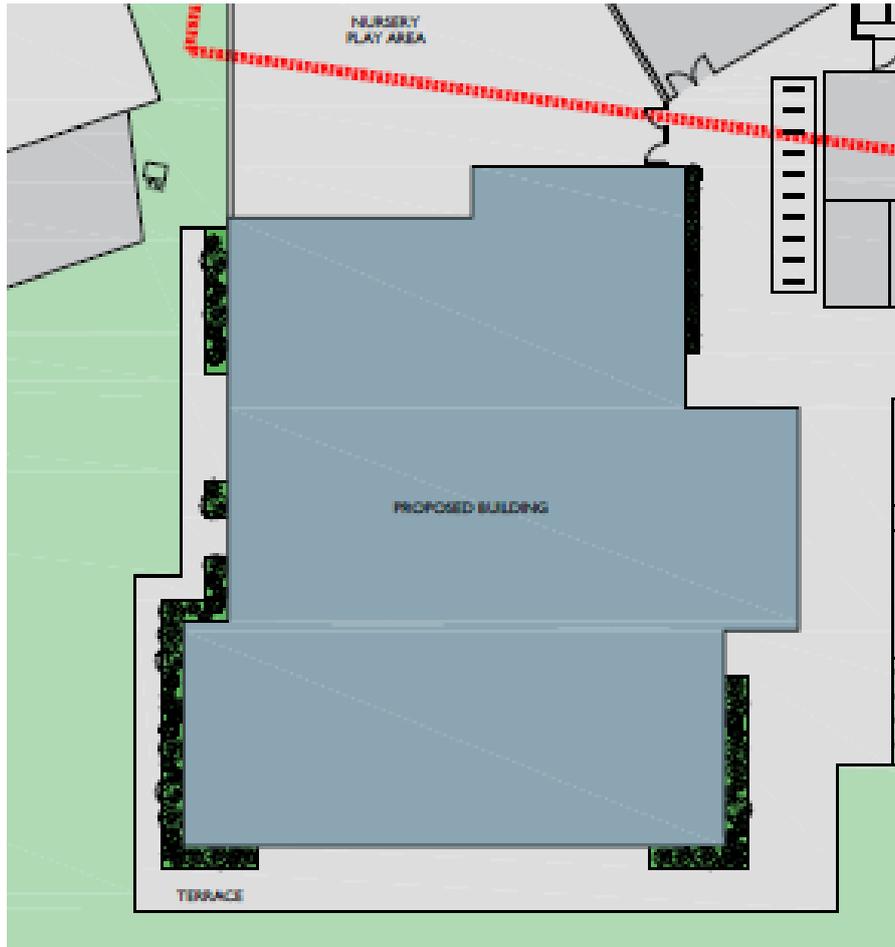
We will include some low level planting and possibly a low level fence like the one proposed to the car park to provide separation with gaps to allow easy transition from the centre to the field.

**6. Is the nursery going to have a sign like the main community centre?**

Yes, we have not yet included this on the plans, but this will be included going forward as part of the next iterations of the detailed design.

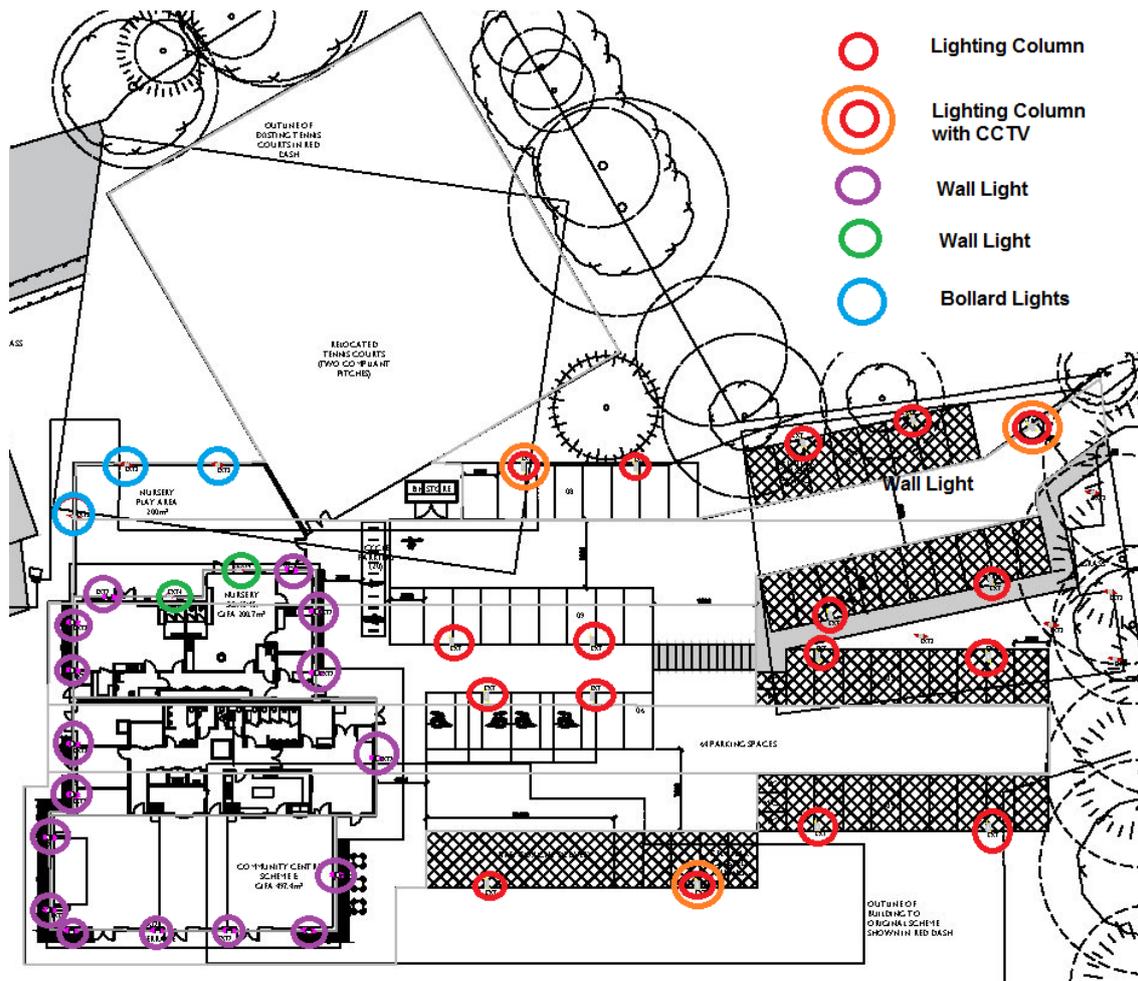
**7. Concrete/ stone hard paths are necessary outside the external doors to all the building, especially from the main hall where evacuation may need to be done quickly.**

There is hard surfacing outside all entrances/ exits to the building. There is planting around the building to provide a buffer visually and to provide a break to avoid balls being kicked against the walls as shown below.



**8. Is there external lighting?**

Yes, there is external lighting to the car park and around the building. The image below gives an indication of external lighting. The main lighting circuit will be controlled with a central time clock to ensure that lighting is only provided when necessary, the system will also be provided with Dusk-to-Dawn sensors which will override the timeclock to allow for changing seasons.

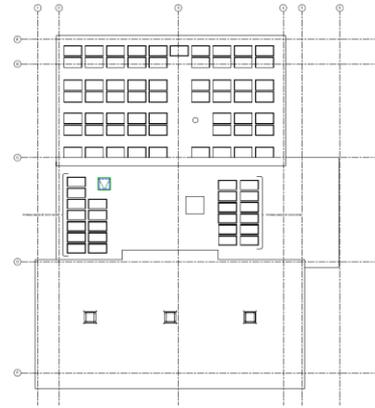


## 9. Playground Improvements

The playground does not form part of this development however Paddock Wood Town Council have been made aware of this request for improvements and will consider this in due course. They have requested confirmation of what improvements are desired, so please contact the Town Council to provide further information.

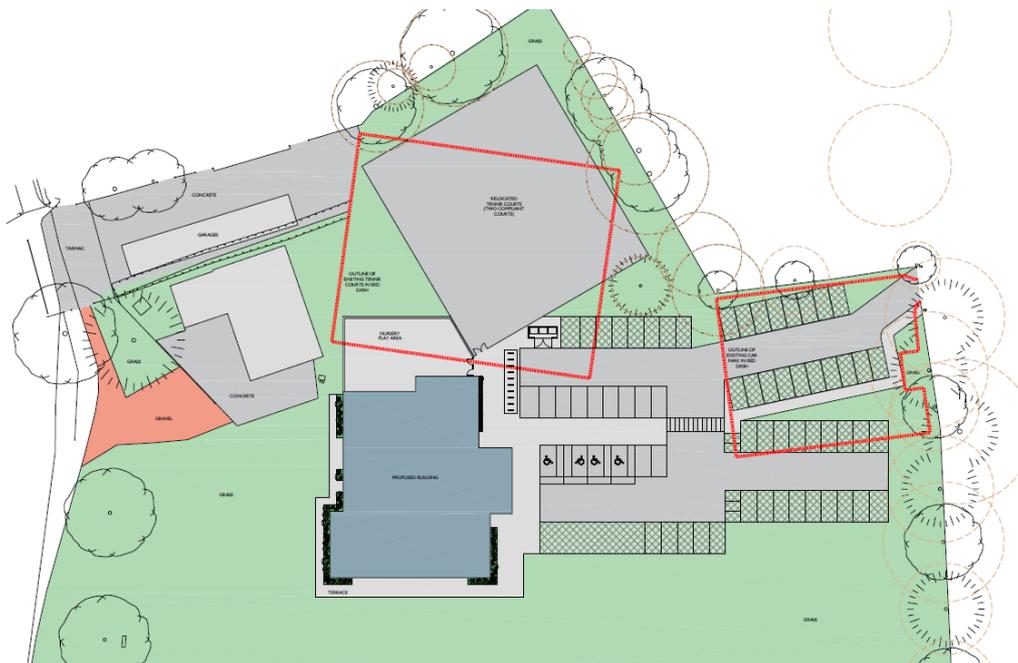
## 10. Will there be solar panels on the roof to generate the electricity for the building?

Yes the project does include solar panels. These will be placed on the nursery roof so they face south but are not visible from the playing fields, so that they don't reflect light into playing areas. The images below give an indication of the solar panels. Tunbridge Wells Borough Council requires a 10% renewables policy on all new builds and what is currently displayed is well in excess of this amount as requested by PWTC.



**11. How much space does the proposals take of the existing field and how does it relate to the existing tennis court and car park?**

On page 5 of the public consultation presentation document it shows the existing and proposed site plans, however for ease of understanding we have overlaid the existing and proposed plans so it is clear the tennis courts have been relocated and the existing car park has been enlarged to provide a suitable car park for the proposed community centre. The image below indicates in red the existing tennis courts and car park.



**12. Sports Facilities. Why does it show Volley Ball? Cricket cannot be played now and why do the tennis courts get improved and not cricket?**

The plans show what pitches could be marked out on the site not what pitches will be marked out. To comply with Sport England requirements, we have to indicate all the potential pitches. On page 5 of the public consultation documents this indicates all the potential existing and proposed pitches. This does not mean any of those pitches would be marked out, only that they could fit on the site.

Currently the site only has the football pitch to the south of the site marked out and used. The existing tennis courts have stopped being used because of the poor state they are in, previously they were regularly used, and the council has previously been approached asking for them to be reinstated. To minimise impact on the playing fields and to ensure cricket can be played on the field, the ten

is courts have been relocated to allow for the development to move further northward and will be upgraded as part of this development.

The field can still accommodate the existing football use and should additional pitches be requested they could be included as shown on the drawings.

The field can still accommodate cricket, the existing field could accommodate up to 7 wickets, however when it was in use it only had 6 in use. The proposed community centre can allow for up to 5 wickets. This means going forward cricket could be reintroduced to this site and only drop 1 wicket from when the cricket square was in use.

### **13. Why the Memorial Playing Field despite previous public engagement events?**

As mentioned in the public consultation documents, 10 sites were reviewed initially to determine their suitability of housing a community centre for Paddock Wood. After the initial reviews, 4 sites were selected as potentially being suitable, St Andrews Field, Memorial Field, Putlands Sports Ground and Green Lane. Each of these sites were reviewed in detail and the Memorial Field was considered to be the most suitable site. This has been reviewed again through the design development and it is still considered to be the most suitable location.

### **14. Is there any way the unused Police building can be used, instead of that becoming more houses?**

Discussions were held early on with the Police authority about the potential sale of their site however they were unable at the time to confirm what timeline they were working to for a sale of the site. They have since worked up a planning application for housing on the site which has resulted in the value of the site increasing substantially and would have meant the council needing to find a further c£800k towards purchasing the site in order to use it as part of the community centre development.

### **15. What happens if the interest rate goes up?**

The Public Works Loan Board interest rates are fixed for the lifetime of the loan as and when these are received. The Public Works Loan Board has just announced that their additional 1% cap on interest rates has been removed, this means that Interest rates have just been cut to 1.88% from the 2.99% that are predicted in the business case. We will be revising the financial costs on the basis very shortly.

**16. There is a lot of development currently underway in Paddock Wood – are the developers making any contribution towards the Community Centre?**

The Town Council has secured just over £1million from the three developments, towards the costs of the community centre. The town council has a period of time in which to spend this money or must hand it back and the moneys will be lost.