
Paddock Wood Community Centre Proposal

Public Consultation Explanation

In September 2020 Baxall Construction were appointed by Paddock Wood Town Council for the pre-construction stage for the Paddock Wood Community Centre, on the Memorial Field Site off Maidstone Road, as a design and build contractor. This was to develop the existing proposals developed by Frankham Consultancy Group Ltd and progress the extensive work already undertaken by the Town Council over a number of years. We are currently seeking comments from the public from the 20th—27th November 2020 in advance of finalising and submitting the planning application.

Baxall Construction have developed the design with the following consultants to present proposals shown for your feedback:

- Miller Bourne Architects
- Lizard Landscape Design and Ecology
- Evans and Langford
- Kench Consultants
- DHA Planning and Transport
- Anderson Acoustics
- Harwood Building Control Approved Inspectors



The proposed Community Centre has an easily recognisable and distinctive form, achieved with the aid of a butterfly roof arrangement. The building footprint has been rationalised to ensure that all circulation spaces are as efficient as possible, which will in turn reduce the impact on the field.

The nursery is located to the north of the building and is fully compliant with the Department for Education requirements and has a dedicated play area located immediately adjacent. This avoids the previous safeguarding issue of public footpaths separating the internal and external spaces.

The Community Centre forms the central and southern parts of the building, with core services located along the central spine with the main hall to the south. A glazed café area is positioned by the main entrance to the east, creating an interesting visual link between people approaching the centre and building users within.

The south facade has a careful balance of glazing and solid structure to maximise the light and views across the Memorial Field whilst avoiding solar gain, which assists in making the building more efficient and sustainable. The butterfly roof profile allows for natural cross ventilation of the full height spaces, eliminating the need for air conditioning, and also provides large areas suitable for south-facing PV panels, hidden from view due to the roof design.

The Community Centre and its car park have been developed to consider the wider site context and minimises the impact on the existing playing fields allowing it to continue to be used as it has with a variety of sports and general use with new facilities linked to this with additional parking, toilets and the meeting room/ halls. We have provided pitch layouts to show those that can currently be accommodated on site and those which could be accommodated with the proposed Community Centre.

The design has been developed to retain all existing trees and would be protected in accordance with recommended best practice and any new tree planting would benefit on-site biodiversity gain'.

We have also provided key information on site selection and why this site has been selected as the proposed location for the Community Centre to aid understanding on Paddock Wood Town Council's proposals for this site.

The following pages give an overview of the proposed Community Centre for you to review and we would welcome your feedback on the project via an online survey which can be found on the following link:

<https://www.surveymonkey.co.uk/r/PWCC-P3003>



Paddock Wood Community Centre Proposal

Site Selection

In 2009 PWTC shortlisted ten sites that held potential to home the proposed community centre as follows:

1. Putlands
2. Green Lane (Persimmons Site)
3. Elm Tree
4. Church Farm
5. Green Lane Existing Playing Fields
6. St Andrews Field
7. Hop Pocket
8. Nursery Road
9. Memorial Field
10. Badsell Road

Each of these sites were assessed under six categories:

1. Road Access;
2. Pedestrian Access;
3. Relationship with the wider area;
4. Capacity of Site;
5. Site Ownership; and
6. Impact.

Following the review of each of the above sites, the town council short listed four sites for further review. Each of these sites were wholly within the ownership of PWTC and lay within the town centre or on the edge of Paddock Wood, all with good pedestrian access and within a walkable distance from the town centre, which has been identified as a key requirement and criterion. Following further analysis, including highways assessments and further discussions with TWBC, three of these sites were removed from consideration. Each site is discussed in turn:

Green Lane Existing Playing Fields: A highways assessment recommended access could only be formed from Green Lane, as the Church Road access was considered poor. This was further supported following discussions with TWBC who advised that the site would not be suitable due to poor access. In addition, due to the raised topography of the land, the development would be too obtrusive on the surrounding landscape.



Paddock Wood Community Centre Proposal

Site Selection

St Andrews Park: Whilst a relatively central site, the proposed development would mean building on large areas of green space to provide the building and additional parking, as there are limited existing parking facilities on site. Furthermore, the site is surrounded by residential development and poor access will be provided to the site, either through the narrow residential roads or the corner of Church Road. These access points were not considered suitable.

Putlands: Putlands sports centre, whilst appropriate in many respects, the facility is close to its capacity. Furthermore, the site has been allocated for expansion within the emerging Neighbourhood Plan using agreed developer contributions for indoor sport. The site was therefore not considered suitable.

Memorial Field: Of all the sites assessed, the Memorial Field was considered the most suitable, deliverable and achievable. Located close to the centre of town and on one of the town's main access routes, the site is easily accessible by both vehicle and foot. The site provides an unused space behind the existing playing pitch, which will avoid the need to build over as much green land as on other potential sites, and fewer residents live adjacent to site in comparison to previously assessed sites. Whilst the site would result in the loss of existing playing field, this loss can be consolidated to one area of the site, and part of the proposal would be built upon the existing car park, thus reducing the loss of green space. Furthermore, by developing this site it provides an ideal opportunity to refurbish and better equip the existing tennis courts to the north of the site.

PWTC therefore decided to progress with the Memorial Field as the chosen site in 2016. A final further analysis was however undertaken to ensure the site was the most suitable of the potential options. The site was analysed in conjunction with the Wesley Centre, owned by TWBC. The results of this assessment are summarised below

Both sites were identified as being in a good location, and walkable for most given their central locations. The Wesley Centre is however located on a very small site and so the potential for additional parking is minimal. As previously identified, the Memorial Field is located nearby to only a few residents, whereas the Wesley Centre is located in close proximity to a number of residential occupiers and has potential to cause noise and disturbance. However, the key identified issue with the Wesley Centre, is the lack of flexible space. As one of Paddock Wood's oldest buildings, the proposal would need to be developed around the existing structure, and even then, the centre would still remain small due to few options for expansion. The Memorial Field however, allows for the development of a large, flexible and adaptable community space which allows for outdoor activities as well as indoor. Lastly, the Wesley Centre is less financially viable given it is under the ownership of TWBC and PWTC would be required to lease the site from the Borough Council.

The Memorial Field therefore remained the choice site for the community centre, due to its flexible space, in a central location that could be wholly owned and deliverable by PWTC. The site was therefore chosen to progress, being available, deliverable and suitable. No suitable, available and deliverable alternative previously developed site has been identified.

Paddock Wood Community Centre Proposal

Site Plan



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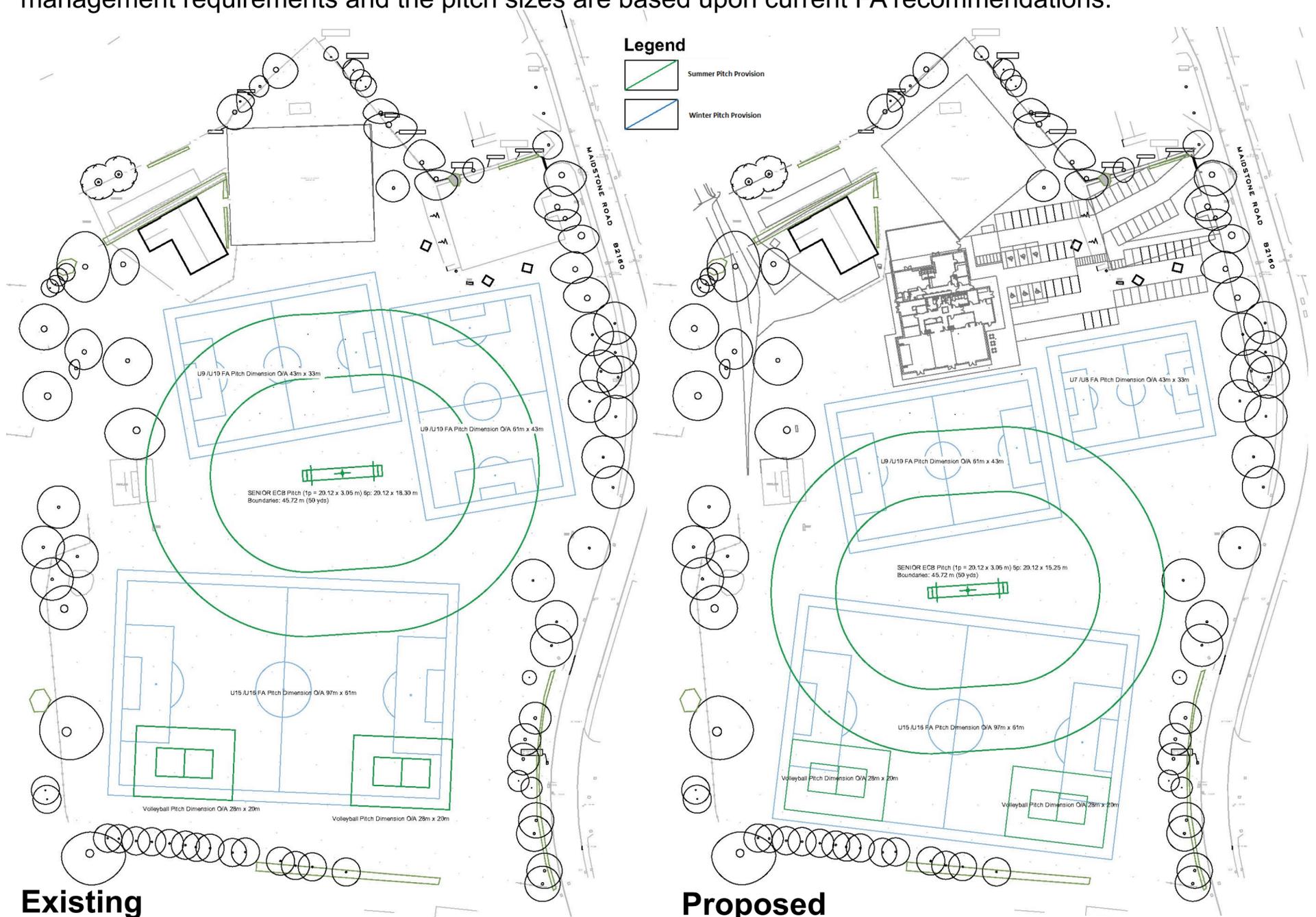


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Sports Pitch Layouts

Existing Summer and Winter sports provision plans have been drawn up as shown below. As existing, the site is home to an established football pitch to the south of the site, and 3 no. undersized tennis courts to the far north of the site which have been out of use since the end of 2019. In addition to the established provision outlined above, the site holds potential to provide two further football U9/U10 pitches and could host 2no. volleyball pitches which overlap the largest football pitch to the field's southern boundary. As well as the pitches outlined above, the Memorial Field can currently provide provision for a six-wicket cricket square in terms of the space available. There has been no formal cricket club in Paddock Wood since 2007, and as such cricket has not been regularly played on site since this year. The square was occasionally used as an overflow for surrounding teams, however PWTC made the decision to cease maintenance of the square in March 2017 following the high costs to maintain and mark the square, however in 2019 two soft ball charity cricket matches were played.

When considering the proposed Community Centre the plans demonstrate the main football pitch can remain as existing, and the potential to provide the two further football pitches and two volleyball pitches can remain on site without being impacted. In addition, the plans include provision for two new tennis courts which will comply with LTA standards, thus avoiding any reduction in compliant court provision. There would be a small reduction in the size of potential cricket square down to four wickets and the reduction in maximum size of one of the potential junior football pitches from an Under 9 & 10s to an Under 7 & 8s pitch. The provision shown below allows alternative pitch locations to be provided to accommodate grounds management requirements and the pitch sizes are based upon current FA recommendations.



Paddock Wood Community Centre Proposal

Site Plan

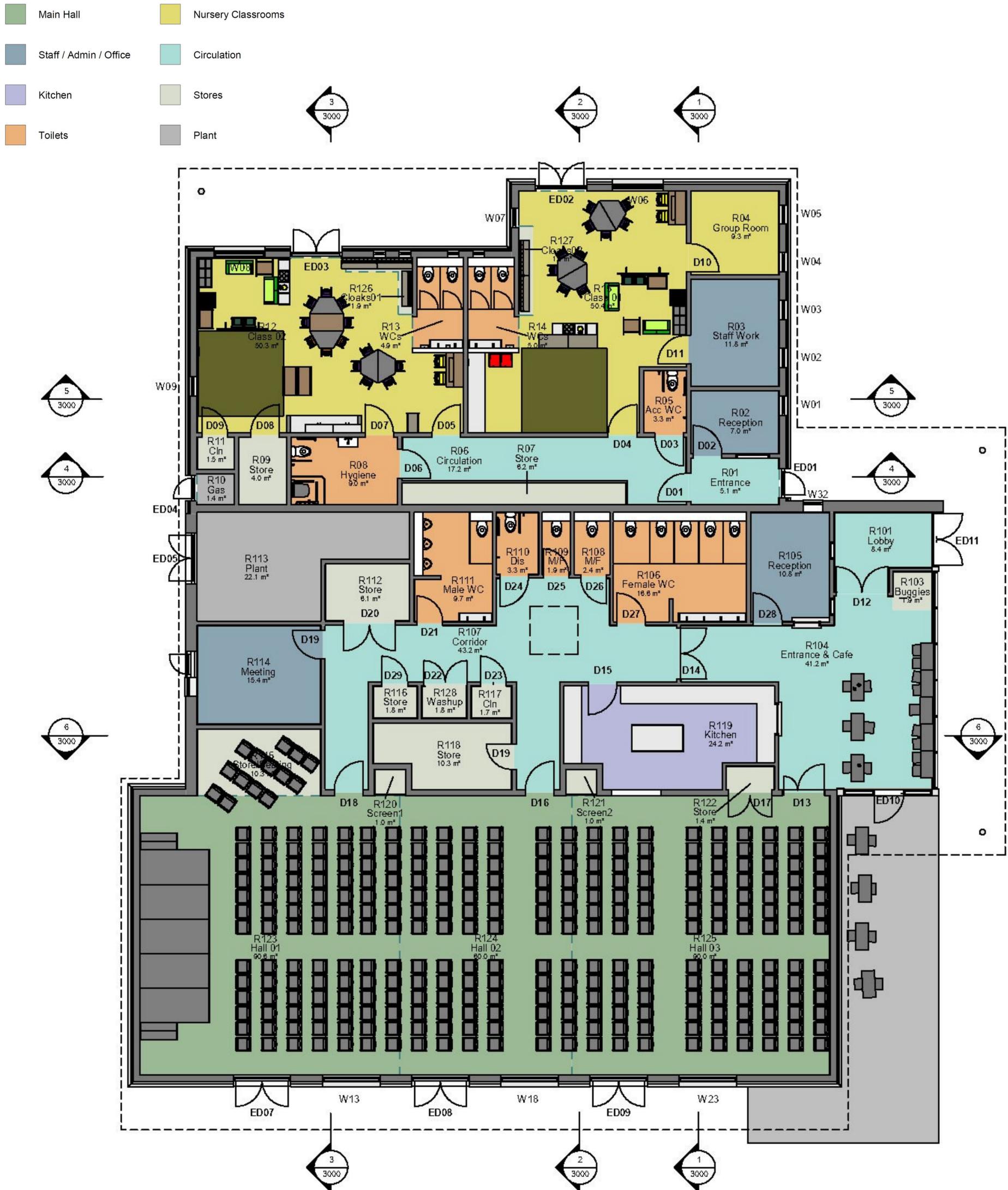


- 64 Car Parking Spaces including 4 accessible bays
- 4 points for electric vehicle charging
- 5 Motorbike Parking Bays
- 20 Cycle Parking Bays
- 1 Delivery Bay
- Tennis Court Relocated and construction to Lawn Tennis Association Standards
- Dedicated Nursery Play Area

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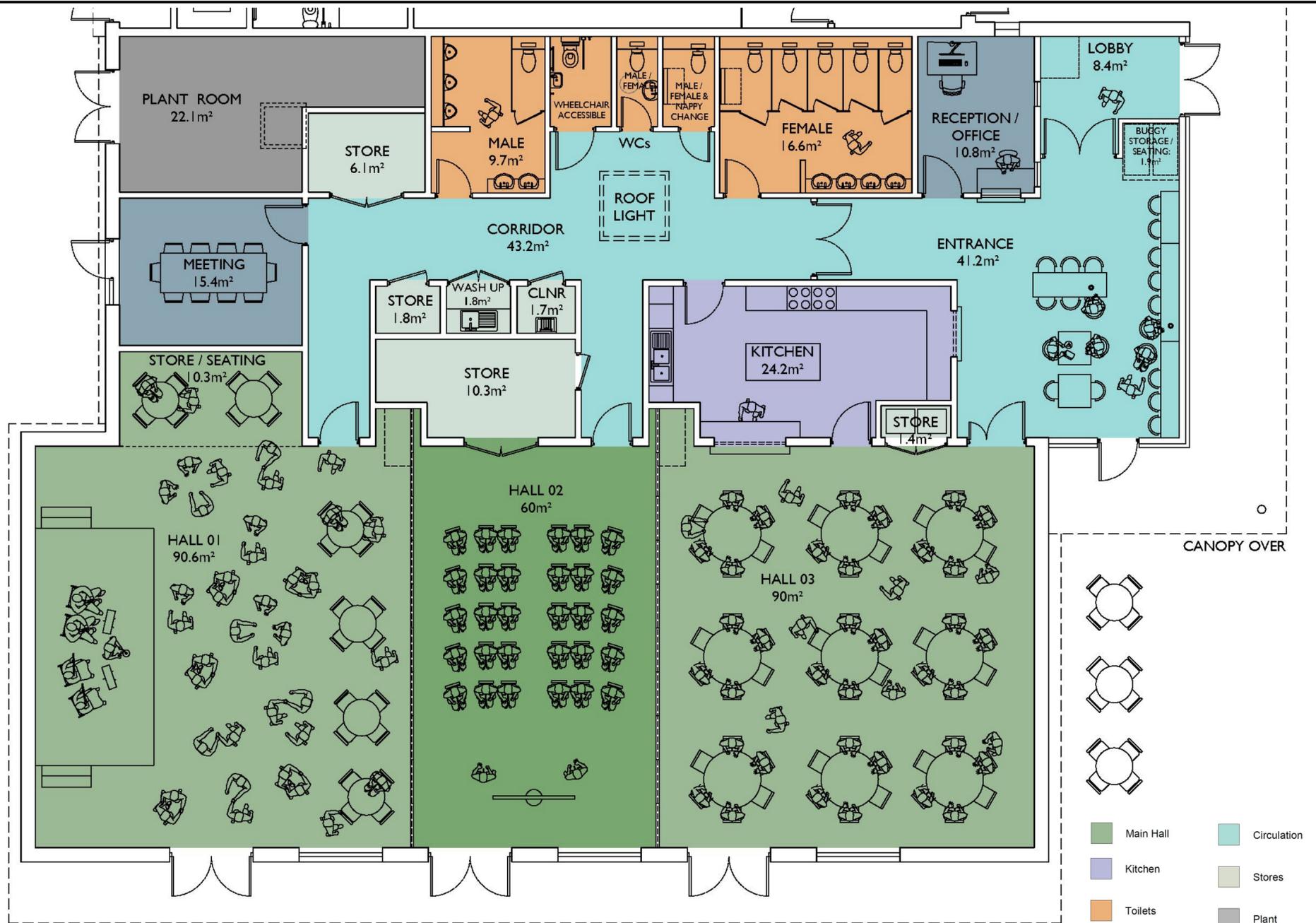
Floor Plan



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Paddock Wood Community Centre Proposal

Community Centre Hall



- 1 Large hall (splits into 3 smaller halls and can accommodate 300 people)
- Variety of Stores
- Kitchen
- Café Area
- Meeting Room
- Reception Office
- Toilets
- Wash Up Facilities
- Plant Room

Paddock Wood Community Centre Proposal

Pre-School Nursery



- Main Hall
- Nursery Classrooms
- Staff / Admin / Office
- Circulation
- Kitchen
- Stores
- Toilets
- Plant

- 2 Classrooms
- Classroom Storage
- Pupil Toilets
- Accessible Toilet/ staff toilet
- Group Room
- Cloaks space
- Hygiene Room
- Entrance
- Staff work room
- Reception
- Cleaners Store



Paddock Wood Community Centre Proposal

Elevations



East Elevation



North Elevation



West Elevation

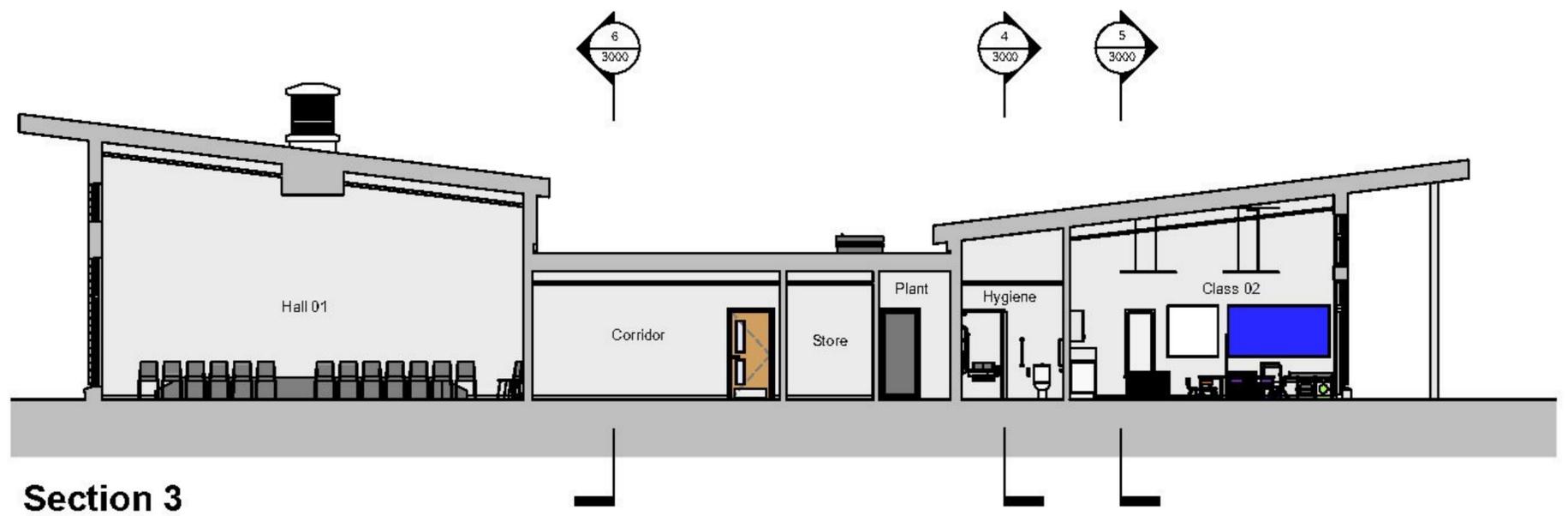
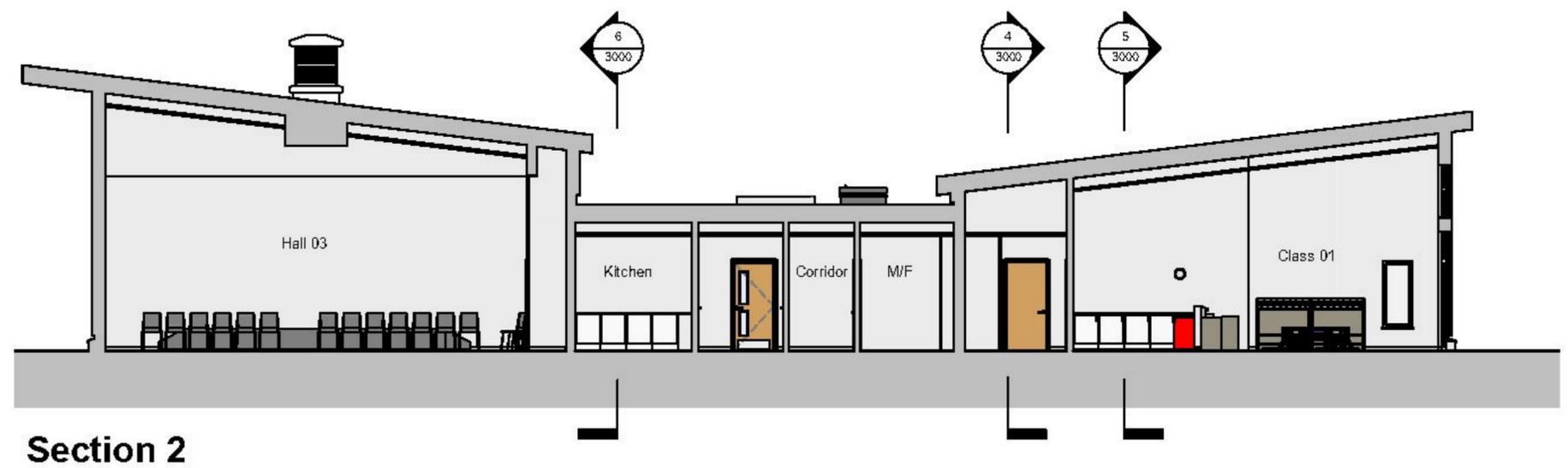


South Elevation



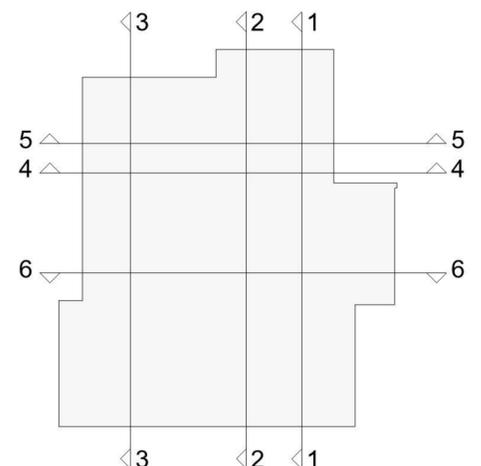
Paddock Wood Community Centre Proposal

Sections



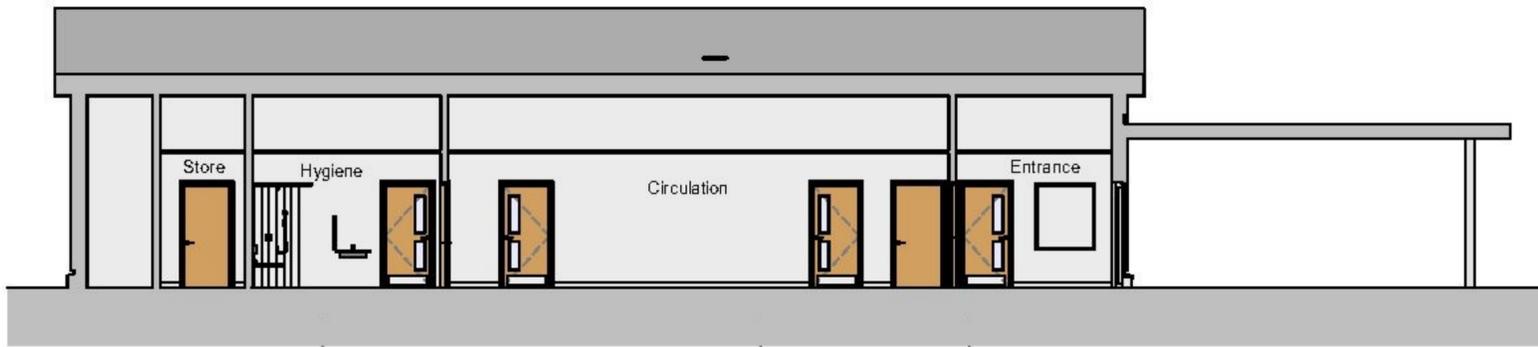
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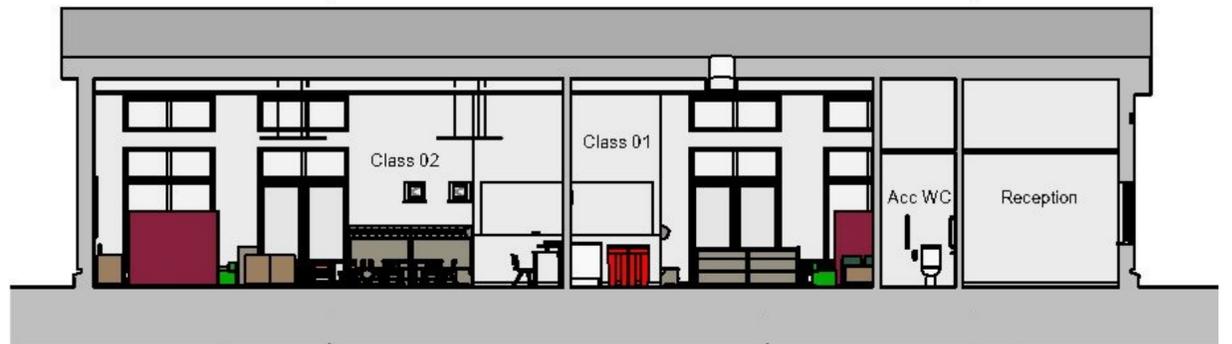
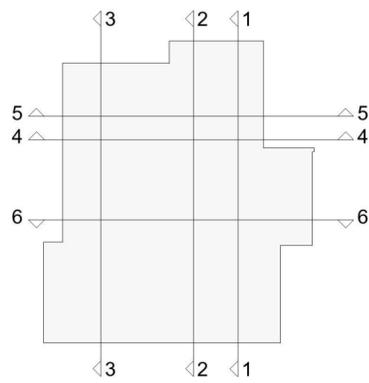


Paddock Wood Community Centre Proposal

Sections



Section 4



Section 5

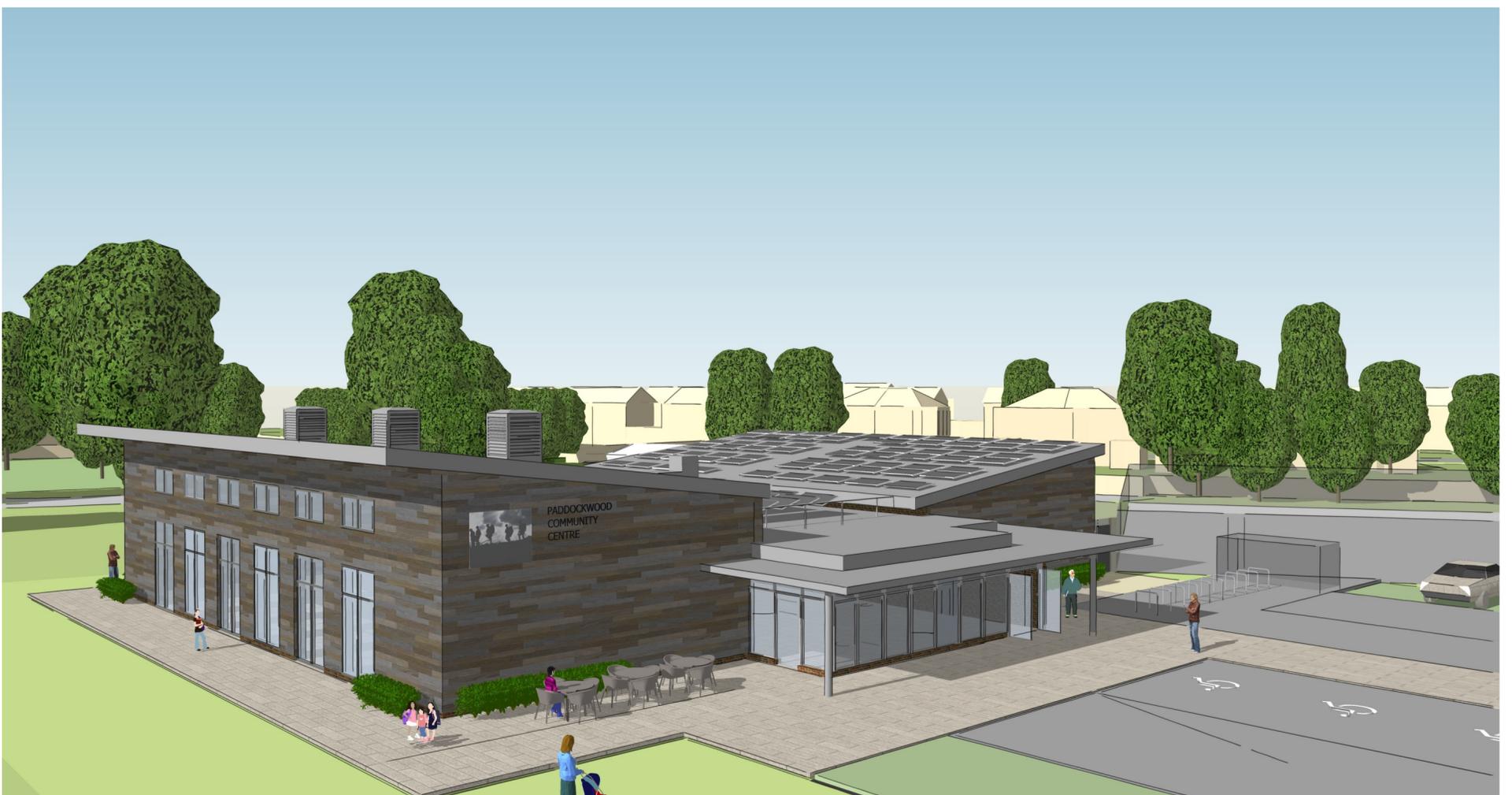


Section 6



Paddock Wood Community Centre Proposal

3D Views



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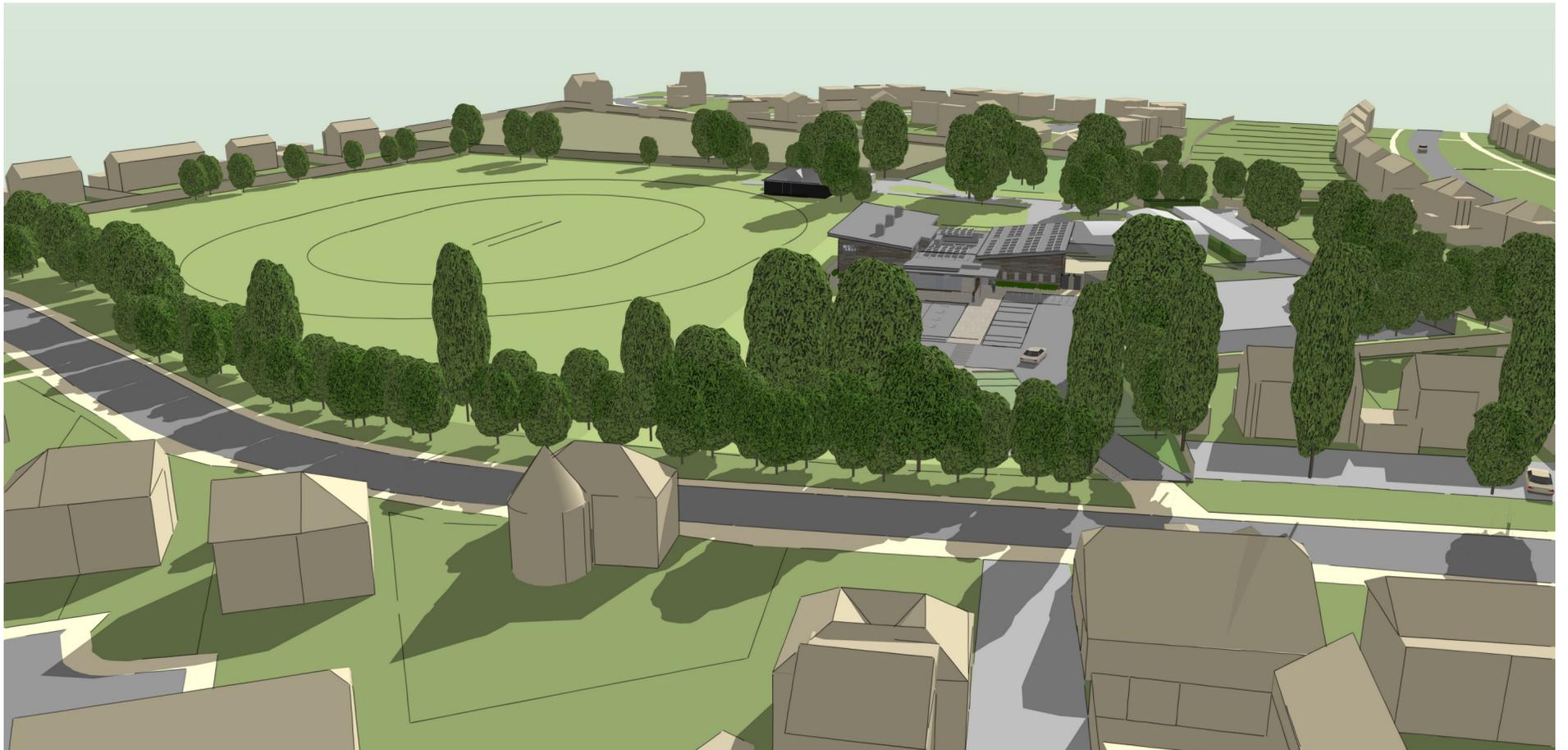
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3D Views



Thank you for taking the time to review the proposal for the new Paddock Wood Community Centre. We would welcome your feedback on the project via an online survey running from the 20th—27th November which can be found on the following link:

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