

ILLUSTRATIVE DESIGN PRINCIPLES

It is intended that the development will comprise a range of well planned, high quality buildings and spaces that are carefully integrated by way of landscaping and design into the existing landscape. The mix of facilities will be commercially sustainable and will provide a wide range of recreational, sporting and physical activities to all members of the local community. Buildings, structures and landscape will be sustainable and durable, they will also be adaptable and flexible in operation.



The scheme will be inclusive and available to all members of the community, including those with disabilities and the elderly. These groups will be given every opportunity to access the facilities by the considered design of the infrastructure, landscape and the built elements. The buildings and the spaces surrounding them will be usable and understandable, all elements will be fully DDA compliant and this will be reviewed as the detailed design progresses and once the site is in operation.

Buildings within the development will utilise passive energy measures, through the orientation of the buildings, selection of materials, appropriate design of each façade and the selection of effective shading devices. This passive design strategy will be developed in conjunction with other energy efficiency measures in order to minimise dependence on artificial heating, cooling and lighting.

Wherever possible locally sourced sustainable materials will be used, these materials will be renewable, non toxic and ideally they should be recycled as well as recyclable. The design team will research material supply in the local area and will be encouraged to seek out local sources.

The technical and commercial viability of low carbon technologies will be evaluated in detail as the design develops, there is a wide array of zero and low carbon technologies available including; biomass boilers, CHP, ground source cooling/heating, photovoltaics, solar water heating and wind power.

All these options will be considered on a building by building basis and the preferred technologies included in the scheme following a thorough evaluation of the sustainability benefits.

