

Design Proposal | 6.3 Floor Plans

Ground Floor

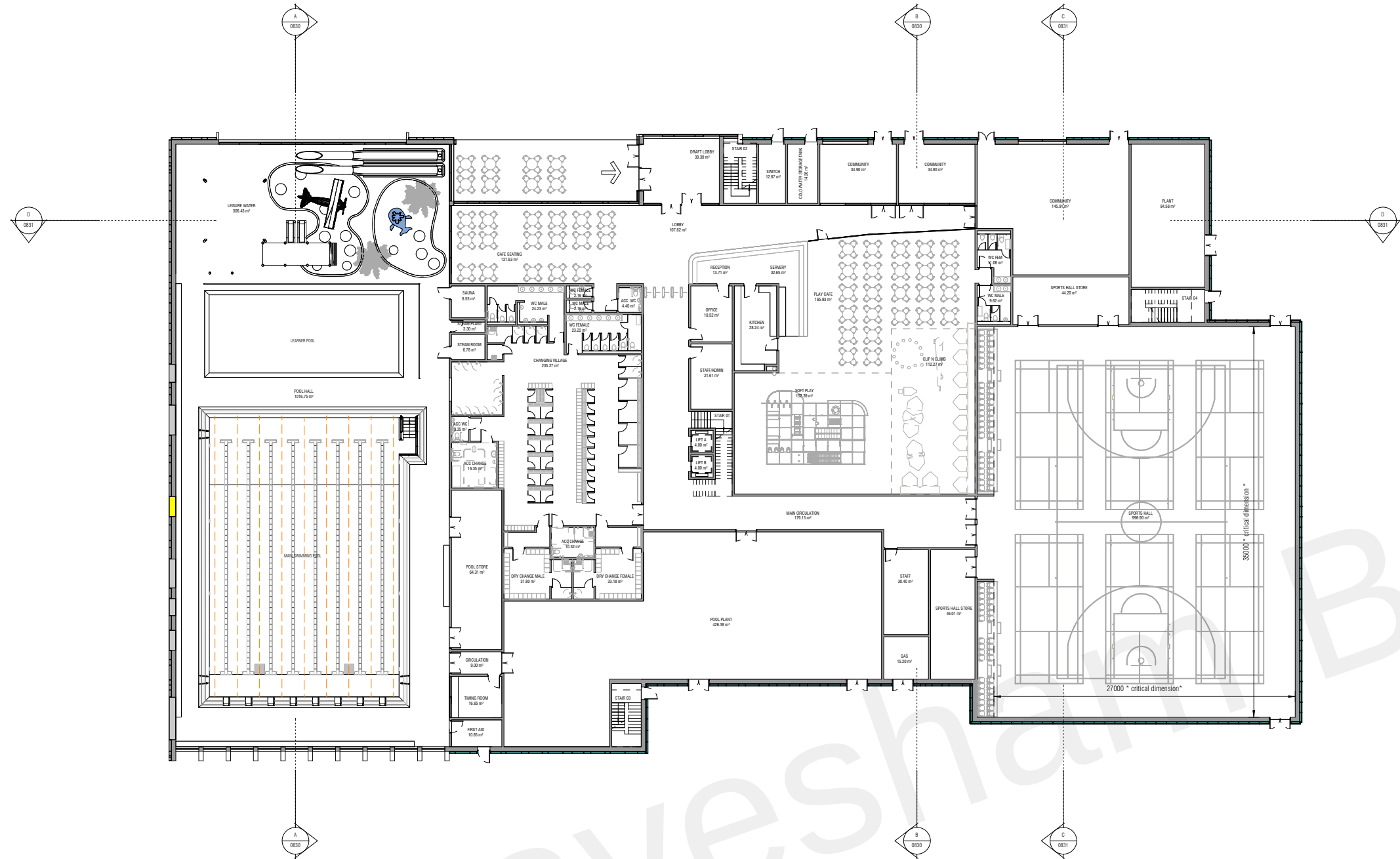
On entering the Family Sport & Leisure Centre you are welcomed by a large pre-turnstile circulation area that allows unfettered access to the reception control and information point, café servery, soft play and clip n' climb activity zones, community facilities and pool hall.

Café seating is informally laid out with views into the pool hall aqua play area and overlooking the entrance landscape and car park. Additional café seating is available within the gated control barrier to the activity zone (soft play and clip n' climb). The café seating area adjacent to the pool hall aqua play area is double height and offers glimpses of the wider post turnstile squash, fitness suite and studio activities at first floor.

The single volume pool hall extends the entire depth of the building and houses the aqua play zero water and water flumes adjacent to the 17 x 7 metre training pool with moveable floor and main community and competition pool beyond. The main pool tank is FIFA compliant and as such compliant for regional level competitions and swimming galas. The main pool is overlooked at first floor by 100No. spectator seating and casual viewing onto the training pool. The pool hall and sports hall are supported by a unisex village changing area with variously 1 person, 2 person and family/ accessible cubicles together with group/buffer changing as required. In addition to the cubicle and buffer changing various accessible facilities are provided including assisted changing facilities.

The double height 6No. badminton court sports hall is marked out for badminton, basketball, netball and volleyball. Additionally, the sports hall is fitted with a trampoline spotting rig comprising rope, pulleys, swivels and a belt to enable aerial gymnastics. The sports hall will also be fitted with cricket practice nets for indoor bowling practice. Retractable spectator seating (250No. capacity) can be erected for regional level play and for tournaments. The sports hall is naturally ventilated.

The double height activity zone facilitates a multi-level soft play climbing and activity area and dedicated clip n' climb climbing and abseiling area is naturally ventilated and top lit by north facing rooflights.



The community facilities comprise 3No. community rooms of various sizes. At the time of writing the community use intended is evolving. The various uses under are community outreach, youth club, community centre, meeting rooms or sport and leisure related activity areas.

In addition to the primary facilities staff accommodation, stores, cleaners' facilities and MEP plant rooms are provided. A number of mechanical and electrical plant rooms (MEP) are located close to areas requiring air handling or pool filtration plant.

Ground Floor Level Facilities:-

- 8 lane 25m pool community and competition main pool
- 17 x 7 metre training pool
- Aqua play area with zero water splash pad and water flumes
- Poolside steam and sauna
- Village changing
- Spectator seating area (100No. capacity minimum)
- 6No. court sports hall
- Sports hall retractable bleacher seating (approx. 250No. capacity)
- Multi-level soft play activity zone
- Clip n' climb activity zone
- Activity zone party rooms
- Community facility rooms
- Café
- Administration & staff offices

Design Proposal | 6.3 Floor Plans

First Floor

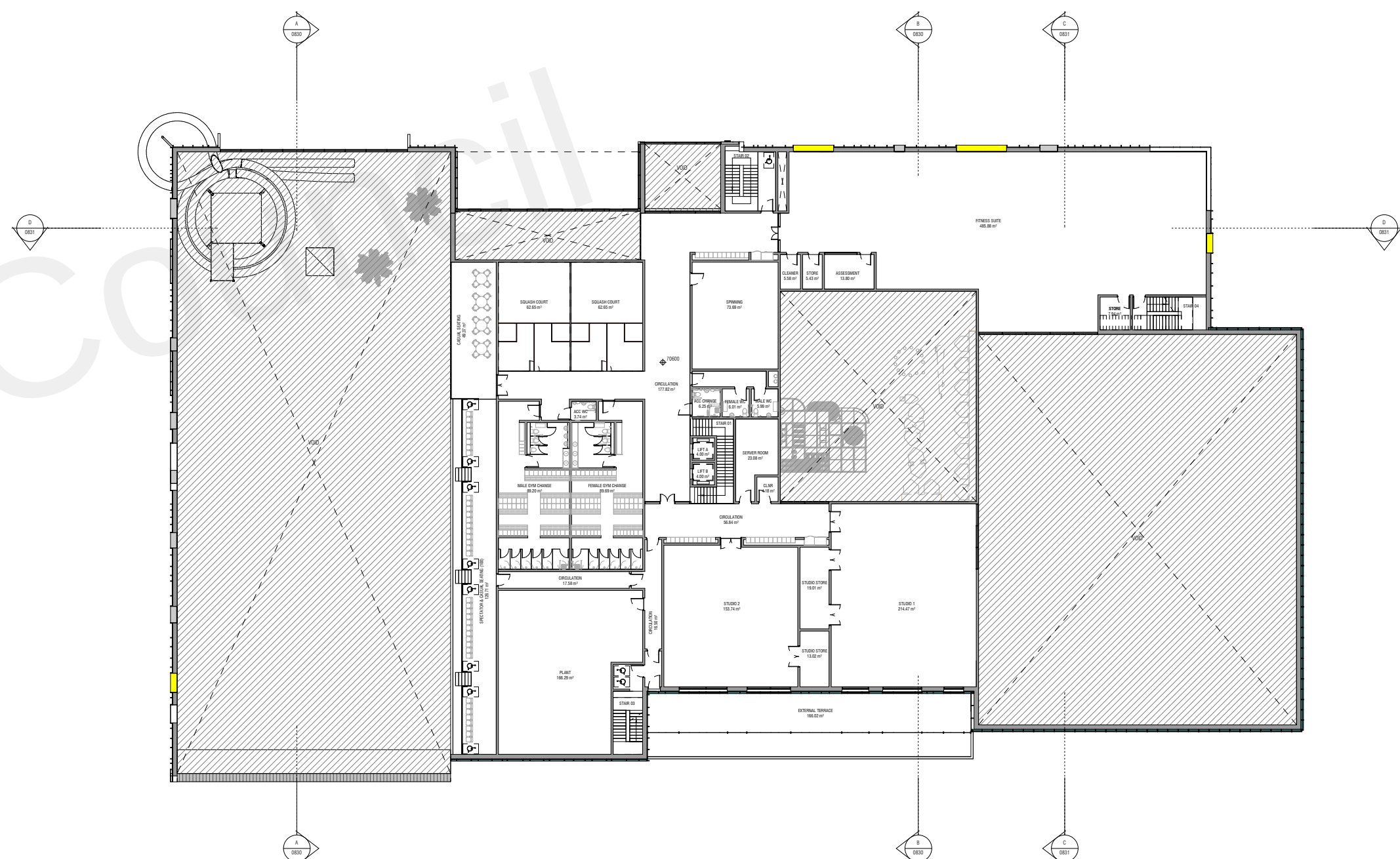
The large 100No. station (minimum) fitness suite is located on the first floor with views overlooking the entrance approach and car park. The fitness suite will be intentionally highly visible to all building users with a view to breaking down barriers to participation. The fitness suite overlooks the sports hall by way of a glazed internal partition.

The fitness suite is complimented by a dedicated spinning studio and by 2No. large multi-use studios. The multi-use studios are capable of facilitating various fitness, exercise and dance classes and can also function as community spaces as required. The larger studio also overlooks the sports hall by way of a glazed internal partition. Both studios open onto a large south facing external terrace which is partially covered for maximum flexibility of use.

At first floor 2No. squash courts complete the sporting offering. The glass fronted squash courts are once again intentionally visible to encourage participation. In support of the first-floor sporting offering are associated male, female and accessible changing facilities. Both formal and casual spectator seating is provided overlooking the main pool and training pool respectively. Finally, and as the ground floor, a number of mechanical and electrical plant rooms (MEP) are located close to areas requiring air handling.

First Floor Level Facilities:-

- 100No. station fitness suite
- Spinning studio
- 2No. multi-use studios
- 2No. squash courts

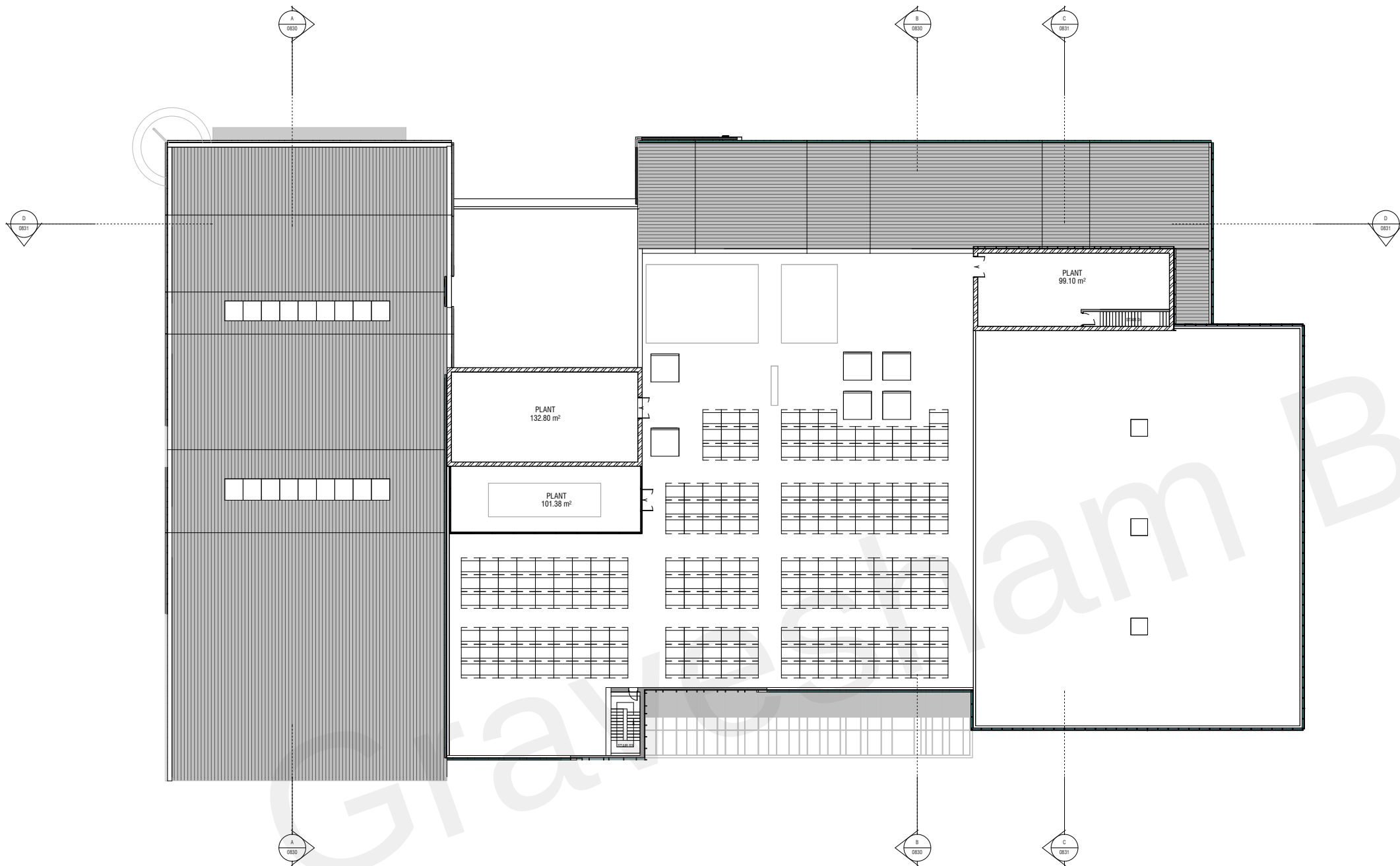


Design Proposal | 6.3 First Floor

Roof Plan

No primary facilities are located on the second floor however in support of the energy strategy the large majority of all MEP plant is internal. The second floor houses the remaining air handling plant in support of the remaining first floor facilities.

The roof plan is accessible only by 'permit to work'. The roof contains the remaining external plant and photovoltaic panels together with the sedum roof above the fitness suite. The 3No. secondary staircases extend to the roof to permit working access and maintenance.



Design Proposal | 6.4 Elevations



NORTH ELEVATION



EAST ELEVATION

- A Aluminium insulated cladding panels with metallic patina finish (copper varying tones). Vertical strips elements powder coated aluminium preformed sections (color to match panels).
- B Aluminium powder coated/insulated colour cladding (variations of green tones). Vertical strip elements powder coated aluminium preformed sections (color to match panels).
- C Aluminium powder coated/insulated colour cladding (mid grey colour).
- D Grey Aluminium cladding.
- E Standing seam Aluminium roofing(dark grey).
- F Dark grey brick plinth.
- G Recessed glazing coloured panel. Aluminium powder coated finish (bright yellow).
- H Recessed glazing panel.
- I Glass fibre flumes self coloured.
- J Cladding panel with metallic finish with rivet effect fixings.
- K Clear solar glazing.
- L Timber pergola structure.
- M Aluminium pressed metal cladding powder coated finish (orange/copper colour).
- N Doors metal finish powder coated (dark/charcoal grey).
- O Random LED lit strips.

Design Proposal | 6.4 Elevations



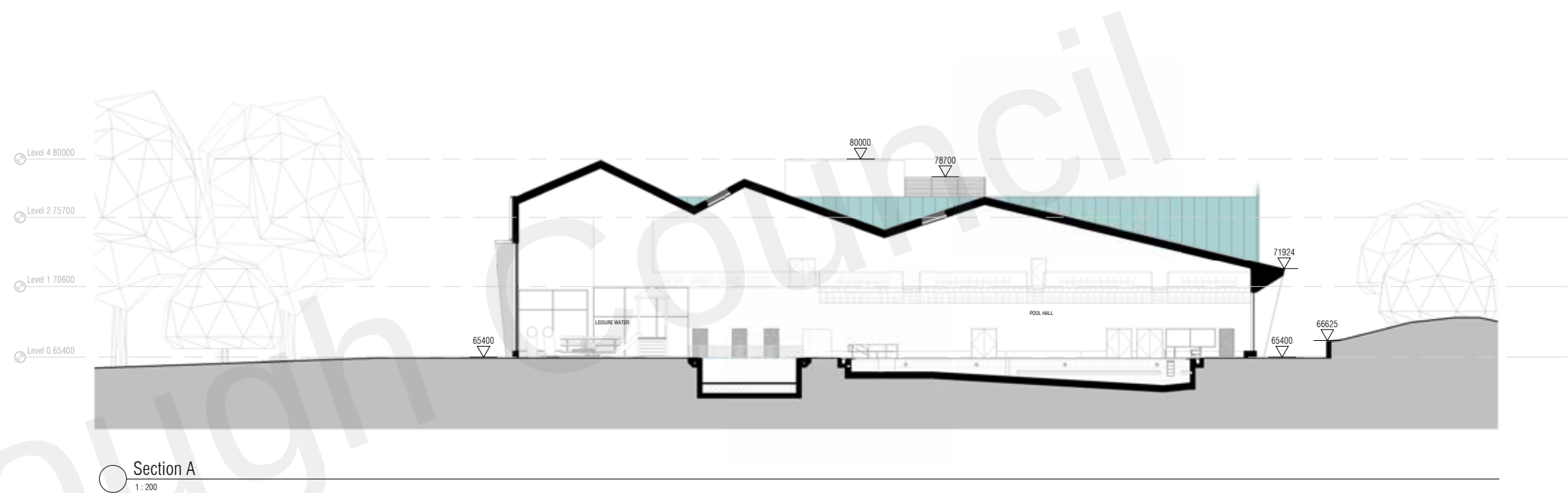
SOUTH ELEVATION



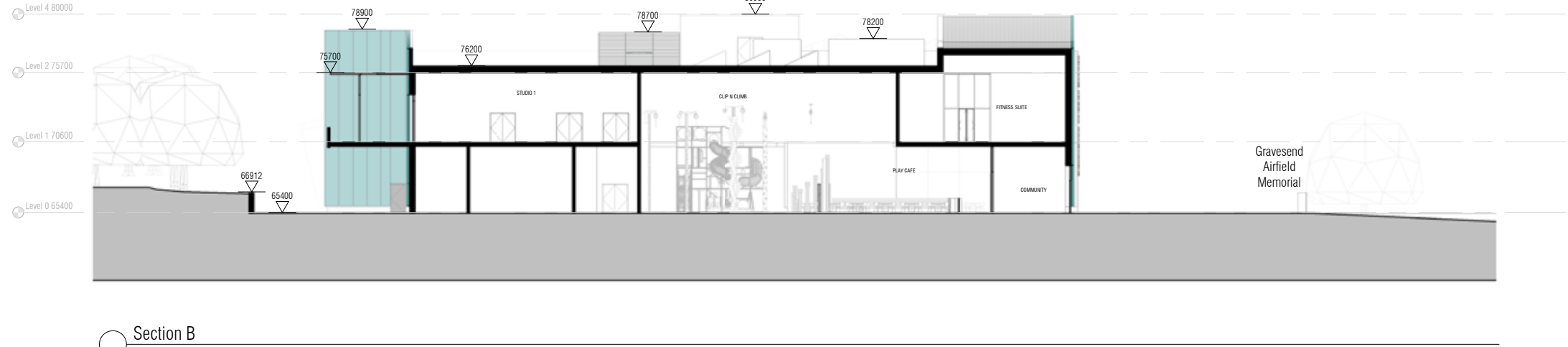
WEST ELEVATION

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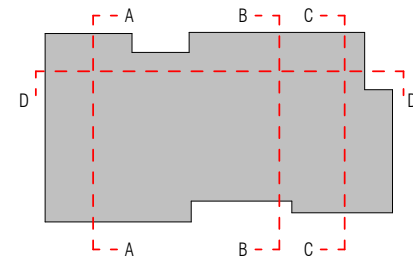
Design Proposal | 6.5 Sections

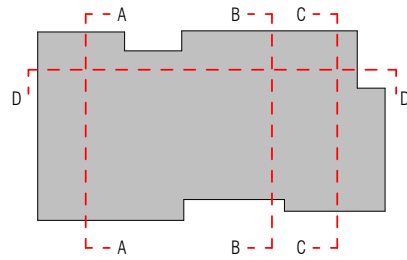
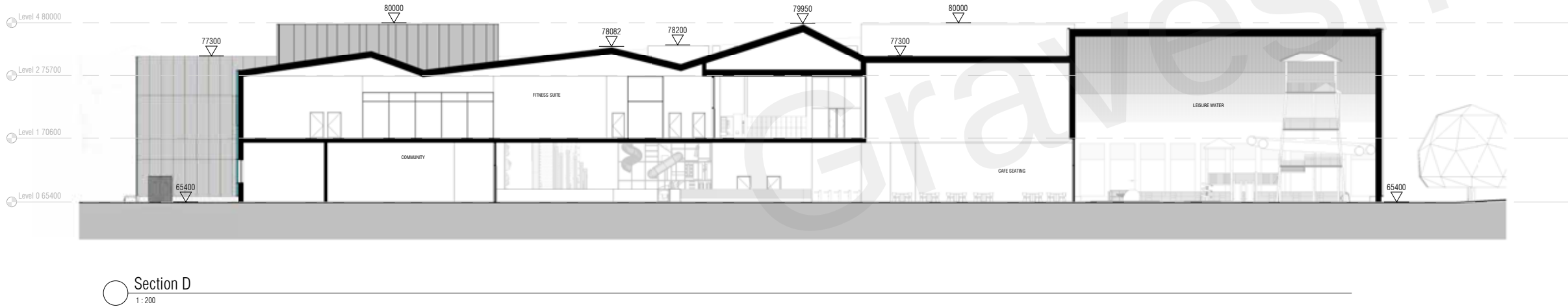
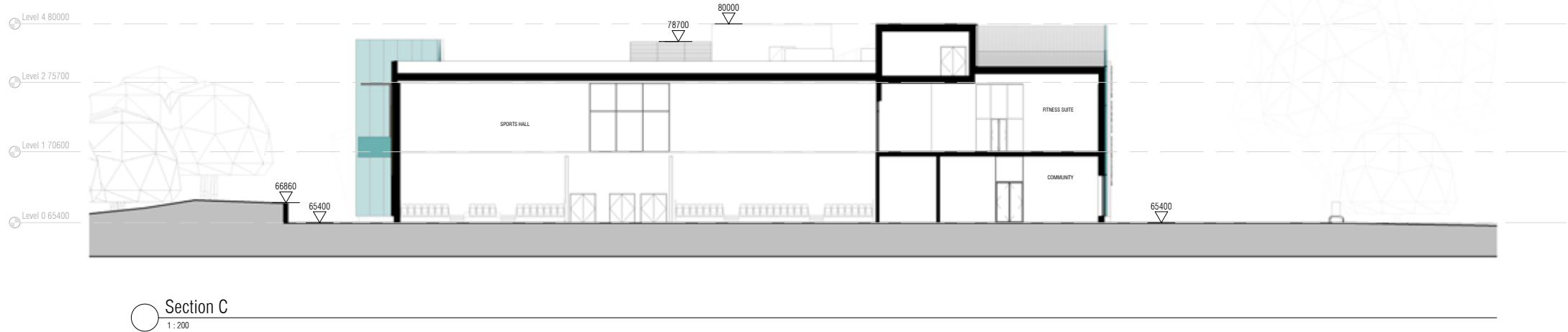


Section A
1:200



Section B
1:200





Construction Sequence & Operations

The project has a programme commencement date of June 2023 with completion of the works in December 2024. The construction sequence of the project is a major driver to the design and delivery of the scheme. The existing Regans Bar & Café will close prior to the site being established by the appointed contractor. The leisure centre will remain open throughout to ensure an uninterrupted service is provided and the old pools will not close until the new centre is fully up and running. Access to The Legends Sports Club, Model Railway and Golf Centre will remain throughout the duration of the works.

Groundworks and piling

- The site will be cut to level following establishment of the new site access.
- A haul road will be established to the edge of the new building.
- Excavated material will be removed from
- Recycled crushed concrete will be delivered to site to form the site hard standings.
- Foundation operations will follow.
- Arisings will be removed from site and disposed of at appropriately licensed tips.
- Under slab drainage connections will follow the foundations.
- Premixed concrete will be delivered to site for foundations and slabs.
- The foundations will be formed using small excavators and dumpers.
- Premixed concrete will be used for all substructure and foundation works.
- The ground floor reinforced concrete suspended slab will follow the foundations and under slab drainage.

Superstructure works

- The three-storey steel frame and slab elements will be erected using mobile cranes.
- Materials for the frame construction will be delivered by either fixed or articulated vehicles.
- Concrete for the floor slabs will again be delivered to site in standard mixer vehicles.

- Concrete will be placed by mobile concrete pumps.
- The internal precast concrete stairs will be installed using mobile cranes.

External Envelop

- The building cladding comprises brickwork or a proprietary panel system incorporating double glazed aluminium windows and areas of curtain walling.
- The inner skin of the internal cladding comprises 'metsec' cold rolled steel stud walling which supports the external cladding panels.
- The inner skin stud wall will be erected from within the building from the floor slab at each level.
- The external cladding will be accessed by mobile elevated work platforms (MEWP's) working from a hardstanding installed to the perimeter of the building.
- Materials for the external cladding will be delivered to site using both rigid and articulated vehicles.
- Brickwork from ground level will be constructed, using standard scaffolds for access.
- Roof works will continue in parallel with elevation cladding.
- Materials for roof coverings will be hoisted by mobile crane lifts.
- The mechanical services plant located within the roof level plant room will be placed on the roof by mobile cranes.

Internal finishing

- Internal fit out will commence as the building becomes weather tight allowing services installations and finishes to progress.
- Management of deliveries will continue to be maintained as the numbers of subcontractors on site will peak during this phase.
- Both finishing and mechanical and electrical services installations will be progressed.
- As the building will become fully enclosed at this stage, any noise generated by construction works will be contained by the building envelope.

External works

- External works around the new building will be progressed simultaneously with the main construction activities.
- Hardstanding areas / path ways around the building will be formed during the cut and fill exercise at project commencement and the necessary, retaining walls, drainage, fencing and specialist surfacing will follow.
- External works adjacent to the building facades will follow completion of the roofing and cladding activities.
- Plant will include dumpers and excavators.
- Materials deliveries will include crushed stone for road, car park and play area sub-bases, concrete for bases, paving and tarmac surfacing.

Completion

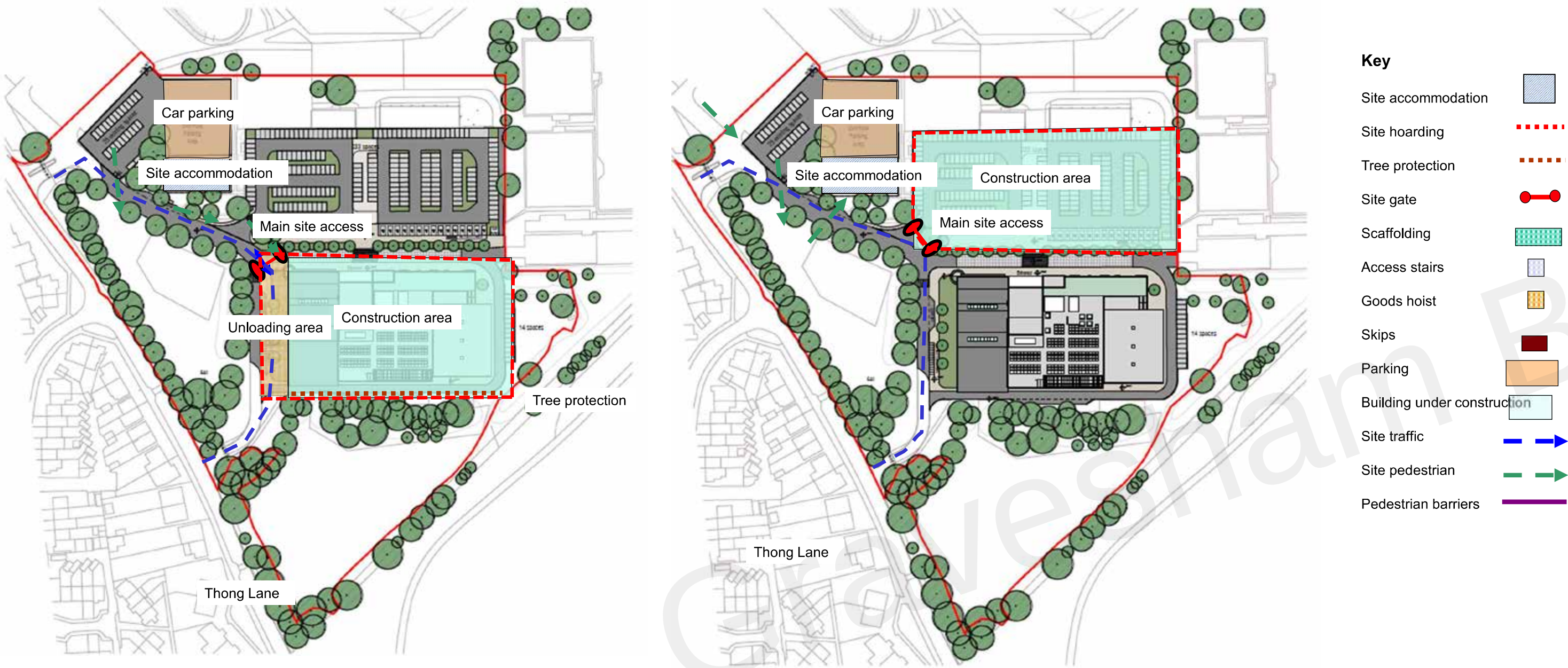
- The complete works will include installation of all furniture and equipment for operation of the new leisure centre.
- Loose furniture and equipment will not be installed into the building until the internal finishing works have been completed and the external works areas have been sufficiently completed and cleared to allow access for delivery vehicles and safe movement operatives loading out equipment into the building.
- Following full commissioning and proving of the building mechanical and electrical services a full programme of training activities will be scheduled with the Leisure Centre operators and facilities managers to ensure safe use of the new building from the first day of full operation.

Demolition of Existing Leisure Centre & External Works

- Following handover of the new leisure the existing leisure centre will be decommissioned and a R&D asbestos survey will be carried out.
- Any asbestos materials identified will be removed by a licensed asbestos removal contractor prior to demolition works commencing.

- The quantities and type of demolition arisings are not suitable for re-use on site and these will be removed for crushing and recycling off site.
- External landscaping and forming of the car park will progress once the demolition is complete.
- Final surfacing of the internal access road and car parking will be carried out towards project completion so these areas are not exposed to construction traffic

Design Proposal | 6.6 Phasing



Design Proposal | 6.7 3D Views - Outside Spaces



Main approach

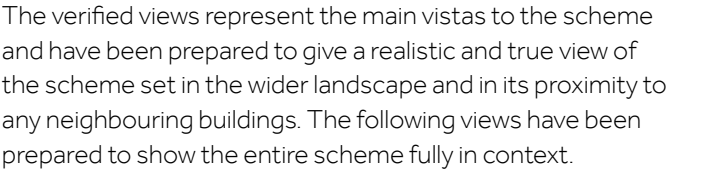


View looking towards fitness suite



Pool Hall View

Design Proposal | 6.9 3D Views - Verified Views



- VP 1 Public Right of Way (PROW) running alongside Thames & Medway Canal
- VP 2 St. Mary The Virgin Mary Church, Chalk
- VP 3 PROW at Former RAF Gravesend
- VP 4 PROW/Crown Lane junction, at Shorne Village
- VP 5 PROW/Shorne Ifield Road junction
- VP 6 PROW/Shorne Ifield Road junction at northern edge of Kent Downs AONB
- VP 7 Thong Lane, running along northern edge of Kent Downs AONB
- VP 8 PROW on NW edge of Kent Downs AONB
- VP 9 Thong Lane/Vigilant Way junction
- VP 10 Northern site entrance on Thong Lane
- VP 11 Thong Lane/Rochester Road (A226) Junction
- VP12 Thong Lane / Whinfell Way Junction
- VP13 Thong Lane / Southern site entrance
- VP14 Golf Course south of Site (near PROW)
- VP15 Near Golf Club House
- VP16 Pitches NE of site
- VP11 VP17 PROW west of Shrome

Refer to the accompanying LVIA prepared by Color for full details detail on the Visual Impact Assessment that has been undertaken to support this planning application.

Lesiure Water & Swimming Pool Hall



Entrance & Cafe Area



Fitness Suite

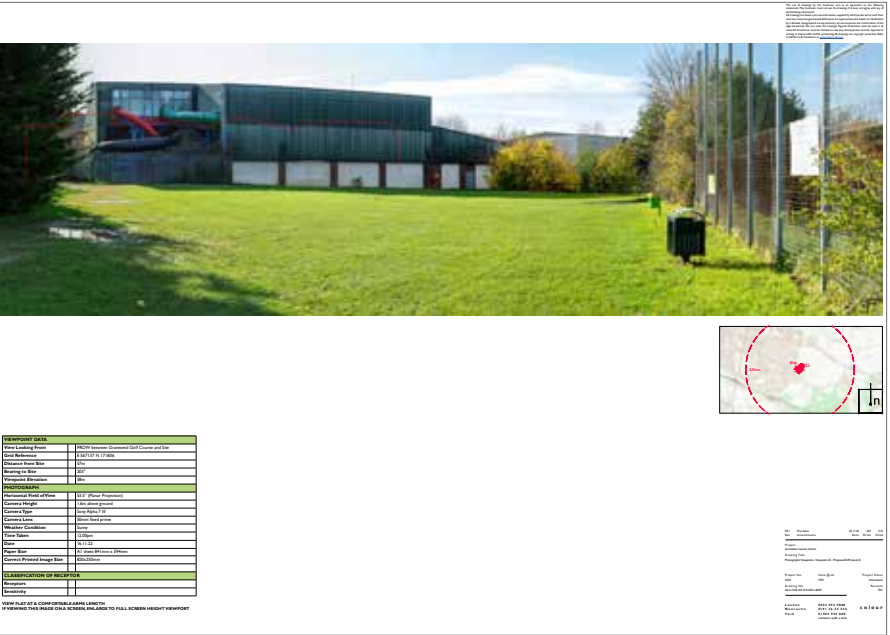


Diagram: Verified Views

Materiality | 7.0 Materials Proposal:

The Gravesham Family Sports & Leisure Centre colour and materials rationale has been developed from varied local vernacular examples. Various shades of greens and browns reflect the wider Greenbelt landscape of trees, fields and hedgerows through the seasons. Mid greys reflect the metal panels of traditional aircraft and dark greys reference the traditional Kentish farmstead architecture of blackened tarred timber.

The greens, browns and greys are translated into vertical panel profiled metal rainscreen cladding of various sizes and lengths whilst the mid-greys are translated into face fixed 'riveted' metal panels of various sizes to emulate the aircraft panel appearance. Windows, curtain walling and external doors are all in an anthracite dark grey colour as is the brick plinth at low level that runs along the building perimeter.

The pool hall volume is clad in various tones of orange browns to add visual interest to what is a large volume. Metal panels are stacked vertically in a 'hit and miss' pattern and arranged in varying widths with the raised panels set slightly forward to add the visual quality of light and shade across the facades.

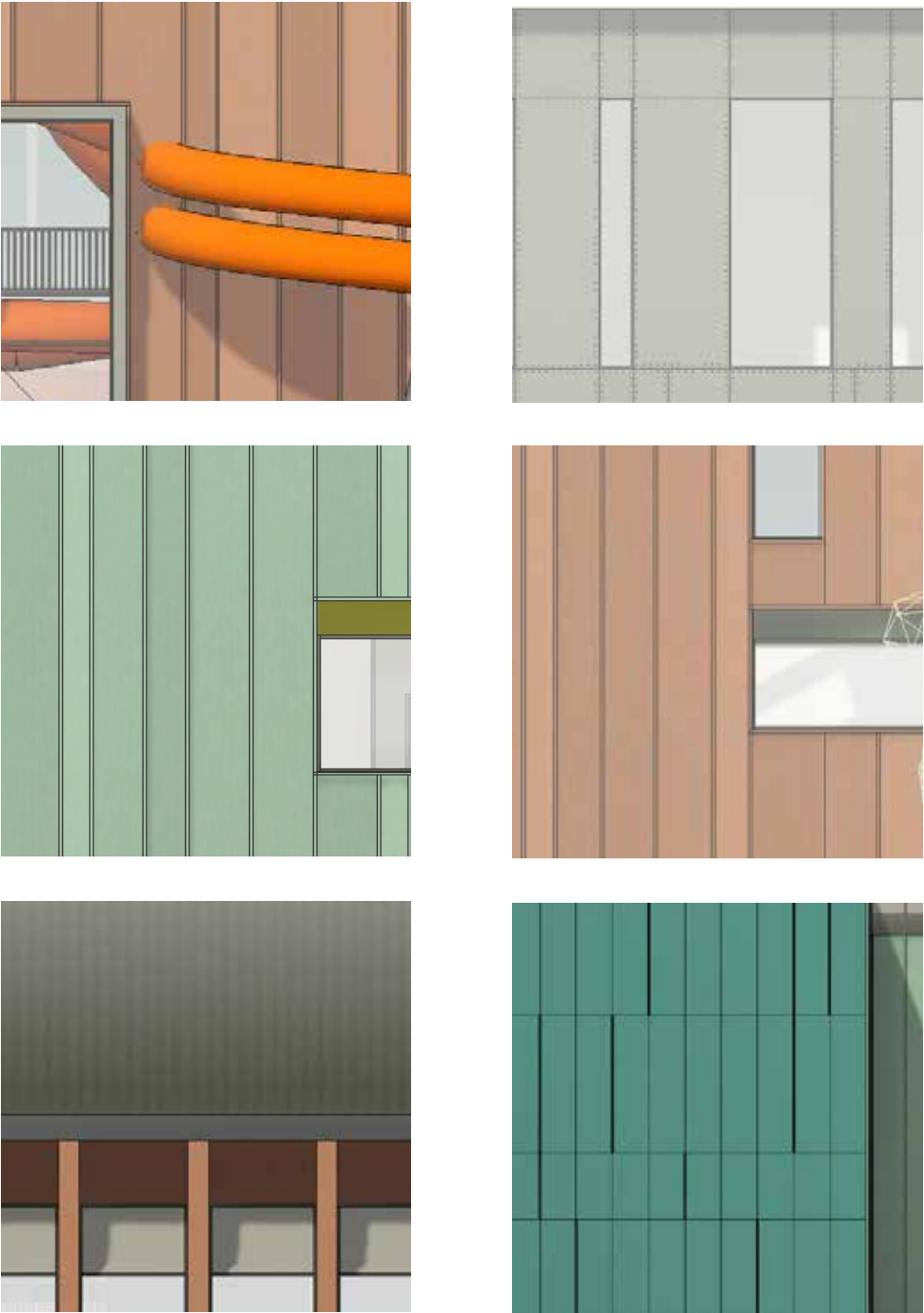
The north façade addressing the community facility spaces and fitness suite are clad in various tones of green in a similar hue to the pool hall and with the same metal vertically stacked cladding panels in a 'hit and miss' pattern. The same green cladding is used in part to the south façade that captures the filtration plant rooms and studios at first floor which are set back behind a south facing external terrace.

The sports hall is treated similarly with flush vertically stacked aluminium cladding panels of varying shades of mid grey interspersed with randomly arranged vertical led lights set flush between the seams of the cladding panels. The entrance area and café seating area are treated distinctly with face fixed single tone 'riveted' panels that emulate the aircraft cladding panels. The fixings are deliberately large to be seen from a distance.

A dark grey engineered brick serves as the upstand plinth below which is fixed the various selected cladding systems. The pitched roofs are covered in a dark grey standing seam roof system. The raised profile of the joining seams provides an attractive visual quality of light and shade set against the various but consistent hues across the green and brown volumes of the pool hall and fitness suite/community facility volumes.

The various flat roofs (not seen from below) are finished in a mid-grey single ply membrane. An area above the squash courts and above the entrance canopy are finished in a built-up sedum roof system.

Generally, doors, windows and curtain walling are polyester powder coated dark grey anthracite colour. Glazing is generally triple glazed clear solar control and anti-glare. A building of this scale and use cannot realistically be constructed from brick, tile and traditional timber boarding so reminiscent of traditional Kentish farmsteads, so the above palette of materials has been chosen to reflect spirit of the local vernacular with modern cladding materials yet also operate on a scale proportionate to the project proposed.



COLOUR PALETTE



7
Materiality

Materiality | 7.0 Materials Proposal:

Brickwork

The smooth faced, dark grey, engineering brick plinth provides a defined base to the elevations and provides a satisfactory overall look to the project. We propose a dark grey mortar bed joint and running brick bond arrangement.

We are confident a grey engineered brick serves as a complimentary material for the various green and brown/orange tones of the vertically stacked cladding panels and quite clearly with the light and mid greys of the entrance and sports hall cladding panels.

Vertically stacked profiled metal cladding panels

Considering the scale of the building the design proposes metal cladding in shades of brown, copper and orange to emulate the varying hues of bronze together with varying tones of green that relate to the colour palette of the immediate natural surroundings and local vernacular but with a larger scale.

We also aim to imprint a sense of quality, civic pride and hierarchy in the various building volumes by the use of this high-quality metal finish. The cladding emphasises the internal functions of the pool, fitness and studio areas of the centre.

The introduction of the metal cladding is to add a complimentary tone to the mid and light grey façades of the entrance and café seating area and sports hall. The proposed finish to some of the metal cladding will vary in different spectral conditions. This is known as a 'living colour' when viewed from different angles.

Vertically stacked flush metal cladding panels

The sports hall, due to technical sporting requirements, a blank windowless volume treated distinctly from the remaining volumes to reflect its different use and location to the effective 'rear' of the building composition. Whilst the building is visible from all directions the sports hall will be the least visible volume as it is nestled beside the existing raised and planted bunds adjacent with established trees surrounding it. That is not to say that the sports hall is any less well considered. The sports hall be enveloped in randomly arranged recessed led strip lighting panels and the whole volume clad in flush vertically stacked aluminium cladding panels.

The sports hall cladding has a more reflective quality than the other brown and green metal clad areas which will add an evolving quality to the appearance of the sports hall as the cladding reflectivity will vary between clear and sunny days and overcast days through the seasons.

Face fixed cladding panels

The entrance and café seating area are treated with face fixed single tone 'riveted' panels that emulate aircraft cladding panels. The cladding panels are light grey and single tone in appearance. The face fixings are deliberately oversized. The cladding not only references the materiality of the site's past as an airfield but also agricultural buildings in the wider area. Grey as a background colour can also emphasise and appear to 'lighten' a bright colour adjacent to it such as the brown and green metal cladding adjacent. The green foliage of adjacent trees in the foreground of the building will be emphasized by the grey background.

Glazing

A balance has been struck between the conflicting need for natural light and visual permeability / offering views in and out of the centre, with the need to control solar gain and deliver an envelope with a high level of thermal performance. Generally, a self-draining aluminium glazing system with integral thermal breaks is used and finished with a dark grey colour powder coated finish to reflect the sports hall colour and tie elements of the building together. It is currently proposed to use clear glass, triple glazed units throughout with some decorative spandrel panels.

Polycarbonate panels

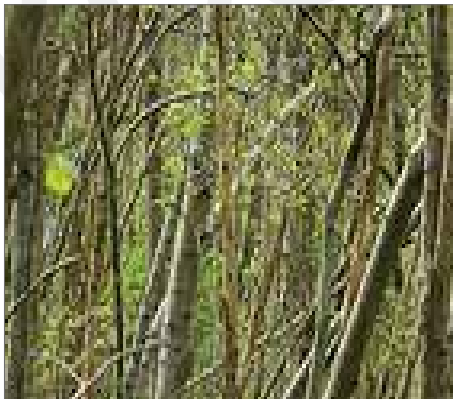
Polycarbonate multicell panels are used in conjunction with glazed areas to vary the permeability of the façade offering the benefit of light and a degree of privacy to the interior. The translucent polycarbonate sheets offer excellent thermal insulation, lightness and impact resistance.

Standing seam roof profiled finish

The pitched roofs are finished in a standing seam profiled roof system. The dark grey raised seam panels compliment the green, brown and light grey cladding panels used on the façades.

Single ply membrane roof finish

Single ply roofing systems are durable, lightweight and resistant to tears, punctures and the local climate. Whilst available in a range of colours a mid-grey has been selected to compliment the standing seam roofs adjacent.



Materiality | 7.0 Materials Proposal:



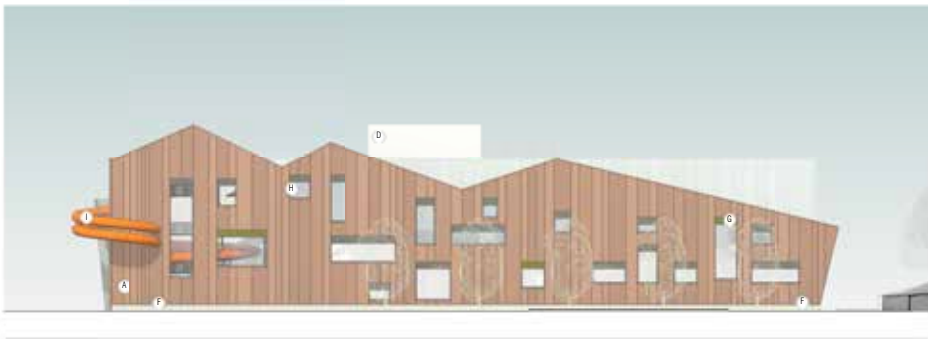
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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Landscape | 8.1 Context

Refer to separate Landscape Design Document prepared by Colour UDL for detailed landscape proposals and masterplan.

Lighting Proposals | 8.2

The external lighting design has been carefully considered to minimise the spread of light from the immediate area. The electrical design consultant Desco has used extensive modelling tools to accurately predict the light spread from the luminaires proposed. This modelling has resulted in minimal light spread towards the surrounding areas and the Riverview Estate housing fronting onto Thong Lane.

This design approach leads to very little light pollution and concentrates the illumination where required along the access road and in the car parking area and main entrance areas.

Whilst floodlighting is indicated to the proposed recreational level tennis and netball court detailed lighting proposals will not form a part of this application and it is anticipated that further details will be secured via planning condition.

Summary
The external lighting for the development details a lighting strategy which is efficient in use, sensitive to planning considerations and does not impact adversely on the site ecology. This will be achieved through the careful selection of all elements of the lighting installation, including light sources, luminaire types, optical attachment and control strategy.

To achieve an efficient installation, light pollution in the form of upward lighting should be avoided, as should light trespass. Excessive glare in particular from the car park and games area will be minimised by the choice of source and luminaire optics, and the design will conform to set uniformity criteria.

The external lighting design throughout the development will be based on the appropriate British Standards and other guidance and also be appropriate to the local authority for road adoption purposes.

The areas of development that are particularly sensitive in terms of visual, and ecological impacts will be lit to a lower level of illumination than that of the roadways and low level lighting would be the preferred means. Luminaires should be equipped with optical attachments to efficiently control the light and reduce light spillage.

It is intended that the development will not be a significant source of light pollution when measured against the parameters defined within the ILE Guidance Notes for the Reduction of Obtrusive Light. The use of computer aided design tools will demonstrate that specified lighting parameters will be met.

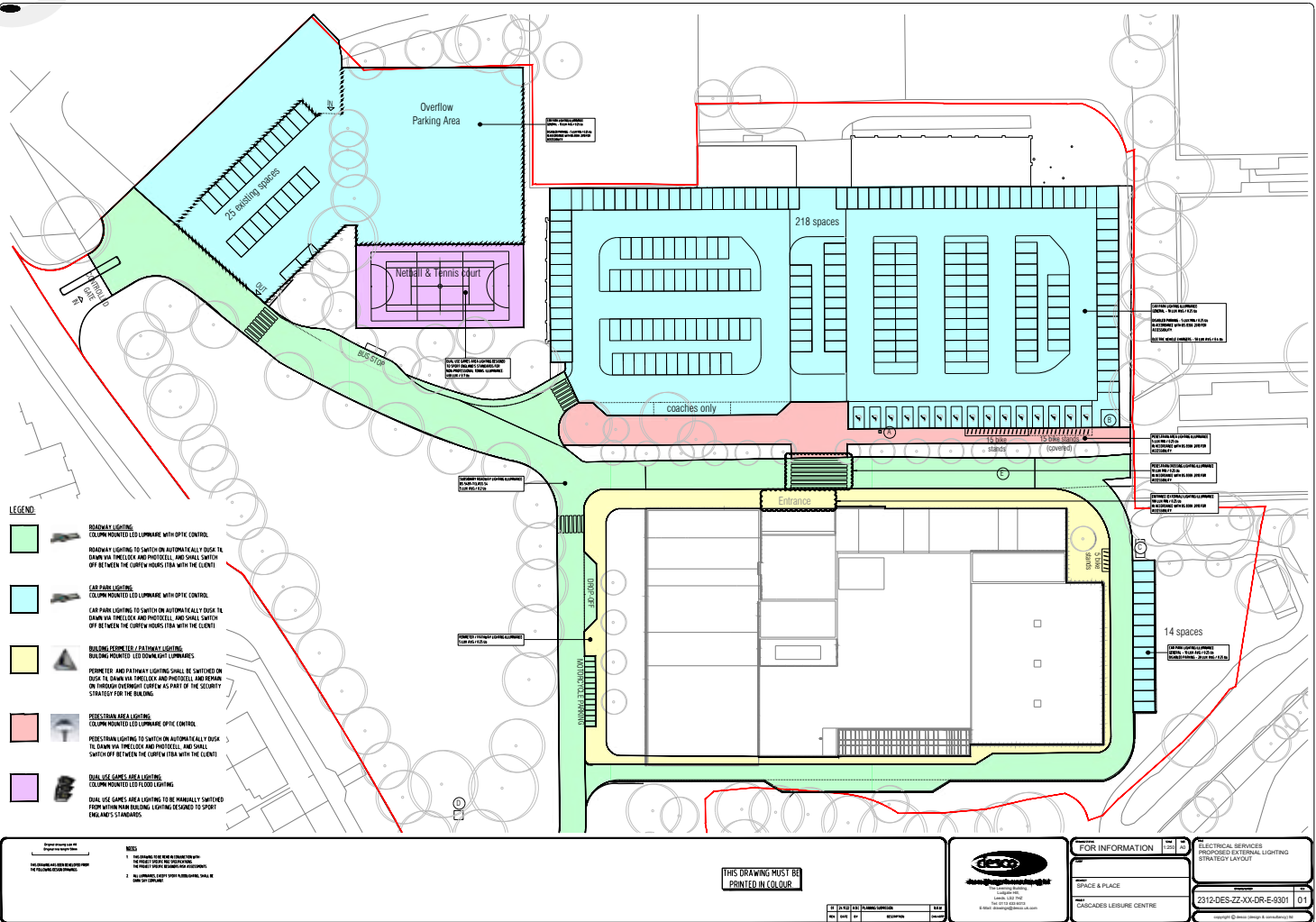


Diagram: Lighting Plan

8
Landscape / Ext Lighting

Sustainability | 9.1

A whole of life environmental impact and sustainability view has been taken to ensure that every opportunity to reduce the carbon footprint and enhance the sustainability of the centre has been taken. It started with the design, finding the most efficient materials and building techniques but continues through to operational efficiency, ensuring that for all of its operational life the centre will be as energy efficient as current methods allow.

Designing buildings so that their impact on the environment is minimised is a key factor in achieving sustainability. Sports and leisure facilities are by their nature high energy consumers and therefore it is particularly important to implement energy saving measures where possible. Designing for sustainability has been applied to every aspect of the Gravesham Family Sports & Leisure Centre project with the objective of reducing carbon footprint.

The location of the centre means it is accessible by public transport, by bicycle and on foot thereby reducing the dependency on private cars for users of the centre. Access routes around and into the building have been carefully designed to ensure safety of users.

Building materials have been chosen, not just for their environmentally friendly features, but consideration has also been given to local sourcing, thereby supporting the local economy while reducing carbon miles. Ease of end-of-life disposal and utilising materials that can be re-cycled has also been an important factor in choosing materials. The centre has been designed to achieve optimum performance and achieve:

- Reduced heat loss and unwanted solar gain with brise soleil
- Reducing uncontrolled ventilation – air tightness
- Lower CO2 emissions
- Lower running costs These are passive measures that do not require human intervention or dependence upon specific external factors such as weather conditions.

Additional Energy Features

The building will have the following key features, as part of the energy strategy Heat Pumps It is proposed that space heating, domestic hot water and pool water heating is provided using electrically driven heat pumps. The building will be provided with a natural gas supply; however, our proposals are to use the gas as backup only, in the event of failure of the heat pumps. We note the requirements of the local plan are to consider the use of CHP, however heat pumps are much more carbon efficient than boilers, hence our proposal to use these rather than CHP units.

Domestic Hot Water

Heat Recovery Hot water from showers will be collected and heat will be recovered from the wastewater to reduce the energy demand on the hot water required for showers, which is one of the largest energy uses within the building We note the local plan asks to consider the use of rainwater recovery; however, we believe that heat recovery from shower water is a much more carbon and energy efficient solution than rainwater harvesting.

Microfiltration

It is our proposal to use microfiltration to treat the pool water, rather than the traditional sand filtration. Microfiltration uses significantly less energy for pumps due to a lower circulation rate of water, and also significantly less water consumption and heat demand due to much smaller volumes of water sent to drain during the backwashing process. We note the local plan asks to consider the use of rainwater recovery; however, we believe that heat recovery from shower waste water and the reduction in water use by the use of microfiltration is a much more carbon and energy efficient solution than rainwater harvesting.

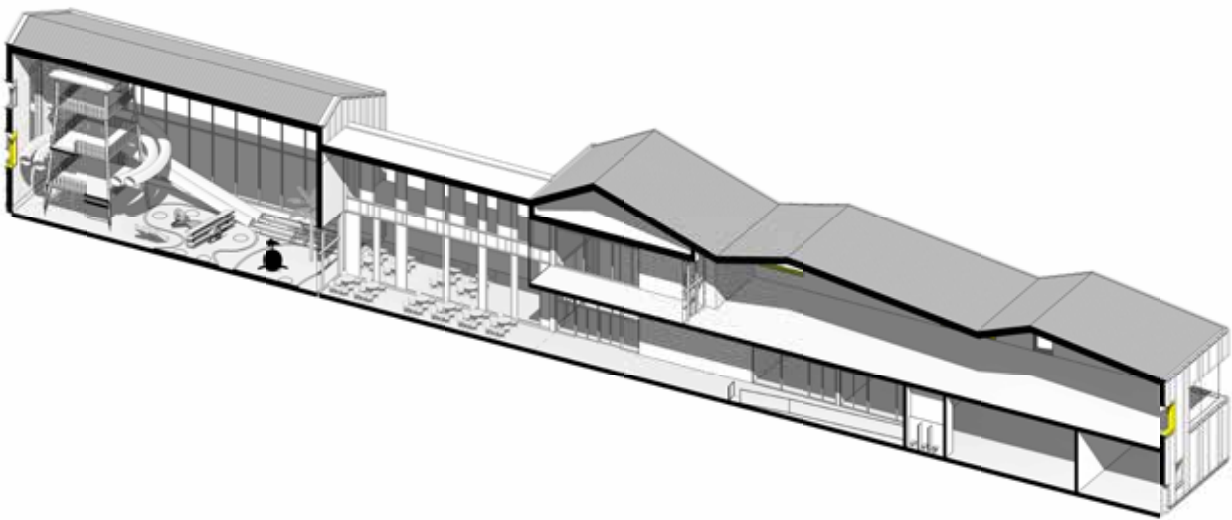
PV Panels

The building will be provided with roof mounted photovoltaic panels to generate onsite electricity. The PV panels will assist in providing energy for the heat pumps, and other electrical systems within the building.

Ventilation Heat Recovery

The building will make use of very highly efficient heat recovery devices on the ventilation systems, thus reducing the demand for heat. The air handling units providing the ventilation & heat recovery shall be located within the thermal envelope of the building where possible to minimise heat lost to atmosphere which will give an increase to efficiency.

The building is designed as a very low carbon building, it will reduce energy demand, where energy is used it is used efficiently and a significant amount of the energy used will be from renewable energy sources, PV panels and heat pumps. With the energy strategy outlined above we will demonstrate that carbon emissions from the building are significantly lower than the requirements of the Building Regulations.



9
Sustainability



Accessibility | 10.0 Access & Accessibility

Inclusive Design

It is the Design Team's principal that inclusive design issues are considered from the earliest stage in the design process. Legislation and guidance currently only relate to access provision for disabled people and has tended to result in 'special' provision being made for disabled people rather than their needs being integrated with all other users. *'An inclusive environment does not attempt to meet every single need, but by considering people's diversity, inclusive environments can break down barriers and exclusion and will often achieve superior solutions that benefit everyone.'*

The term 'inclusive design' relates as much to the design process as to the final product and just as equally to management, operation and information, bonding user experience with professional expertise. Inclusive Design extends from inception, through the planning process, detailed design, construction, occupation, management and operation.

Inclusive design works to remove barriers many people face and to create a user-friendly environment where all people can function with equal ease. Issues such as horizontal and vertical circulation routes being inadequate can for example present problems for parents with buggies making it difficult for families to carry out normal everyday actions. Special measures have been taken to ensure that the water features and flumes will be accessible form those with disabilities.

Legislation and Planning Policy

There are several pieces of legislation in addition to good practice guidance that should influence the design process, particularly Equality Act 2010 & Building Regulations.

- **Inclusive** – so everyone can use it safely, easily and with dignity.
- **Responsive** – taking account of what people say they need and want.
- **Flexible** – so different people can use it in different ways.
- **Convenient** – so everyone can use it without too much effort or separation.
- **Accommodating for all people**, regardless of their age, gender, mobility, ethnicity or circumstances.
- **Welcoming** – with no disabling barriers that might exclude some people.
- **Realistic** – offering more than one solution to help balance everyone's needs and recognising that one solution may not work for all.

The Inclusive Design Process

Inclusive design should be seen as a continuous process - from the initial concept, the design brief or master plan, through to the detailed design; the planning and building control approval processes; onto construction and the operation, management and maintenance of the completed facility. Each of these stages should be an inclusive process in themselves, involving potential users, including disabled people.

- Principal Legislation and Guidance
- Equality Act 2010
- Building Regulations Approved Document M: access to and use of buildings, volume 2: buildings other than dwellings
- BS 8300-1:2018, Design of an accessible and inclusive built environment.
- External environment Code of practice
- Sport England, Accessible Sports Facilities Guidance Note

Arriving at the Facility

Vehicular & Cycle Access

The scheme proposes an adjacent public car parking provision (232No. spaces total) with some dedicated disabled spaces and electric vehicle charging points located close to the building entrance. A car is essential for many disabled people to access sport and leisure and community facilities, so we have provided suitable parking with unhindered access to the entrance by:

- Providing at least the minimum number of specifically reserved, accessible car parking spaces for people with disabilities appropriate to the scale of the facility. We are providing 15No. accessible parking spaces close to the main entrance.
- Grouped disabled bays together and signposted their location from the main entrance to the building.
- Bays have been clearly laid out and will be signed, both on the surface of the bay and by means of a vertical sign.
- A management/supervision system to ensure that the designated parking bays are used only by people entitled to do so.
- Bays will be located as close as possible to the main entrance of the building.
- The car park surface will be reasonably smooth and even.
- Kerbs must have dropped sections at all points where wheelchair users may want to cross.
- Cycle parking will also be provided. The minimum cycle spaces provided for the new Centre will be 35No. spaces with additional spaces serving the children's playground and active environment. The location of these is detailed and justified in the connectivity point of the Landscape Design Document.
- 3No. coach parking spaces
- Overspill parking

Accessibility | 10.0 Access & Accessibility

Drop-off point

- A setting-down point is provided close to the main entrance.

Pedestrian Access to Building and External Facilities:

The primary pedestrian approach to the facility will be along the north pedestrian priority hard landscape area and access path and from the adjacent new car park to the north of the building. Level access into the building and throughout is provided internally.

- The site conditions are such that the southern perimeter service access road will require a small retaining wall however all exits provide level access.
- Travel distances, gradients, and the orientation of the building have been considered to provide optimum accessibility.
- The choice of particular materials and textures impact upon the development's accessibility that contrast in such as entrances, circulation routes or seating for example will greatly enhance access for everyone.
- The considered location and levels of lighting the site and approaches to the building provide optimum accessibility.
- Street furniture and other features such as cycle stands will be positioned outside of the natural pedestrian flows. As there is dedicated cycle spaces strategically located at nodes in the park or close to entrances or activities, it is unlikely poorly parked bicycles will create an impediment to visually impaired visitors.
- Dropped kerbs and blister paving will be used to assist crossing and identify hazards.
- The final entrance into the building is easily identified by contrasting metal cladding, double height glazing and projecting canopy. The entrance is also made legible by signage.
- Both the outer and inner entrance doors of the entrance lobby are provided with infrared sensors and power activated; they will be fail-safe open in the case of a break in power supply. For ease of identification a single point of entry and egress is proposed. Detailed guidance on the access routes to and around buildings is available in BS 8300 and will include the following:
- Provide landmarks along pedestrian routes to help orientation.

- Traffic routes should be clearly distinguishable from pedestrian routes through use of texture and colour.
- Be a minimum of 1.8m clear width where they serve sports facilities reducing to a minimum of 1.2m at unavoidable pinch points.
- The design of the route from the drop off point, car park and site entrance to the sports facility, indoor and outdoor facilities, are designed to allow easy access for someone using a wheelchair who is also pushing their sports chair in front of them.
- Street furniture such as lamps, bins and so on must be out of the route way.
- Splayed corners at junctions to ease manoeuvring for wheelchair users.
- Minimum clear height of 2.1m maintained under trees, canopies, brackets and so on.
- Access routes level (i.e., less than 1:60) or have the shallowest gradient possible. Where the route is steeper than 1 in 60 but not as steep as 1 in 20, it will include a level landing for each 0.5m rise along the route. Wherever there is a change of direction in a ramp, a level landing must be provided. Where the gradient is 1:20 or steeper it must comply with the requirements for a ramp.
- Wherever the change in level along a route is greater than a single step then an alternative stepped approach is provided as some people find it significantly easier to negotiate a short flight of steps than a ramp.
- Materials will be used thoughtfully. They can provide different sound and tactile qualities and, with proper use of colour, will aid location along the route.
- Where footpaths cross vehicle routes warning and guidance will be provided for blind and visually impaired people. Ensuring there are no obstacles or hazards to obstruct crossing points. Crossings will be at least 1.2m wide minimum.
- Carefully designed tree planting schemes aiding location by providing scent and colour clues and key landmarks for the visually impaired user. Ensure plants do not.
- On access routes on level ground provide seated resting places not more than 50m apart for people with impaired mobility. For routes here the gradient is between 1:21 and 1:60 additional resting places will be considered.

Public Transport

- The site and wider area are served by public transport. There are 2 bus stops close to the main entrance of which 1 No. is on site.
- A bus timetable will be located within the main foyer, and should the local bus services introduce real-time bus notification it would be possible, and desirable to have these times repeated in the building.
- Gravesham train station is at a 50min walk a 16-minute cycle or an 11-minute drive by car or bus.
- From the first moment approaching the building automatic sliding doors welcome the visitor across the level threshold.
- The primary circulation is a fully accessible level space.
- The leisure reception desk will be properly designed to allow good access for all. This desk will be locally illuminated to provide highlight against the general background along with a colour to create contrast and thus visual awareness.
- The reception desk, as with all reception type desks and serveries, will be provided with lowered areas of worktop, induction loops and sufficient space to facilitate movement for those requiring additional space.
- All doors are provided with sufficient width for wheel chairs as are corridors and access is available to all changing areas with both manual and mechanised chairs.
- As a minimum the unobstructed width of internal corridors is a minimum of 1500mm wide to allow two wheelchairs to pass each other safely.
- Simple devices such as fully adjustable controlled door closing devices to enable them to be set to the minimum suitable force (always in accordance with BS8300:2018) and only fitting where absolutely necessary.
- Ensuring good vision through doors and level thresholds across door openings (avoid ramping up to different surface finishes) to ease passage through the building. Opening doors into spaces such as the sports hall where wall and door rebound characteristics would require excessively high setting to the controlling devices.

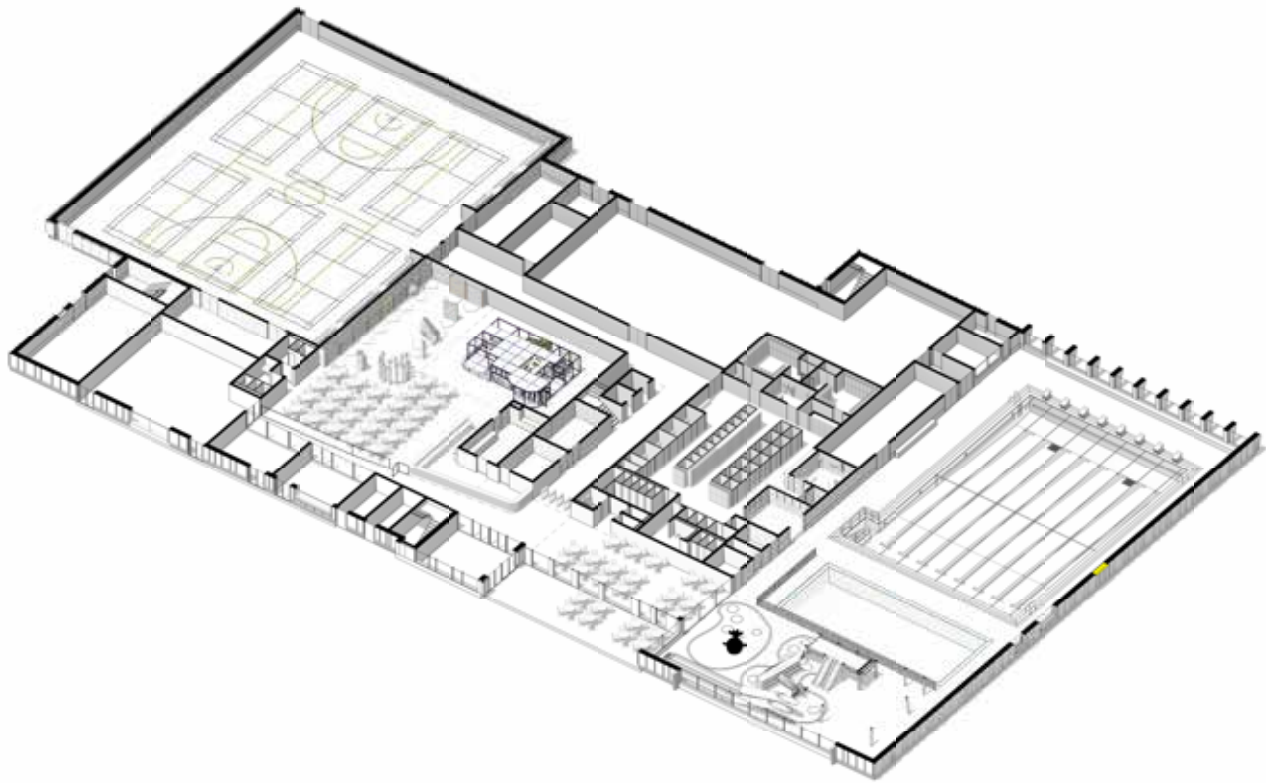
- Consideration of the impact of colour within the building can have both a positive and negative environmental impact. Colour contrast can be used to assist partially sighted users in identifying routes and events, yet high contrast can also provide a disturbing environment for other users.
- Evidence shows that disabled people participate in a wide range of sports and a number of these can be played with sports wheelchairs.
- Players typically arrive in a standard wheelchair and transfer to the sports wheelchair when accessing the facilities. We have included areas within the circulation for the storage of wheelchairs. In the event of a specific wheelchair tournament when a larger area would be required one of the squash courts to be used as a temporary store subject to operator programming.
- The signage strategy across the whole development will follow good practice guidelines, such as 'The Sign Design Guide' produced by the Sign Design Society.
- Signs will be carefully considered and a comprehensive signage system integrated to ensure that they are:
- Carefully located
- Clear, simple and logical
- Non-reflective

Accessibility | 10.0 Access & Accessibility

Changing areas

- The changing provision in the Centre has been design to comply to the Accessible Sports Facilities recommendations, for example:
- All changing area blocks have a designated Accessible Changing room for users that prefer more privacy.
- Provision of a 'Changing Places' assisted changing facility
- All changing spaces have been designed to provide enough manoeuvring space without obstructing other users.
- All main changing areas provide a 0.6m wide, 2m long bench for assisted change.
- A proportion of lockers are accessible
- All Shower areas have at least one shower with dropdown shower seat and appropriate grab rails.
- Functional areas
- Community Facilities, Fitness Suite & Studios: These areas give unhindered access to disabled people either independently or with companions. Accessible WCs are provided.
- Sports Hall - Sports wheelchairs are accommodated in circulation and facilities accessible to them including dedicated wheelchair storage for the transfer of standard to sports wheelchairs. The 'sports wheelchair zone' includes;
- The route from the site entrance, car park, setting down point to the entrance and reception area.
- The route from the entrance/reception to a safe, convenient and secure storage point for the sports chair.
- The route from the storage point to the activity area
- Spectator Seating – Designated wheelchair spectator spaces are provided, with the ability to sit with companions
- Pool: The pool hall is designed to allow for full integration of disabled swimmers. Pool pods for means of access to the water will be provided.
- Emergency Escape
- Detailed guidance on means of escape for disabled people is given in BS 9999:2017.

- A fire evacuation plan will identify physical features that can support the means of escape for disabled people, the number of staff to provide assistance and a communications system to ensure information is conveyed to all disabled people using the building.
- It is not possible to accurately determine the numbers of disabled people that will use the building; however, it is likely that they will include the following:
- Mobility-impaired people
- Wheelchair users
- People who are deaf and hard of hearing
- Blind and partially sighted people
- People with cognitive disabilities
- People with unseen health disabilities such as asthma.
- Each of these groups of people may require either:
- Suitable physical features to enable them to exit independently Assisted evacuation.
- The evacuation plan will define a comprehensive management procedure for the evacuation of all occupants including disabled people. Fire safety 'refuges' will be provided on escape routes. Refuges are places of relative safety where disabled people can wait for short periods of time before making their way to the final exit or await assistance to the final exit.



Servicing | 11.0 Maintenance & Waste Strategy

The basis underpinning the selection of materials and equipment is to ensure a balance between ease of construction and long-term maintenance with the visual impact that should be associated with a civic building of this nature together with the Client's aspirations contained within the brief.

To that end we are generally proposing materials and construction methods with a proven track record, potential for re-use and impact on the environment together with ease of availability should it be necessary for replacement elements and for sub-contractors to undertake repairs and maintenance in the longer term.

Larger elements of mechanical and electrical plant are sized to give good access to the equipment and allow for operation, maintenance and for the replacement of equipment as necessary during the building lifetime.

Refuse vehicles access to bin store. Located close bin store Delivery vehicles enter the site via the access road and can park in one of the designated coach bays or drop-off bay. Refuse vehicles cross the pedestrian priority route to the bin store and exit via the dedicated service route before exiting the site onto Thong Lane. Maintenance and chemical deliveries can use the service route and park in the dedicated lay-by proximate to the plant room.

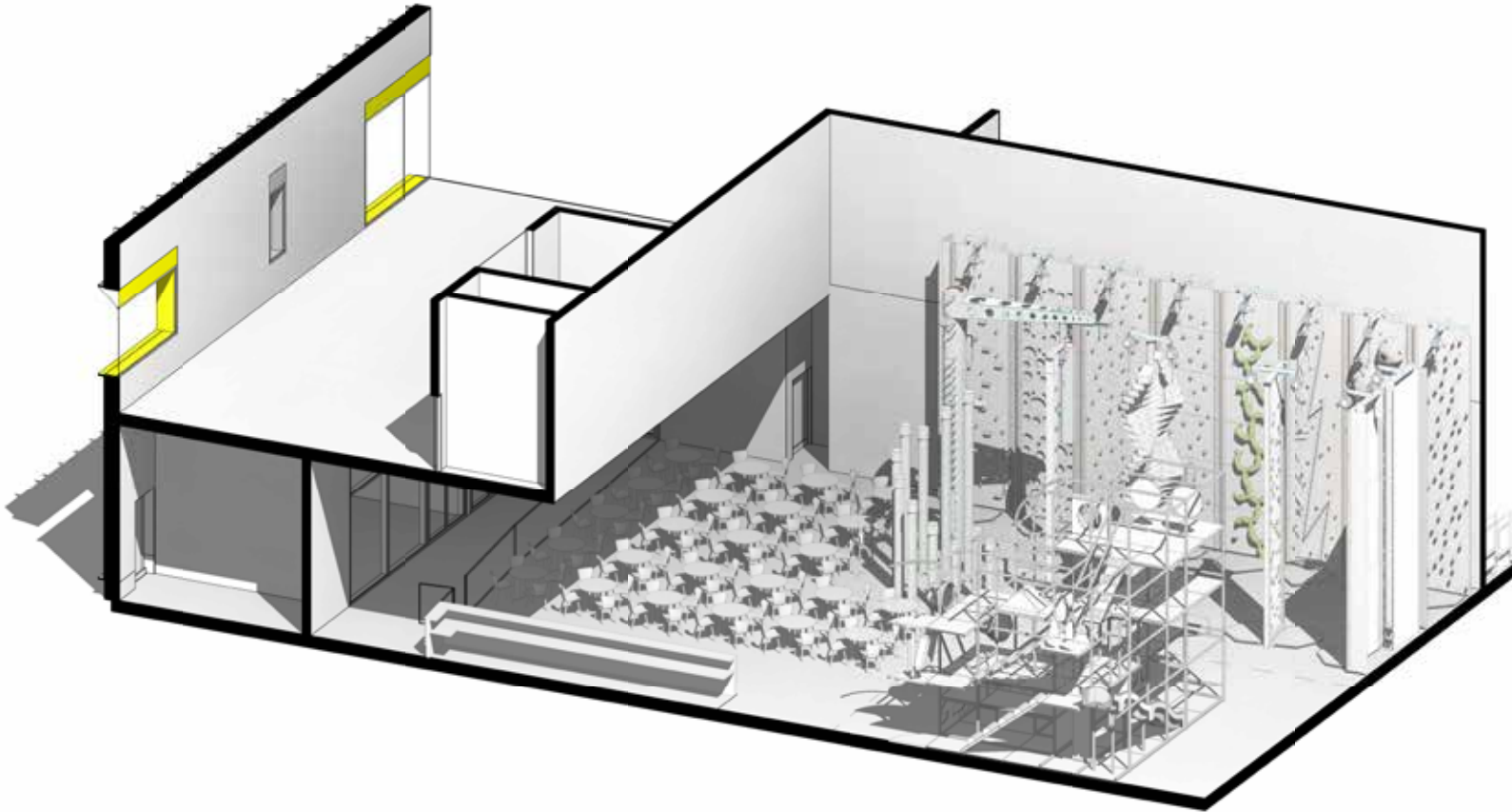
The bin store is located discretely close to the main entrance for ease of access.

Waste Management

For this type of facility 26no 1100 litre euro bins for general waste and 6 no 240 litre wheelie bins.

- Recycling stations are to be provided
- Food waste collections
- Clinical waste collections

The eventual building operator will facilitate all of these services on behalf of the Council. They would typically use a 6x4 26 tonne refuse collection vehicle to service these types of facilities.



11
Servicing



Security | 12.0 Fire & Secure by Design

A - Fire Strategy

A fire strategy report has been prepared by Jensen Hughes Fire Consultants. The underlying strategy however is to have the main accommodation stair supplemented by 3No. fire escape stairs.

Perimeter fire escape stairs exiting directly to the external areas gives the core building an inherent flexibility lending the building a certain flexibility and future proofing for possible differing uses in the years to come.

B - Secure by Design

Designing for crime prevention has been considered in the design of the whole development proposals and how the design reflects the attributes of safe, sustainable places as set out in 'Safer Places - The Planning System and Crime Prevention' (OD PM/Home Office, 2003).

Initial discussions with the local crime prevention officer and Police National Network were pending at the time of writing this statement.

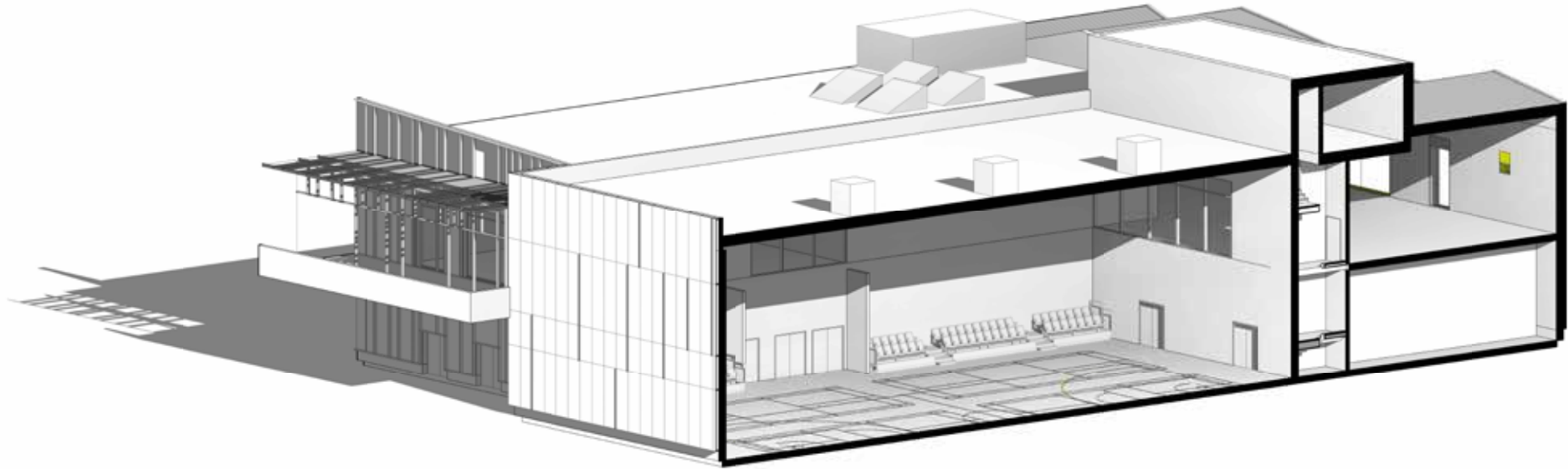
Issues common to sport and leisure buildings of this type and similar isolated location can include the following: -

Site

- Provide CCTV and good light (BS 5489) around the building.
- The car park must have CCTV and good lighting.
- Recommend height restriction barrier to avoid travellers entering the site and setting up on site.

Building

- The foyer should include CCTV and access control turnstile or barrier to control access to the sports areas and first floor
- Provide toughened and laminated glass
- Consider shutters for external glass doors or other means to secure them
- PAS 24 doors and windows.
- Provide CCTV to the café
- Ensure the locker area has CCTV.
- Rainwater downpipes need to be non-climb, preferably internal.
- Provide sufficiently high flat roof to minimise excessive risk for climbing
- High security roof lights.



Conclusion | 13.0 Overview

Overview

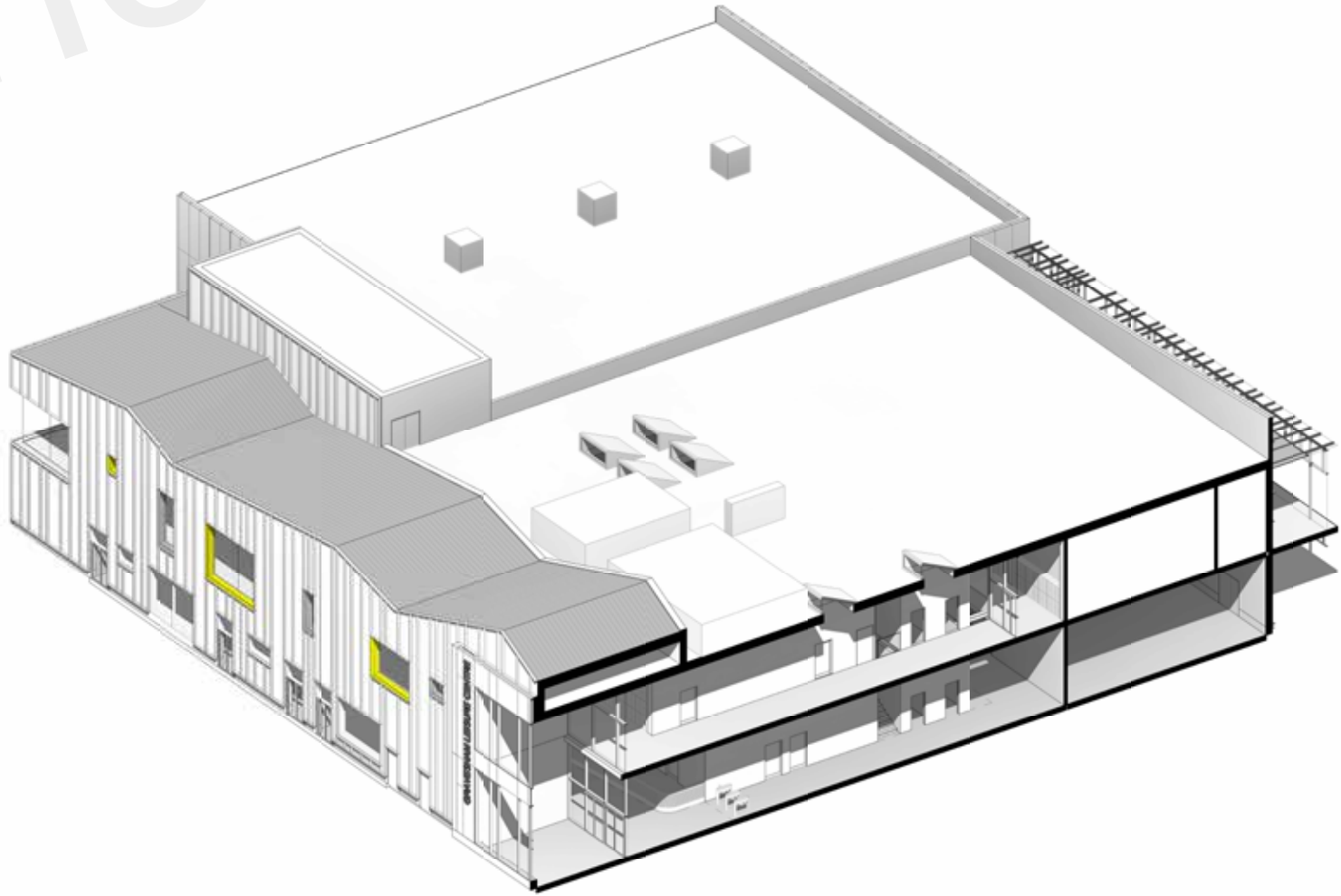
We aim to portray the Vision in this document and as such have compiled a comprehensive proposal touching on all aspects of the scheme from initial briefing and design theory through to detail design, sustainability and 3D images of the internal spaces and exterior being created. In conclusion this Design and Access Statement has aimed to explain the scheme design ethos, the design principles and highlight the physical proposal and its surrounds in the landscape in some depth.

The main areas that have been covered are as follows: -

1. Design ethos and principles
2. Site context information
3. Site and project history
4. Demonstrate the scheme in plan form and in 3d
5. Explain the wider landscape proposal
6. Building appearance and materiality.
7. Stakeholder and local consultations

Family Sport & Leisure Centre Gravesham 'Delivering a Gravesham to be proud of'

We have endeavoured to portray the excitement and the opportunity presented by this high quality and comprehensive Family Sport & Leisure Centre project. The statement aims support the planning application and also to give some idea of the potential of co-location and its many synergies and how this hub can enrich Gravesend, Gravesham Borough and the wider population.



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