

ECONOMIC REGENERATION AND LEISURE COMMITTEE MEETING

Date: Tuesday 14 July 2020

Time: 6.30 pm

Venue: Remote Meeting - The Public proceedings of the Meeting will be broadcast live and recorded for playback on the Maidstone Borough Council Website.

Membership:

Councillors Bartlett, Mrs Blackmore (Vice-Chairman), Cox, Fort, Mrs Gooch, Harper (Chairman), Hinder, Lewins and Webb

The Chairman will assume that all Members will read the reports before attending the meeting. Officers are asked to assume the same when introducing reports.

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1. Apologies for Absence	
2. Notification of Substitute Members	
3. Urgent Items	
4. Notification of Visiting Members	
5. Disclosures by Members and Officers	
6. Disclosures of Lobbying	
7. To consider whether any items should be taken in private because of the possible disclosure of exempt information.	
8. Minutes of the Meeting Held on 16 June 2020	1 - 6
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11. Questions from Members to the Chairman (if any)	
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Issued on Monday 6 July 2020

Continued Over/:

Alison Broom

Alison Broom, Chief Executive

- | | |
|--|-----------|
| 15. Update on Covid Business Grants | 121 - 126 |
| 16. Update on the MedTech Innovation Programme | 127 - 130 |

INFORMATION FOR THE PUBLIC

In order to ask a question at this remote meeting, please call 01622 602899 or email committee@maidstone.gov.uk by 5 p.m. one clear working day before the meeting (i.e. by 5 p.m. Friday 10 July 2020). You will need to provide the full text in writing.

If your question is accepted, you will be provided with instructions as to how you can access the meeting.

In order to submit a written statement in relation to an item on the agenda, please call 01622 602899 or email committee@maidstone.gov.uk by 5 p.m. one clear working day before the meeting (i.e. by 5 p.m. on Friday 10 July 2020). You will need to tell us which agenda item you wish to comment on.

If you require this information in an alternative format please contact us, call **01622 602899** or email committee@maidstone.gov.uk.

To find out more about the work of the Committee, please visit www.maidstone.gov.uk.

Should you wish to refer any decisions contained in these minutes to the **Head of Policy and Resources Committee**, please submit a Decision Referral Form, signed by **three** Councillors, to the **Head of Policy and Communications** by: **8 July 2020**

MAIDSTONE BOROUGH COUNCIL

ECONOMIC REGENERATION AND LEISURE COMMITTEE

MINUTES OF THE MEETING HELD ON TUESDAY 16 JUNE 2020

Present: Councillors Mrs Blackmore, Cox, Fort, Mrs Gooch, Harper (Chairman), Hinder, Lewins and Webb

101. APOLOGIES FOR ABSENCE

There were no apologies for absence.

102. NOTIFICATION OF SUBSTITUTE MEMBERS

There were no Substitute Members.

103. URGENT ITEMS

The Committee agreed to take an urgent item to provide an update concerning the re-opening of Maidstone Town Centre and the High Street on 15 June 2020. The update would be provided by John Foster, the Head of Regeneration and Economic Development.

Whilst not an urgent item, the Chairman informed the Committee of a correction to the title of Item 16 which should state Key Performance Indicators 2020-21.

104. NOTIFICATION OF VISITING MEMBERS

There were no Visiting Members.

105. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

106. DISCLOSURES OF LOBBYING

There were no disclosures of lobbying.

107. EXEMPT ITEMS

RESOLVED: That all items be taken in public as proposed.

108. MINUTES OF THE MEETING HELD ON 28 JANUARY 2020

RESOLVED: That the minutes of the meeting held on 28 January 2020 be approved as a correct record and signed at a later date.

109. PRESENTATION OF PETITIONS

There were no petitions.

110. QUESTION AND ANSWER SESSION FOR MEMBERS OF THE PUBLIC

There were no questions from members of the public.

111. THE RE-OPENING OF MAIDSTONE TOWN CENTRE AND THE HIGH STREET - URGENT ITEM

The Head of Regeneration and Economic Development provided an urgent update on the re-opening of the Town Centre and High Street. It was noted that retailers were responsible for ensuring safe working practices for staff members and the implementation of social distancing measures within their stores. The Council had been provided with £153k in funding to assist with the measures that have been put in place, some of which was given by the European Regional Development Fund.

Multiple organisations had been involved in the re-opening of the area, including Kent Police, Kent County Council, One Maidstone, The Mall and Fremlin Walk. Three key areas of action were summarised as; providing communications to the general public, shops and visitors, a communications package for retailers to inform them of the actions that would need to be taken by themselves and with the Council and its partners and the implementation of temporary changes to the High Street to allow social distancing measures to be enforced. This included signage to explain social distancing measures, the relocation of some street furniture so as to avoid obstructions and daily cleaning of some of this furniture.

It was noted that limited toilet facilities had been reopened. One Maidstone had provided Street Pastors and additional Street Ambassadors to aid the re-opening process. The Council had offered services which included marking up social distancing measures outside retail stores when requested.

The Head of Regeneration and Economic Development confirmed that there had been very few policing issues with twice daily Silver Command meetings taking place.

The Committee wished to thank the Officers involved for their hard work.

112. COMMITTEE WORK PROGRAMME

The Head of Regeneration and Economic Development noted that there had been progress with the innovation centre and the MedTech business support programme that was being put in place. A presentation could be made to the July Meeting of the Committee to update members on the work undertaken.

In response to an agenda item request the Head of Economic Regeneration and Leisure explained that the Action Plan for 2015-2020, as part of the Economic Development Strategy Review (EDSR), was due to be reviewed prior to the Covid-19 pandemic.

Lichfields had been commissioned to undertake this work, however due to the economic uncertainty now presented, the brief for the Economic Development Strategy had been changed. The first stage of work would now be to assess the impact of Covid-19 whilst working with the Kent and Medway Economic Regeneration Plan, national ONS data and other data sets to present to the Maidstone Economic Business Partnership at the end of June 2020. An initial document would then be drafted for mid-July 2020 with the next meeting of the Committee after this being September 2020.

The Committee was informed that Lichfields had also provided the Economic Development needs analysis for use in the Local Plan. As such, the consultancy provided to both the Economic Development teams and the Local Plan teams should not present a conflict.

In response to concerns raised by the Committee about the EDSR the Head of Regeneration and Leisure would organise a member consultation with Lichfields, in order that the Committee be involved in the creation of the draft document. All Councillors would be invited to attend.

RESOLVED: That the Committee Work Programme be noted.

113. QUESTIONS FROM MEMBERS TO THE CHAIRMAN

There were no questions from Members to the Chairman.

114. REPORTS OF OUTSIDE BODIES

A report was presented by Councillor Cuming as the Council's representative to the Maidstone Sea Cadets.

RESOLVED: That the Reports of Outside Bodies be noted.

115. KENT ARTS & WELLBEING

The Culture and Arts Officer introduced the report which reviewed the proposals outlined in the presentation made by Mr Ken Scott in November 2019. The Arts & Wellbeing company wished to organise activities, including a choir for the homeless and those with chaotic lifestyles, as based on The Choir with No Name. The activities proposed should increase the confidence, skills and relationships, amongst other things, of the participants.

Kent Arts & Wellbeing had requested the Council's support in their funding application and assistance in identifying potential participants for the Choir and areas of the borough in which to hold further creative activities.

In response to questions the Culture and Arts Officer confirmed that given current circumstances, the Council would not be expected to provide any assistance for at least 12-24 months, on the assumption that the funding bid was successful. The Community Support team had been consulted and felt confident that they would be able to identify possible participants and areas for attention in the creative activities that the programme wished to devise, in the long term.

The Committee expressed their support for the activities proposed by Kent Arts & Wellbeing; with particular reference to the possible effects of Covid-19.

RESOLVED: That the Council supports Kent Arts & Wellbeing in their funding application and subsequent project delivery.

116. FOURTH QUARTER BUDGET & PERFORMANCE MONITORING

The Head of Finance introduced the report which included the provisional outturn figures for the 2019-20 financial year. The figures presented had not yet been audited and only contained information available up until the 31 March 2020, so the impact of Covid-19 would not be seen.

Performance against the budget was shown in Appendix 1, with particular attention drawn to a net overspend against the revenue budget of £370k and a correction to the figures shown in the first table of Appendix 1 to confirm that the spend of the Committee was £1.89m against the £1.52m budget.

The overspend was caused by issues with the construction and shortfall in income of, the Mote Park Adventure Zone and associated costs of the sewer collapse. Smaller variances were detailed in Table 2 of Appendix 1.

In relation to the Capital Programme, it was noted that the works for Mote Park Dam had started with the proposed visitor centre and estate building having been temporarily put on hold. An overall slippage figure of £124k would be carried into this financial year.

The Equalities and Corporate Policy Officer confirmed that of the seven Key Performance Indicators (KPIs) two had achieved the target, one was within 10% and four had missed the target. It was noted that the impacts of Covid-19 were felt early for those four targets as events had been cancelled which affected the number of visitors across Maidstone. Of the seven annual targets three had achieved their target with the remaining four achieving within 10%.

The Head of Regeneration and Economic Development explained that the original budget for waste disposal had not been sufficient to cover the cost of the commercial waste services as provided by the Council, for projects under the remit of this Committee. It was confirmed that the service fee was competitive.

In response to questions the Head of Finance confirmed that options to recover the cost of the sewer collapse had been assessed, however due to the risk of counter claim the Council were not pursuing the £403k costs incurred. It was noted that some costs, including the loss of income from the café and parking, had been recovered.

The Head of Finance informed the Committee that those costs were being held against this Committee in the interest of transparency. Further clarification was given in that although the cost had arisen out of a capital project the cost could not be included under capital as it would not create a capital asset so was classed as a revenue cost.

Several members of the Committee felt that there had not been adequate information given regarding the situation surrounding this cost. As such, the Head of Finance would distribute a briefing note amongst the Committee Members to provide further explanation. It was noted that the figures presented would also be presented to the Policy and Resources Committee for further inspection, should any Members wish to raise the issue further.

RESOLVED: That

1. The Revenue position as at the end of Quarter 4 for 2019/20, including the actions being taken or proposed to improve the position, where significant variances have been identified, be noted;
2. The Capital position at the end of Quarter 4 be noted; and
3. The Performance position as at Quarter 4 for 2019/20, including the actions being taken or proposed to improve the position, where significant issues have been identified, be noted.

117. KEY PERFORMANCE INDICATORS 2019-20

The Equalities and Corporate Policy officer introduced the report which included the draft KPIs for 2020-21 as shown in Appendix 1.

A motion was moved to request an additional KPI concerning Job Seeker Allowance Claimant figures to be reported to this Committee for information purposes only. The aim of this was to provide an indicator on the impact of the Covid-19 pandemic on the local economy. It was noted that unemployment in Maidstone had risen to 5.7% due to the Covid-19 pandemic.

In response to questions, the Head of Regeneration and Economic Development confirmed that the draft KPIs would provide information that could be used to assess the recovery of both the local and national economy, as the figures would be viewed in comparison with the figures presented by other areas of the country. Specific reference was made to the percentage of vacant retail units and the footfall in the town centre.

RESOLVED: That

1. The draft Key Performance Indicators for 2020-21, as attached in Appendix 1, be agreed; and
2. The number of Job Seekers Allowance Claimants be added as a quarterly Key Performance Indicator for information purposes.

118. DURATION OF MEETING

6.30 p.m. to 7.54 p.m.

2020/21 WORK PROGRAMME

	Committee	Month	Origin	CLT to clear	Lead	Report Author
Member Consultation	ERL	Aug-20			John Foster	John Foster
Economic Development Strategy Review	ERL	15-Sep-20	Standing Item	?	John Foster	John Foster
Maidstone East (incl. recommendation to P&R)	ERL	15-Sep-20	Officer Update	?	William Cornall	John Foster
Lockmeadow Property Management Strategy	ERL	15-Sep-20	Asset Management	Yes	Mark Green	Mark Green
Making Maidstone More Active - Update	ERL	TBC	Officer Update	?	John Foster	Mike Evans
Tour of the Business Terrace	ERL	TBC	Briefing		John Foster	John Foster
Town Centre Opportunity Sites Delivery Strategies	ERL	TBC	Officer Update	?	William Cornall	John Foster

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Agenda Item 14

ECONOMIC REGENERATION AND LEISURE COMMITTEE

14 July 2020

Bus Station Improvement Project

Final Decision-Maker	ECONOMIC REGENERATION AND LEISURE COMMITTEE
Lead Head of Service	William Cornall
Lead Officer and Report Author	John Foster and Chris Inwood
Classification	Public
Wards affected	High Street

Executive Summary

To consider the proposals to improve the appearance of the bus station in Maidstone and to approve the draft designs for public consultation.

Purpose of Report

Decision

This report makes the following recommendations to this Committee:

1. To approve the draft designs for public consultation

Timetable

Meeting	Date
Committee	14 July 2020

Bus Station Improvement Project

1. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
Impact on Corporate Priorities	<p><i>The four Strategic Plan objectives are:</i></p> <ul style="list-style-type: none"> • <i>Embracing Growth and Enabling Infrastructure</i> • <i>Safe, Clean and Green</i> • <i>Homes and Communities</i> • <i>A Thriving Place</i> <p>• <i>Accepting the recommendations will materially improve the Council's ability to achieve A Thriving Place and the identified action to be delivered between 2019 and 2024 to modernise the bus station in the County Town .</i></p>	John Foster Head of Service for Regeneration and Economic Development
Cross Cutting Objectives	<p><i>The four cross-cutting objectives are:</i></p> <ul style="list-style-type: none"> • <i>Heritage is Respected</i> • <i>Health Inequalities are Addressed and Reduced</i> • <i>Deprivation and Social Mobility is Improved</i> • <i>Biodiversity and Environmental Sustainability is respected</i> <p>• <i>The report recommendation supports the achievement of the Biodiversity and Environmental Sustainability cross cutting objective by reducing the energy used by the bus station.</i></p>	John Foster Head of Service for Regeneration and Economic Development
Risk Management	<ul style="list-style-type: none"> • <i>The Risks are set out in section 5 of this report</i> 	John Foster Head of Service for Regeneration and Economic Development

Financial	<ul style="list-style-type: none"> <i>The project is funded in the current approved capital programme, with a budget of £1m, along with a further £90,000 in agreed external contributions from partners.</i> 	Paul Holland, Senior Finance Manager
Staffing	<ul style="list-style-type: none"> <i>We will deliver the recommendations with our current staffing.</i> 	John Foster Head of Service for Regeneration and Economic Development
Legal	<ul style="list-style-type: none"> <i>Strategic Local Plan Policy (SP23) and the <u>Integrated Transport Strategy 2011-2031 (ITS)</u> provides a framework for making decisions on transport issues around the borough, specifically addressing problems with the Council's existing transport network and it's long term development. This includes improvements to the bus station. Accepting the recommendation will assist in the delivery of the improvements anticipated by the Local Plan and the ITS. If not already done so, any necessary agreements or contracts entered into must be in accordance with the Council's Contract Procedure Rules and should be in a form approved by the Legal Services Manager. This is permitted pursuant to the Council's general powers under s.1 of the Localism Act 2011 and s. 111 of the Local Government Act 1972.</i> 	Russell Fitzpatrick MKLS (Planning) Team Leader
Privacy and Data Protection	<ul style="list-style-type: none"> <i>Accepting the recommendations will increase the volume of data held by the Council. We will hold that data in line with our retention schedules.</i> 	Policy and Information Team
Equalities	<ul style="list-style-type: none"> <i>The recommendations do not propose a change in service therefore will not require an equalities impact assessment</i> 	Policy & Information Manager
Public Health	<ul style="list-style-type: none"> <i>We recognise that the recommendations will not negatively impact on population health or that of individuals.</i> 	Public Health Officer
Crime and Disorder	<ul style="list-style-type: none"> <i>The recommendation will not have a negative impact on Crime and Disorder.</i> 	Head of Service or Manager

Procurement	<ul style="list-style-type: none"> On accepting the recommendations, the Council will then commence procurement of a contractor in line with financial procedure rules. 	Head of Service & Section 151 Officer
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2. INTRODUCTION AND BACKGROUND

- 2.1 Maidstone’s main bus interchange located at The Mall Chequers Shopping Centre is neither fit-for-purpose nor user-friendly. It is not well lit and is threatening in character being essentially a tunnel under the Centre linking King Street and Romney Place. The draft Integrated Transport Strategy (ITS) identifies the need for an improved bus station in Maidstone town centre. It is an unattractive gateway to the town centre and constrains efforts to encourage public transport uptake in Maidstone and increased bus use. A modernised and fit for purpose bus station is required if the ITS objectives are to be achieved, and will also contribute to increasing the vitality and viability of the Town Centre by improving its overall image as a modern and well cared for place with excellent public transport facilities.
- 2.2 The project has confirmed funding of £1,000,000 from Maidstone Borough Council, plus £30,000 each from KCC, Arriva and Capital and Regional (owners of The Mall). The total budget is therefore £1,090,000.
- 2.3 In early 2019 an architect and an Employers’ Agent (EA) were appointed to work on proposals to refurbish the bus station. This work has included reviewing the current design and issues experienced by users, both members of the public and bus drivers. The architect has produced some initial design ideas which were costed by the EA. There has been a process of refining the designs to ensure it falls within budget.
- 2.4 Survey works have been scheduled to allow asbestos specialists and engineers to check the structure of the bus station which will dictate the final designs. A specialist lighting designer has also been appointed to review the current lux levels, and provide a design which will improve the lighting for both members of the public and bus drivers. A Road Safety Audit has been commissioned to ensure the designs are safe for users of the bus station.
- 2.5 Due to the nature of the works, the designers are able to produce a ‘shopping list’ of items within the project, which assists in monitoring the costs, but also allows stakeholders and the public to place items in order of preference. This will ensure that the final project produces the biggest impact whilst staying within the available budget. This list of proposals include cleaning the canopy on the Sainsbury’s side, replacing street furniture, replacing soffits and floor tiling, new signage and real time passenger information, architectural and functional lighting scheme and public art. Appendix 1 sets out the architects response to the brief, the

challenges created by the fabric of the existing bus station and imagery of how it could look.

- 2.6 The surveys commissioned together with the detailed lighting scheme have enabled the cost consultant to price the works which are currently in budget. The results of the asbestos survey have yet to be received. Buildability advice has been received from local contractors to inform the designs. The shopping list approach set out above will enable the works to be prioritised in order of importance should tender prices come in over budget. The public consultation process will help identify which elements of the design are most important to users.
- 2.7 It should be noted that the implementation of these improvement works will inevitably disrupt the operation of the bus station. The tender documentation will require the contractors to explain how they propose to minimise this disruption.
- 2.8 Key stakeholders including Kent Highways, Arriva and the owners of the bus station (Capital and Regional) have approved the designs for public consultation purposes. An 8 week public consultation process is now proposed starting on 22 July 2020. This will include the following:
- Display boards and a comment box will be made available in the Mall Shopping Centre from 22 July 2020 for one week. This will not be staffed due to social distancing requirements.
 - Other poster sites will be considered to raise awareness of the consultation.
 - An online survey will be created and made available on the Council's website. This will be accessible on mobile formats and compatible with screen assisted reading technology.
 - The Data Intelligence Officer's contact details will be made available should a member of public need support filling in the survey.
 - Questions about the consultation can be sent to consultation@maidstone.gov.uk
 - Vulnerable groups will be specifically targeted for comment including Over 50s Forum and Disability Groups such as the Kent Association for the Blind.

The Communication team will promote the consultation widely on the Council's website, using social media and press releases.

3. AVAILABLE OPTIONS

3.1 Do nothing

Without this investment the Bus Station will continue to deteriorate. Capital and Regional, the owners of the Mall Shopping Centre including the Bus

Station, have no incentive to invest in the Bus Station as it fails to produce a return on investment. The condition of the Bus Station will reflect badly on Maidstone Town Centre and the Council and customer use of bus services may even decline, leading to greater car use, increased congestion and poorer air quality.

3.2 Do minimum

Replacing the sodium lighting with LEDs lights to improve the dull and intimidating environment has been investigated as a do minimum option. This was rejected as not making a sufficient impact in terms of ambience, passenger facilities or passenger information required to trigger the desired modal shift and encourage bus patronage.

3.3 Do something

Relocating the bus station to an alternative site in the Town Centre has been explored in the Tri Study in 2018 (see paragraph 6.2). The lack of available land or property in appropriate locations, together with the restrictions on access due to Maidstone's one-way system has resulted in this option being rejected.

3.4 Do optimum

The complete redevelopment of the Mall incorporating a new bus station has been explored with the owners Capital and Regional. There is a significant viability gap for this option which is no longer being considered.

4. PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS

4.1 The preferred option is the one set out in Appendix 1. All main stakeholders are in support of this approach. It offers a relatively straight forward solution to radically enhance the Bus Station environment focused on the user experience which will make it more attractive, and potentially increase bus patronage in support of the strategic priorities in the Integrated Transport Strategy.

5. RISK

5.1 A complete risk assessment has been produced for the project right through to completion in line with the Council's Risk Management Framework. However, this report is limited to the public consultation phase. The main risks include:

1. The public are not aware of the consultation and do not respond or miss the opportunity to respond

The consultation is planned to be open of 8 weeks and will be widely promoted by the communication team. A physical display of the designs will be set up in the Mall.

2. Vulnerable group find it difficult to engage

Involve Kent will be asked to promote the consultation opportunity to their network and the Council will actively seek the view of the Over 50s Forum, Kent Guide Dogs for the Blind and the Kent Association for the Blind. The online survey will be accessible by screen assisted technology. The Data Intelligence Officer will be available to support people to fill in the questionnaire.

3. The Council is unable to deliver changes requested by the public due to budgetary constraints or limitations of the building.

The questionnaire will be designed so that the users of the bus station can prioritise what improvements are most important. Due to the limitations of the building (effectively a concrete tunnel) it will not be possible to increase the number of buses it can accommodate.

6. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK

6.1 As per paragraph 1.1 above, Action PT12 in the 13th January 2016 version of the Integrated Transport Strategy (ITS) identifies the need for an improved bus station in Maidstone town centre.

6.2 On 22nd January 2018 the Strategic Planning, Sustainability and Transportation committee resolved that improvements and potential investment into Maidstone bus station be investigated. This decision was informed by tri-study prepared by consultants WSP entitled "Maidstone Tri-Study – Bus Interchange Study, Town Centre Parking Strategy, and Park & Ride Study" (November 2017) which considered a bus interchange study, parking strategy and a study into the current Park and Ride arrangements. The bus interchange study concluded that the bus station is in the optimum location to serve the town centre and therefore recommended improvements to the existing station.

6.3 Furthermore on 28th March 2018 Policy and Resources Planning committee resolved that the project be funded in part from proceeds of the Business Rates Retention Pilot.

7. NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION

7.1 The results of the public consultation process will be used to produce final designs which will be reported to ERL Committee in September 2020 for approval.

7.2 Preparation of Tender documentation will commence so that the Tender Period for a contractor can commence directly after ERL Committee's approval in September.

7.3 ERL Committee will be asked to approve the final designs in September and to seek delegated authority for the Head of Mid Kent Legal Services to enter into works contracts and any other necessary agreements for the project to proceed to completion.

8. REPORT APPENDICES

- *Appendix 1: Maidstone Bus Station Stage 3 Report*
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9. BACKGROUND PAPERS

None

Stage 3 Report



May 2020

Rev 00

1.0	Introduction
	1.1 Location
	1.2 Site Photos
2.0	Concept Design
3.0	Walkthrough
4.0	Isometric Diagrams
5.0	Typical Cross Section
6.0	Architectural Visualisation
7.0	Planning Statement
8.0	Stakeholder Consultation
9.0	Accessibility Statement
10.0	Designers Risk Assessments
11.0	Architectural Design Drawings
12.0	Lighting Design Drawings

1.0 Introduction:

Maidstone Bus Station is located within a multi-use complex bounded by King St to the North, and Romney Place to the South. Access to Maidstone Mall is achieved via the West Concourse, and to Sainsbury's via the East Concourse. Maidstone High St is located to the West, through the Mall, or via King St. A car park is also accessible via Romney Place, the entrance of which is adjacent to the Bus Station, and the council offices have pedestrian access via King St.

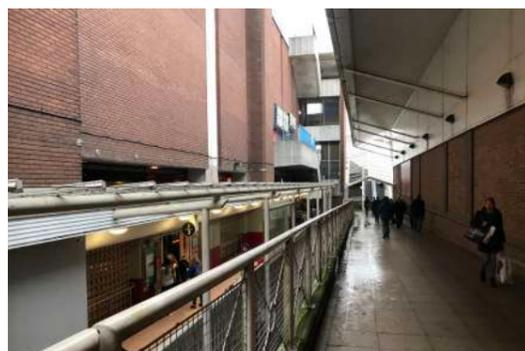
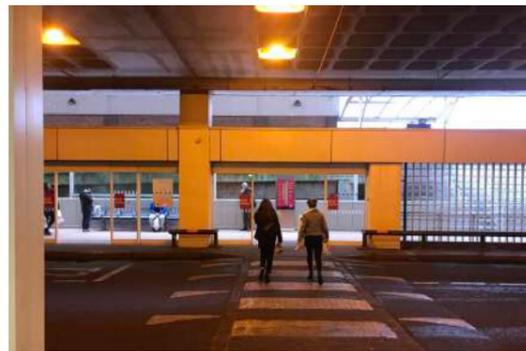
As per our brief, the goal of the improvement works are:

- To improve the safe and efficient movement of buses through the facility.
- To minimise conflicts between bus and pedestrian movements.
- To enhance the pedestrian and vehicular gateways to the facility in terms of accessibility, safety and aesthetics.
- To improve perceptions of user safety and security, e.g. by improving environmental quality, increasing the level of natural surveillance (especially in the evenings).
- 18 To provide a more user friendly facility with readily available information about transport and Maidstone town centre, in both physical and electronic formats.
- To improve integration between the bus station, the Mall shopping area and Sainsbury's.
- To create an attractive facility for passengers to encourage public transport usage thereby increasing passenger numbers.
- To improve accessibility and to upgrade the facility to current DDA guidelines, BS 8300 and Part M of the building regulations where applicable.

1.1 Location



1.2 Site Photos



2.0 Concept Design

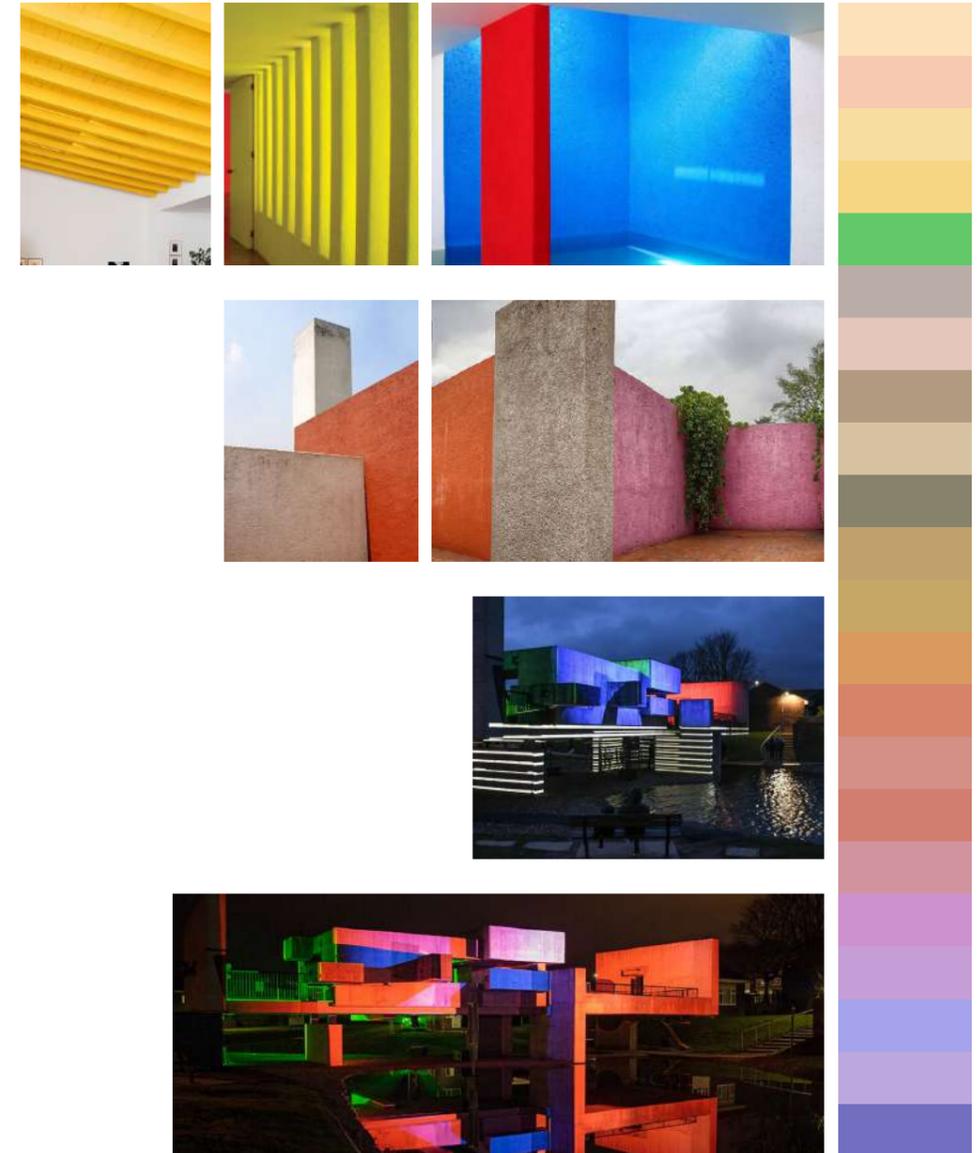
Two of the key design elements we tackled early on were the use of colour & light to aid in providing a more welcoming and interesting experience for the users of the bus station, in addition to improving the safety of all. To this end, we looked at existing usages of colour in architectural works, particularly the use of colour on brutalist concrete buildings. From this, we investigated the use of architectural lighting to emphasise the aesthetic elements of the bus station – such as the undulating concrete soffit above the roadway – whilst using colour to create portals along the length of the concourses to further denote the structural columns that line the roadway. These simple measures are designed to breathe a new life into the bus station, whilst emphasising the architectural qualities that were previously hidden. Existing pedestrian access arrangements from the Mall, Sainsbury’s, King St. and Romney Place will remain unchanged; as will the existing vehicular access arrangements.

To achieve this aim, the existing luminaires and fixtures along the concourses would be removed, including the sodium lights above the roadway, and the surfaces would undergo a deep clean followed by repainting. The luminaires would be replaced with modern LEDs which have the benefit of being centrally controlled as well as using a much wider colour spectrum with lower energy usage. The concrete soffit would be illuminated via luminaires positioned along the columns. At their base, the columns themselves would be flanked with recessed floor lights to emphasise the changing colours along the length of the roadway.

Complementing this approach, thin new metal balustrades would be installed along the concourses, set back from the roadway, to provide pedestrians with physical safety whilst being visually subservient to the structural columns. These balustrades would be punctuated with metal framed portals, whilst the balustrades themselves would be high enough to discourage leaning or vaulting – again, emphasising safety of the pedestrians and bus operators by reducing the interaction between vehicles and pedestrians. The stripping back of the existing partition walls will also reveal previously restricted sight lines across the concourses, further improving safety as well as aiding in the creation of a visual link between the Mall side and Sainsbury’s side of the bus station. The materiality of the concourses would be refreshed with a new timber soffit installed above, and new concrete tiles underfoot, which coupled with the cleaned and re-painted walls in addition to the new luminaires to the concourses, will provide a suitable contrast allowing for better navigation and appreciation of the space.

Further updates to visual navigation will come with new signage above both the North & South entrances, with the re-application of bay markings on the road surface after cleaning. Along the concourses, there would be the addition of new cabinets for the placement of paper bus timetables along the concourses with cabling laid for future provision of digital information boards when appropriate.

To sum: In order to achieve the goals set out in the brief, the design direction taken focuses on opening up the existing spaces, deep cleaning, usage of a considered colour palette, coupled with architectural lighting and the installation of new safety measures, to provide a safer, more aesthetic amenity within the town centre. This is in direct response to points 4.172, 4.55, 4.59, 4.60, 4.68 of the Maidstone Borough Local Plan 2017.

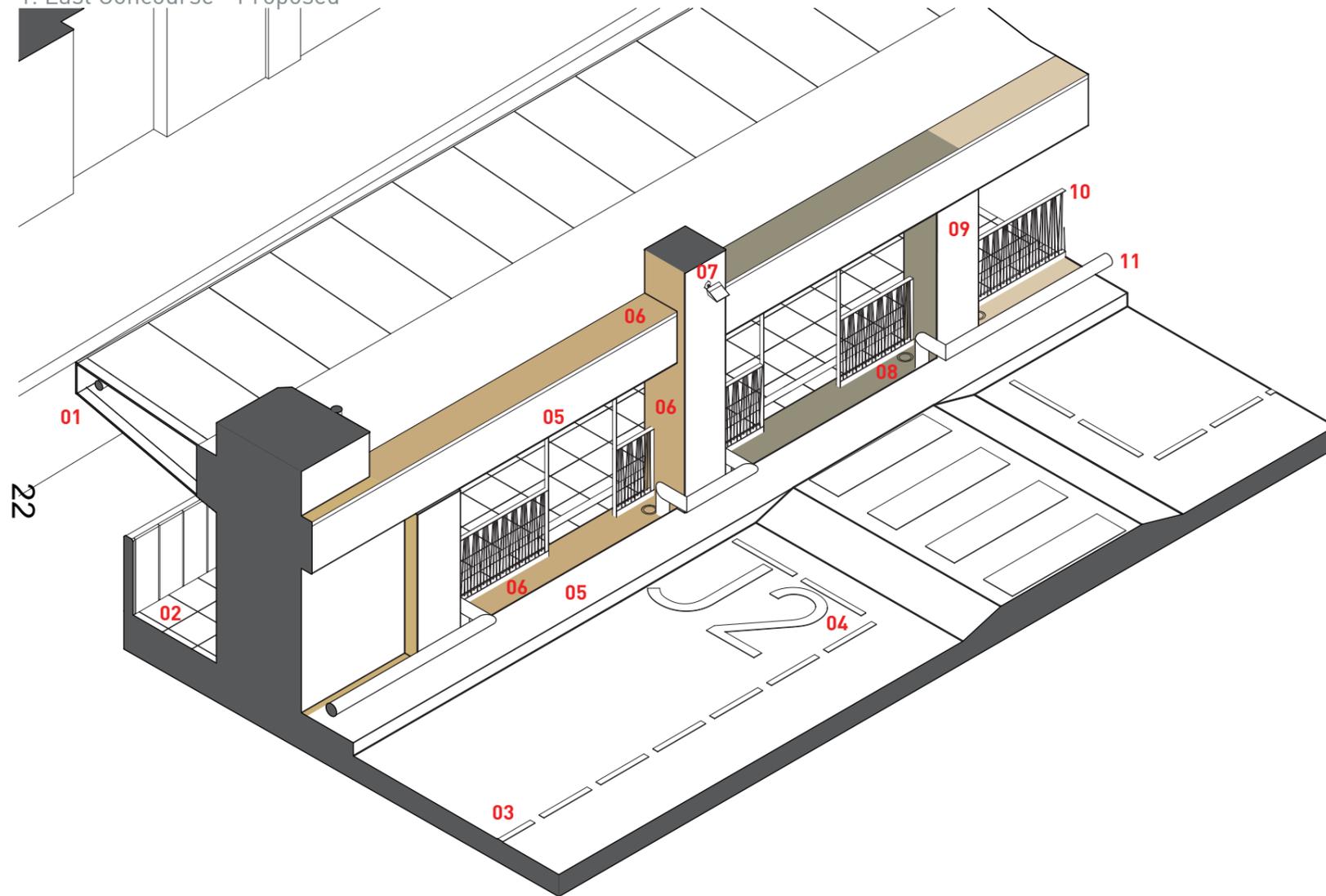


3.0 Proposal Walkthrough

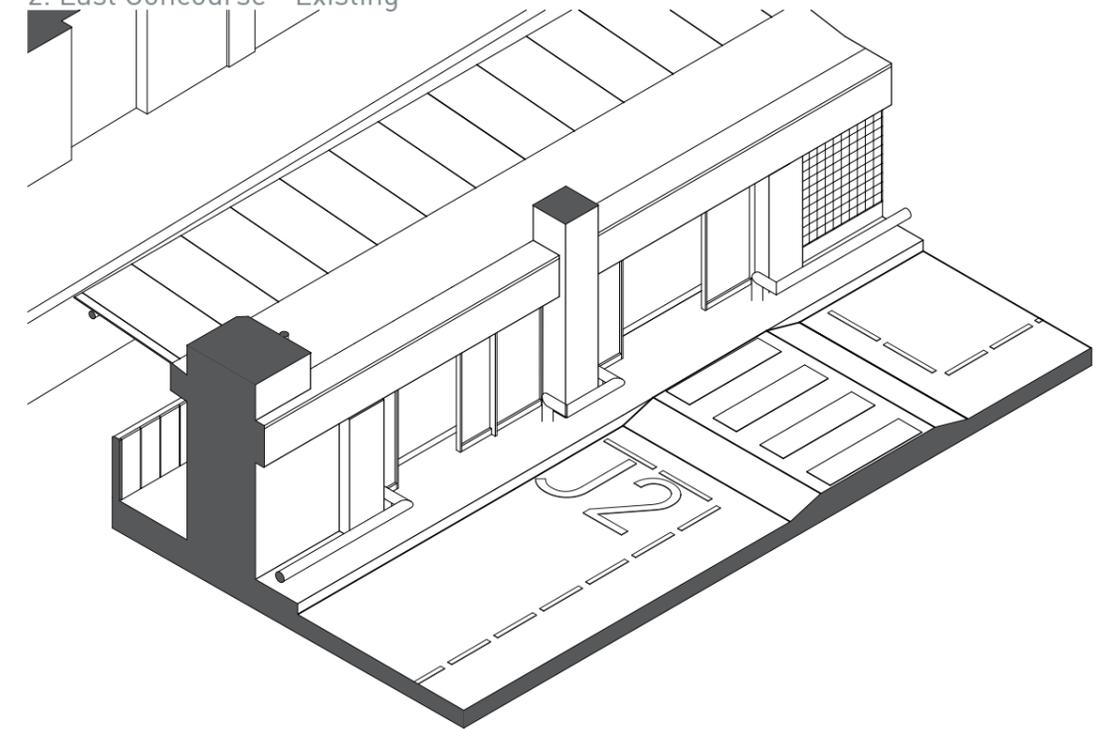


4.0 Isometric Diagrams

1. East Concourse - Proposed



2. East Concourse - Existing



01. New polycarbonate canopy below glass canopy

02. New floor tiles

03. Clean existing road surface

04. Remove & repaint bay markers

05. Repaint existing cladding

06. New coloured portals

07. New soffit illumination

08. New column illumination

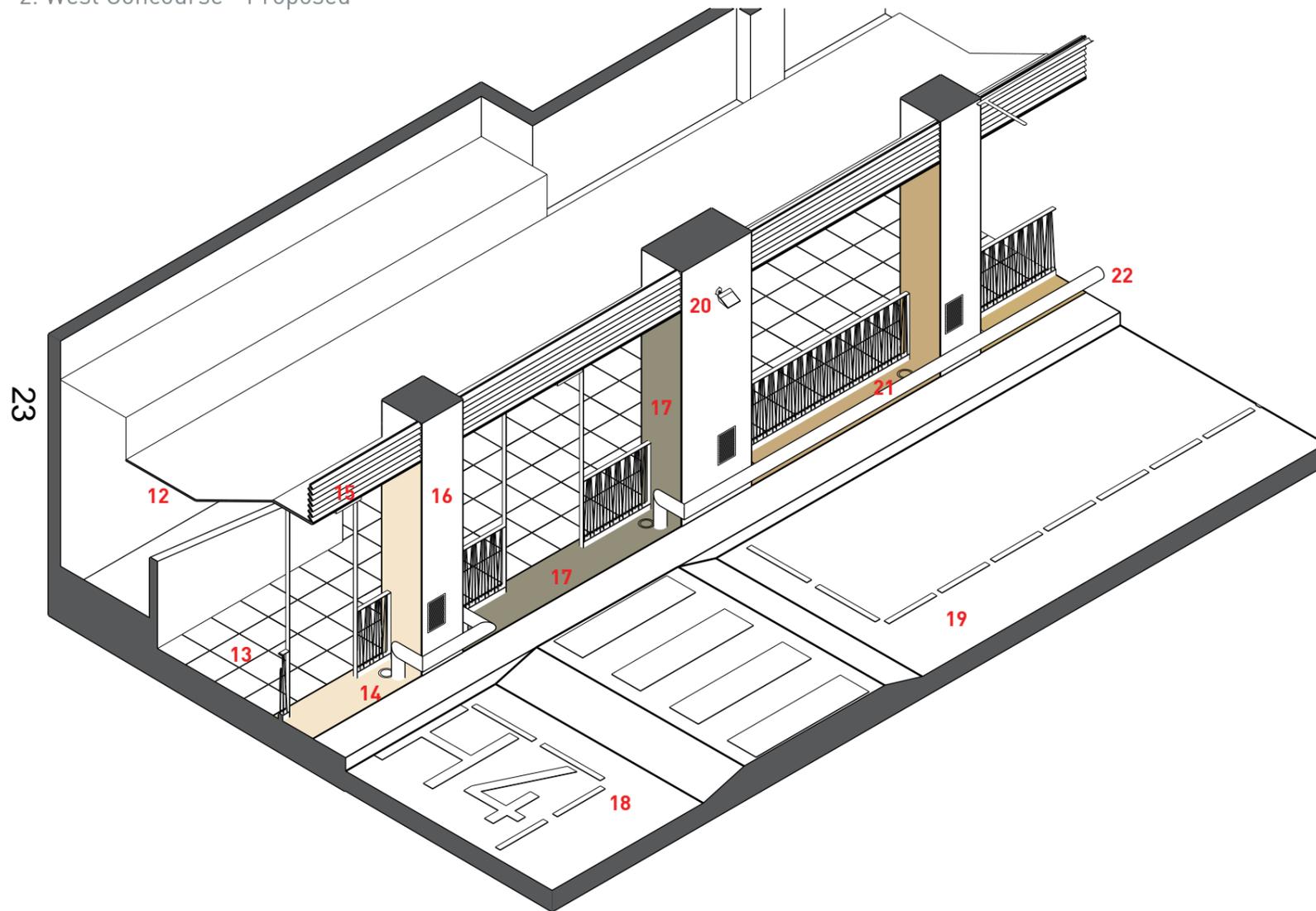
09. Clean & repaint road & concourse faces of columns

10. New metal balustrade with metal portal

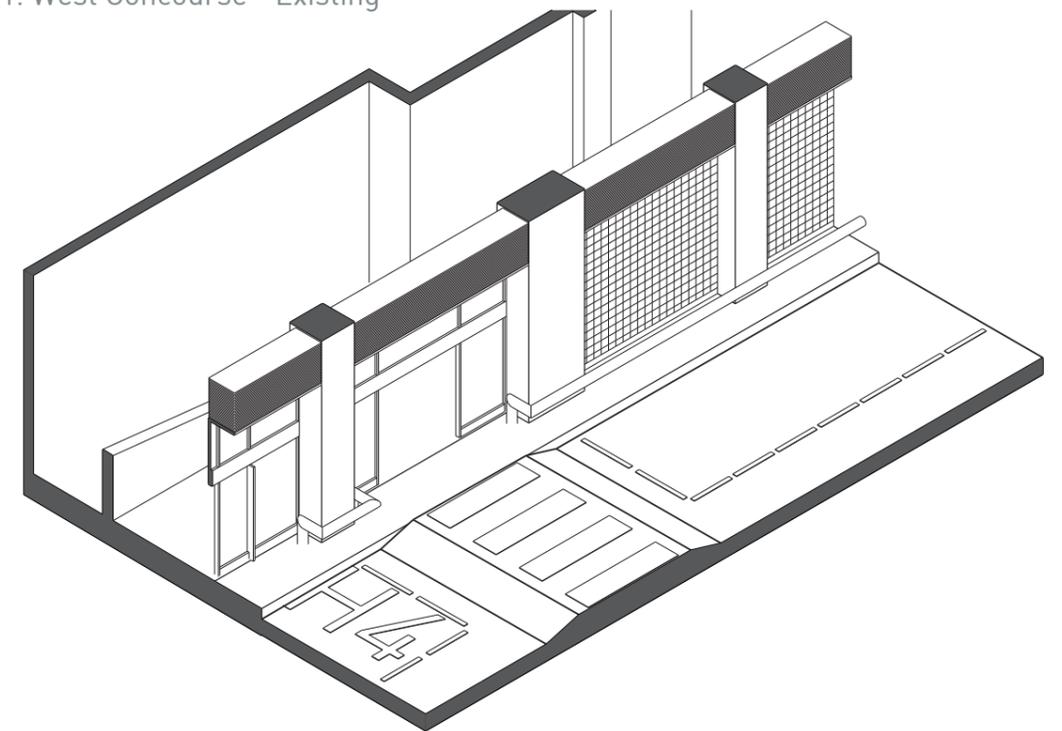
11. Clean and repaint existing vehicle guardrails

4.0 Isometric Diagrams

2. West Concourse - Proposed



1. West Concourse - Existing



12. New timber soffit

13. New floor tiles

14. New metal balustrade with metal portal

15. Clean existing vents

16. Clean & repaint road & concourse faces of columns

17. New coloured portals

18. Remove & repaint bay markers

19. Clean existing road surface

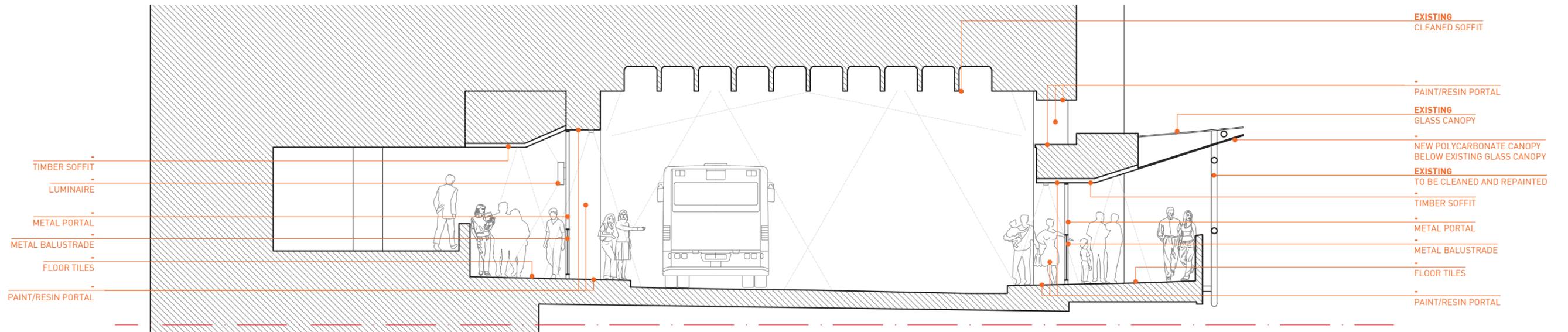
20. New soffit illumination

21. New column illumination

22. Clean and repaint existing vehicle guardrails

5.0 Typical Cross Section

24



6.0 Architectural Visualisation

1. Tunnel looking North



6.0 Architectural Visualisation

2. East Concourse looking North



6.0 Architectural Visualisation

3. West Concourse looking South



6.0 Architectural Visualisation

4. South Entrance



6.0 Architectural Visualisation

5. North Entrance



7.0 Planning Statement

A pre-application meeting was held on 28th April with Austin Mackie at Maidstone Borough Council Planning. Maidstone Borough Council Planning issued a letter confirming that no application is necessary. In light of this no planning application will need to be submitted. The letter is attached.



Felix Lewis
The Studio
South Lodge
Wierton Hill
Boughton Monchelsea
ME174JS

By Email Only

15 May 2020

Dear Felix

PRE-APPLICATION ADVICE: RESPONSE
Reference: 20/501485/PAMEET
Proposal: Refurbishment Works
Location: Bus Station Pads Hill Maidstone Kent ME15 6AT

Further to our 'meeting' of 28th April and my initial follow-up note, I have set out below our further thoughts on the matters discussed.

Summary

You presented a range of refurbishment works as summarised on the following schedules. In the main each of the individual elements are relatively minor, but come together to represent a significant enhancement scheme that will benefit users of the bus station.

We support measures to improve the user experience, both from an internal environment / safety aspect, but also in the belief that this will encourage a greater level of use of the local bus network, promote more sustainable travel patterns and contribute to an enhancement in Maidstone's environment; which is a key component not only of planning policy, but also the Council's Strategic Plan. The works will also hopefully send a positive message regarding town centre investment.

As outlined below, we support the overall schedule of works and do not consider that any elements would be contrary to the objectives of the Local Plan. We have therefore focussed upon whether, either individually or as a whole, they require an application for planning permission and or advertisement consent.

Whilst a degree of 'interpretation' is required, we consider that the operational works are either not development, or represent works that are 'permitted development' under the GPDO. We have also identified clauses under which the adverts would not require our formal permission.

The Proposed Works

The proposed refurbishment works comprise a number of elements, as summarised on the attached Schedule 1 and centre upon:

- refurbishment, repair and renewal of the structure's internal facades,
- removal of some existing screens / barriers / doors and where relevant, replacement with new alternatives to enhancement pedestrian movement and concourse experience,
- internal lighting,
- new concourse floor and road markings,
- internal painting,
- new street furniture,
- new internal and entrance signage.

Assessment

For the purposes of this assessment, based upon the principles established by the *Church Commissioners Metro Gateshead* case, the bus station is of itself a functional planning unit, but in terms of operational development it is an integral part of a building that comprises the overall Mall complex, which includes, for example, elements such as the retail mall and car park.

During the meeting we explained that the definition of development set out in the Planning Act excludes works that:

- solely affect the interior of the building (s55 2/i of the Act)
- do not materially affect its external appearance (s55 2/ii)

There is no set definition of what '*materially affects*'; but in this context I am of the view that we can adopt a pragmatic view based upon (i) the scale and complexity of the overall Mall complex, ie, it is a substantial structure and that in order for works to comprise material changes, they would need to be significant in some relevant way; and (ii) in the context of the works proposed, the bus station is not a sensitive site in terms of relationship to say public viewpoints or the setting of any heritage assets.

I also explained that even where certain works may constitute development, there are widespread 'permitted development' rights for, for example, many relatively minor works, works by/or on behalf of statutory undertakers, local authority undertakings etc.

In terms of advertisements, some are identified as not being subject to either the 'deemed' or 'express' consent processes, whilst others benefit from deemed consent (ie, formal permission of the Council is not required) if they meet certain size limitations, functions or due to their location.

We briefly discussed public artwork, but no specific details were included within the presentation. The question as to whether any public artwork requires permission is far from clear. If it is by its nature an advert or sign, then it could be subject to advertisement controls, or if it is a substantial installation in its own right, then it may constitute development and planning permission may be required.

I attach at Schedule 1 a table summarising my interpretation of the schedule of works against:

- the statutory definition of development,
- permitted development rights
- the Advertisement Regulations.

As I mentioned at the start, a degree of interpretation is required when assessing works, so to assist in understanding my interpretation, I attach at Schedule 2 a summary of some of the guiding legislation / tests that I have considered. This may also serve as checklist should you vary the scope of works in any way, so I have included, for example, the guidance on features such as CCTV installation.

You will see that I suggest that the various elements of the project that comprise the overall schedule of operational works do not require the formal permission of the Council, on the basis that they are either (i) not development or (ii) are permitted development. Similarly, I identify the scope whereby the advertisements may also not require our express consent.

I have also considered whether, when delivered as a single project, these individual works would cumulatively comprise a more significant project for which permission would be required. However, having regard to the relevant considerations such as impact upon external appearance, location of works etc, I do not consider that this would be the case and so our view on the whole is the same as for the component parts.

It may be helpful to share this opinion with the property team for The Mall to test whether they agree. If there were any uncertainty, then we can obviously discuss further, or at the very worst isolate any applications that are required to minor elements of the scheme.

Conditions of Advice

Any advice given by Council Officers for pre-application enquiries does not indicate a formal decision by the Local Planning Authority. Any views or opinions are given in good faith, and to the best of ability, without prejudice to the formal consideration of any subsequent planning application.

Any pre-application advice provided will be carefully considered in reaching a decision or recommendation on any subsequent application; subject to the proviso that circumstances and information may change or come to light that could alter that position. It should be noted that the weight given to pre-application advice notes may decline over time.

7.0 Planning Statement

The final decision on any subsequent application that you may make can only be taken after the Local Planning Authority has consulted local people, statutory consultees and any other interested parties.

I trust that this is of assistance in moving the project forward, but should you require any further clarity, please do not hesitate to contact us.

Yours sincerely



Austin Mackie
Major Projects Team Leader

Schedule 1 Summary Assessment of Works

Proposed Works	Development ? (or Advert ?)	If Yes, Permitted Development ?	Comments
Columns and beams (repair and clean)	No - s55 2/i	-	Internal only – also repair/maintenance rather than new building works. Painting, even if visible from the entrances is not development.
Concourse floor, road surface and ped' crossings (cleaning and re-marking)	No	-	Not buildings works
Balustrades and new portals	No - s55 2/i	-	New balustrades internal only – removal of glass screens not demolition
Canopy, east concourse	No - s55 2/i	-	Although visible form pedestrian vantage points (not public highway), within the context of the bus station alone (or even the Mall complex as a whole) do not consider that the upgrading or replacement of the canopy facing Sainsbury would materially affect the appearance of the building (as a whole) so long as broadly similar materials and scale are employed.
Street furniture	No - s55 2/i	-	Internal only
Bay markers	No	-	Not buildings works
Architectural lighting	No - s55 2/i	-	Internal only
Duct	No - s55 2/i	-	Internal only

Proposed Works	Development ? (or Advert ?)	If Yes, Permitted Development ?	Comments
North Entrance New Signage and Cladding	No	Sch 1 Class 1 of the Advert Regs Allow adverts in bus stations and forecourts, but only where they are not readily visible from outside.	The new sign on the north entrance is not readily visible as it lies under the overhang and therefore does not require deemed consent to be confirmed.
South Entrance New Signage and Cladding		Class 1B	The south entrance is visible. Class 1A of Schedule 3 allows signs in relation to public transport undertakings, but only up to 1.55 sq.m. However Class 1B allows signs by local authorities on land in their area. No limitations are cited, ie, the LA does not need to own the land. If the southern entrance sign is being placed by or on behalf of MBC, then this would appear to permit.
Internal Signage	(No)	Sch 1 Class 1 of the Advert Regs	Consent not required if the advertisement is not (directly or internally illuminated) and is not within 1 metre of any external door, window or other opening, through which it is visible from outside the building. However, if these conditions are not met, the advert may be deemed to be consented under Schedule 3, Part 1 Class C of the advert regs (see Schedule 2)
East and west concourse soffit	No - s55 2/i	-	Internal only Aarguably repair/maintenance/renewal rather than new building works ?
Doors removal to west concourse	No		Neither new building works nor demolition
Impact barriers (cleaned, painted re-clad)	No - s55 2/i	-	Internal only – arguably also repair / maintenance / renewal rather than new building works

7.0 Planning Statement

Schedule 2 Extracts From Relevant Guidance

S55 Definition of Development

Meaning of "development" and "new development".

"development," means the carrying out of building, engineering, ... operations in, on, over or under land.
"building operations" includes—

- (a) demolition of buildings;
- (b) rebuilding;
- (c) structural alterations of or additions to buildings; and
- (d) other operations normally undertaken by a person carrying on business as a builder.

(2) The following operations do not involve development of the land—

- (a) the carrying out for the maintenance, improvement or other alteration of any building of works which—
 - (i) affect only the interior of the building, or
 - (ii) do not materially affect the external appearance of the building,
-"

The Town and Country Planning (General Permitted Development) (England) Order 2015 SCHEDULE 2 - Permitted development rights

Class C – exterior painting

Permitted development

C. The painting of the exterior of any building or work.

Development not permitted

C.1 Development is not permitted by Class C if the painting is for the purpose of advertisement, announcement or direction. (however, see separate scope under advert regs)

Class F – closed circuit television cameras (not relevant to internal cameras)

Permitted development

F. The installation, alteration or replacement on a building of a closed circuit television camera to be used for security purposes.

Development not permitted

F.1 Development is not permitted by Class F if—

- (a) the building is a listed building or a scheduled monument;
- (b) the dimensions of the camera including its housing exceed 0.75 by 0.25 by 0.25 metres;
- (c) any part of the camera would, when installed, altered or replaced, be less than 2.5 metres above ground level;
- (d) any part of the camera would, when installed, altered or replaced, protrude from the surface of the building by more than 1 metre when measured from the surface of the building;
- (e) any part of the camera would, when installed, altered or replaced, be in contact with the surface of the building at a point which is more than 1 metre from any other point of contact;
- (f) any part of the camera would be less than 10 metres from any part of another camera installed on a building;
- (g) the development would result in the presence of more than 4 cameras on the same side of the building; or
- (h) the development would result in the presence of more than 16 cameras on the building.

Conditions

F.2 Development is permitted by Class F subject to the following conditions—

- (a) the camera is, so far as practicable, sited so as to minimise its effect on the external appearance of the building on which it is situated; and
- (b) the camera is removed as soon as reasonably practicable after it is no longer required for security purposes.

PART 12 Development by local authorities

Class A Permitted development

A. The erection or construction and the maintenance, improvement or other alteration by a local authority of—

- (a) any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;
- (b) lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles, electric vehicle charging points and any associated infrastructure, and similar structures or works required in connection with the operation of any public service administered by them.

Interpretation of Class A

The reference in Class A is to any ancillary building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity.

Advertisements

Definition

"any word, letter, model, sign, placard, board, notice, awning, blind, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction"

Three broad categories:

- A. Those permitted without requiring either deemed or express consent from the local planning authority;
- B. Those which have deemed consent;
- C. Those which require the express consent of the local planning authority.

- A. Those permitted without requiring either deemed or express consent from the local planning authority (Schedule 1)

Class A – an advert displayed on enclosed land where the advertisement is not readily visible from outside the enclosed land or from any place to which the public have a right of access.

For the purposes of Class A, "enclosed land" includes (a) any railway station (and its yards) or bus station, together with its forecourt, whether enclosed or not;

Class G – traffic signs

Class I - An advertisement displayed inside a building.

- 1. The advertisement may not be illuminated.
- 2. No part of the advertisement may be within 1 metre of any external door, window or other opening, through which it is visible from outside the building.

- B. Those which have deemed consent (schedule 3 part 1)

Class 1 Functional advertisements of government departments and their agencies, local authorities, public transport undertakers

1A. An advertisement displayed wholly for the purpose of announcement or direction in relation to any of the functions of a local authority or a public transport undertaking, which—

- (a) is reasonably required to be displayed for the safe or efficient performance of those functions, or operation of that undertaking, and

(b) cannot be displayed by virtue of any other specified class.

(1) Illumination is not permitted unless reasonably required for the purpose of the advertisement.

(2) No advertisement may exceed 1.55 square metres in area.

1B. An advertisement displayed by a local planning authority on land in its area

Class 12 Advertisements inside buildings - An advertisement displayed inside a building, other than an advertisement falling within Class 1 in Schedule 1.

8.0 Stakeholder Consultation

Stakeholder	Reason for engagement	Contact	Comments
KCC Highways Team	Road Safety	Jennie Watson	<ul style="list-style-type: none"> - Run improvements past the operators - Questioned location of balustrades to stop people peering around boarding points - Could not comment on relationships with the highway - KCC comments are informal and do not form part of a 'sign off' - Will need a separate Road Safety Audit
KCC Transport Team	Road Safety	Brendon Wright	<ul style="list-style-type: none"> - The improvements are 'light touch' so very little to comment on - Would want to check the entrance signage specification for clarity - Questions if one of the layover bays can be used as a bus stop
Police	Secure by Design	Adrian Fromm	Comments received 15.04.20
MBC Access Officer	Inclusive Access	-	CF.A to prepare an accessibility statement
Arriva	Road Safety	Nick Elsdon	Stage 2 report issued 02.04.20. No comments returned.
Nu-Venture	Road Safety	Norman Kemp	<ul style="list-style-type: none"> - Welcomes proposals - Suggests that right consultants are appointed to confirm the safety of the proposals - Points out that with refurbishments, the bus station will still have a single lane of traffic with associated safety concerns.
Hams Travel	Road Safety	Gavin Crowhurst	Stage 2 report issued 05.04.20. No comments returned.
Autocar	Road Safety	Julian Brown	Stage 2 report issued 05.04.20. No comments returned.

Conclusions:

The re-organisation of the bus bays is outside of scope for this project
 The creation of a one-way bus system is outside of scope for this project
 Appoint a suitable transport consultant to undertake a road safety audit and to assess the implications of the design proposals

9.0 Accessibility Statement

Access Audit		Issue Date:	18/05/2020
Project:	Maidstone Bus Station Improvements	Revision:	0
Job No:	P02.265	Prepared / Checked by:	FL

Under the 2015 CDM regulations the following roles and responsibilities will apply:

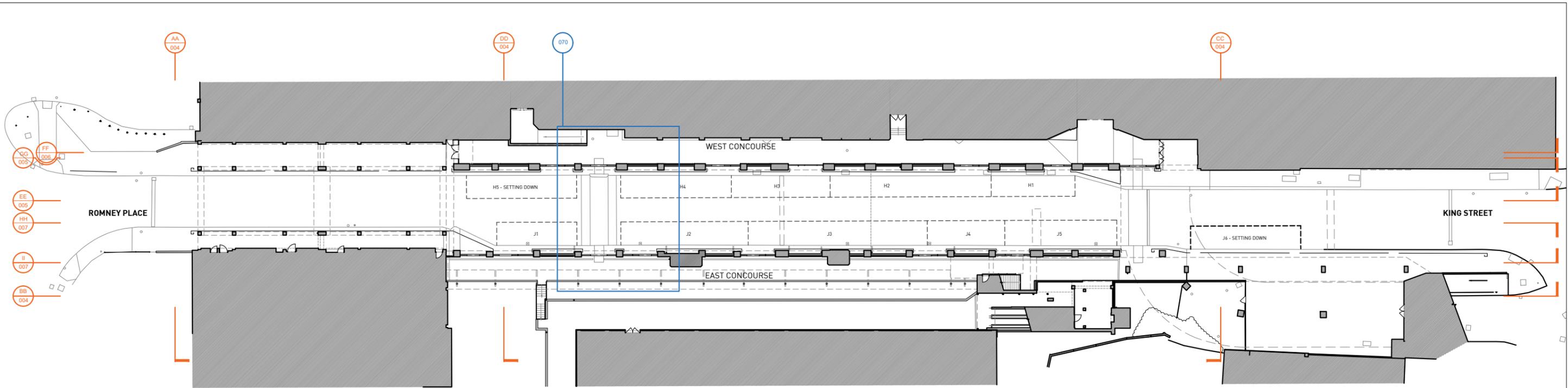
PD	Principal Designer	Playle and Partners LLP	-
PC	Principal Contractor	-	-
C	Client	Maidstone Borough Council	John Foster
A	Architect	CF. Architects	Felix Lewis
SE	Structural Engineer	-	-
LD	Lighting Designer	Integrated Light	Chris Beasley
ME	M&E Engineer	-	-
BC	Building Control	Maidstone Building Control	-

Number	Area of Works	Alterations & Improvements	Access Specific Improvements
Site Risks			
1	Columns	Clean column and strip back to bare concrete.	No access implications
2	Beams	Beams to be stripped back to bare and cleaned. Metal cladding removed.	No access implications
3	Concourse Floors	A refurbished floor will be durable, more aesthetically pleasing and safer with better visual contrast and slip resistance.	1) Greater slip resistance 2) Greater colour contrast with pavement edge 3) Removal of broken tiles to remove trip hazards 4) Floor planes and falls will remain unchanged
4	Road Surface	To be cleaned.	No specific access implications, but will improve visual contrast which will help the bus drivers
5	Pedestrian Crossings	To be cleaned and re marked - potential for artwork to illustrate crossing.	1) Remark crossings will give greater colour contrast to aid users with visual impairments
6	Balustrades & Portals	Remove existing glass walls between concourse and road, and replace with metal balustrade, and form portals for pedestrian crossing and access to buses.	2) Greater visibility from concourses to road ways 3) Balustrades brought in line with internal face of columns to ensure users cannot lean out into roadway to see buses 4) Coloured portals create greater visual contrasts to aid users with visual impairments 5) Improved lighting will provide greater visual contrast
7	Canopy (East Concourse)	Remove existing canopy soffit and replace. Clad the underside of the canopy with polycarbonate cladding.	1) New soffit will include improved lighting to ensure greater visibility to aid users with visual impairments
8	Street Furniture	New street furniture.	1) Appropriate seating will be included for building users to rest whilst waiting for buses
9	Bay Markers	Repaint bus bays.	No specific access implications, but will improve visual contrast which will help the bus drivers
10	Architectural Lighting	New lighting to bus station.	1) New lighting will provide the appropriate level of lighting in line with requirements set out in BS:8300 2) Better lighting will help users with visual impairments
11	Works to Duct	Mesh cladding to extract duct.	No access implications
12	Entrance (North)	New signage to the North entrance.	1) New signage will help new building users find the bus station
13	Entrance (South)	New signage to the South entrance.	1) New signage will help new building users find the bus station
14	New Signage	New bus bay signage with timetabling information.	1) New signage will be incorporated to aid wayfinding to help users find the correct bus bays 2) Electrical and data trunking will be added for the potential incorporation of future smart signage 3) Sign boards will be added with timetable information to help building users use the bus station
15	Soffit (West Concourse)	Timber soffit to West concourse.	1) New soffit will include improved lighting to ensure greater visibility to aid users with visual impairments
16	Doors	Remove doors to West concourse.	1) Removal of doors will remove a potential barrier to the use of the bus station.
17	Impact Barriers	Repaint and clad impact barriers.	1) Repainted impact barriers will help bus drivers by improving visual contrast to aid visibility
18	General Notes:		1) Tactile paving will be added at appropriate crossing points 2) The project scope does not include WC provision which are located within the bus station 3) Sliding and pivot doors have been removed to avoid chances of trapping or crushing digits and limbs 4) Changing ramps and steps are not included within the scope of this project 5) Thresholds will be leveled and trip hazards will be removed to aid access generally

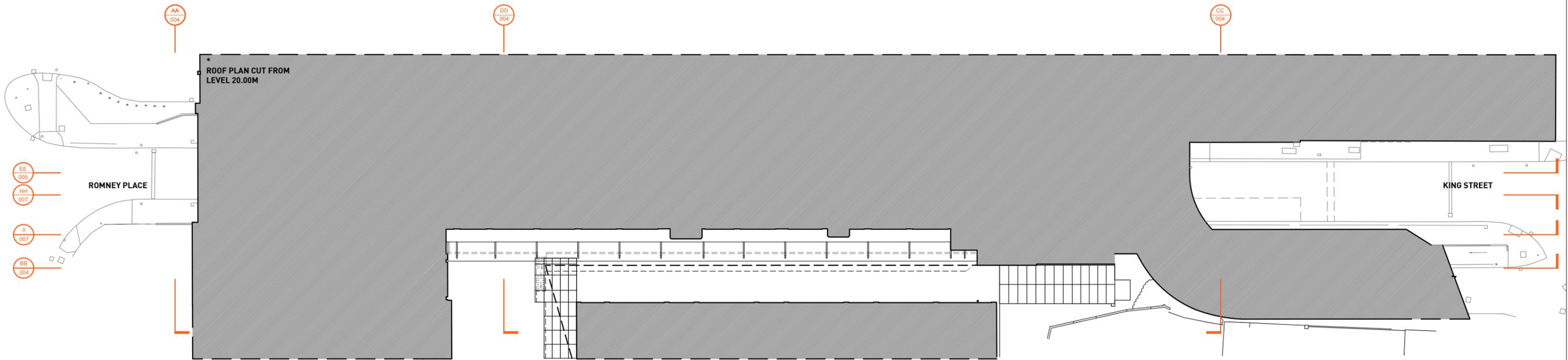
10.0 Designers Hazard Elimination Schedule

Designers Risk Assessment						Issue Date:	13/05/2020
Project:		Maidstone Bus Station Improvements				Revision:	1
Job No:		P02.265				Prepared / Checked by:	FL
Under the 2015 CDM regulations the following roles and responsibilities will apply:							
PD	Principal Designer	Playle and Partners LLP	Nick Reeve				
PC	Principal Contractor	-	-				
C	Client	Maidstone Borough Council	John Foster				
A	Architect	CF. Architects	Felix Lewis				
SE	Structural Engineer	-	-				
LD	Lighting Designer	Integrated Light	Chris Beasley				
ME	M&E Engineer	-	-				
BC	Building Control	Maidstone Building Control	-				
Hazard No.	Activity	Significant hazard identified during construction, maintenance or use of building	Person at risk	Principle of prevention: Eliminate, Reduce or Control	Description of control measures to be followed	Date issue raised	
Site Risks							
1	Asbestos	Asbestos will be present in the building and will need to be accurately surveyed and located.	Contractor	Eliminate	Survey to be undertaken prior to any demolition	16.09.2019	
2	Ground Works	Risk of working on an existing building over an undercroft in use.	Contractor / building users	Reduce / Control	Management plan to be put in place with method statements and risk assessments	16.09.2019	
3	Demolitions	Working on a building in use. Potential for conflict between members of the public and the construction team.	Contractor / pedestrians	Control	Management plan to be put in place with method statements and risk assessments	16.09.2019	
4	Underground Services	Rick of electrocution and damage to other services	Contractor / pedestrians	Control	Surveys have been taken and will be plotted on to the GA plans to provide a location and depth	16.09.2019	
Design Risks							
5	Bus road way	The parking arrangement will remain as a two-way road, parking will be parallel and there is a risk of buses using the same pass road and potential conflict.	Pedestrians / Drivers	Control	Existing safety measures to remain as this does not form part of the scope of the project	13.05.2020	
6	Bus road way	Lack of visibility	Pedestrians / Drivers	Control	Removing non-load bearing partitions and glass brick walls to increase visibility from concourses to carrageway	13.05.2020	
7	Pedestrian interaction with carriage way	Risk of pedestrians being injured / killed by road traffic	Pedestrians / Drivers	Control	New glass screens or driver controlled sliding doors will not be delivered due to cost restrictions. New balustrades put in place to stop people accessing the carrageway from areas other than pedestrian crossings and bus bays	13.05.2020	
8	Vandalism, durability	Risk of damage to the building	Pedestrians	Reduce	Hard wearing and durable materials will be used to reduce the damage	16.09.2019	
9	Anti-social and criminal behaviour	Risk of encouraging anti-social behaviour	Pedestrians	Reduce	Robust materials will be used. The design will be submitted to Kent Police for a 'Secure By Design' audit and the measures will be incorporated within the design if budget allows	13.05.2020	
10	Concourses	Risk of injury from falling	Pedestrians	Reduce	Protect pedestrians from falling over concrete balustrade by retaining the glass screens adjacent to benches	13.05.2020	
Construction / Buildability Risks							
11	Canopy	Working in a confined space	Contractor	Control	Contractor to provide method statements for working safely in a restricted area.	16.09.2019	
12	Signage	Working at height	Contractor	Reduce / Control	Contractor to provide method statements for working safely in an area where there is a risk of falling into the carrageway.	13.05.2020	
13	East Concourse	Working at height	Contractor	Control	Contractor to provide method statements for working safely in an area where there is a risk of falling over the concrete balustrade to the river Len at basement level.	13.05.2020	
14	Soffits	Risk of working at height.	Contractor	Control	Safe working platforms to be installed for installation	16.09.2019	
15	Bus Carriage way / concourses	Risk of working on a building in use	Contractor	Control	The bus station may need to be constructed in two stages to keep one of the concourses open. The contractor will prepare a management plan to illustrate how the building can be kept open and keep building users safe.	16.09.2019	
Future Use / Access / Maintenance Risks							
16	Replacing / maintaining luminaires	Falling from height	Contractor	Reduce / Control	Luminaires have been positions to be as easily accessible as possible. All luminaires will be LED and to have long life to reduce the need to maintain and replace	13.05.2020	
17	Canopy	Falling from height	Contractor	Reduce / Control	The existing access requirements will remain in place as the canopy will no longer be redesigned. The new soffit to the existing canopy will be light weight and easily replacable.	13.05.2020	
18	Cleaning	Replacement components / Falling from height	Contractor	Reduce / Control	Maintenance strategy and drawings will be written for inclusion into the Health and Safety file.	13.05.2020	
19	Signage	Falling from height	Contractor	Reduce / Control	The signage is not illuminated, reducing the need for access	13.05.2020	
Future Alterations / Demolition Risks							
20	Asbestos	Potential for asbestos to remain in unaltered areas	Contractor	Control	Record where asbestos has been removed and retained for use by future construction workers	16.09.2019	

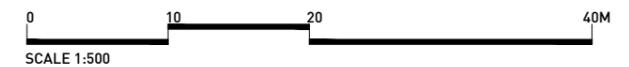
11.0 Architectural Design Drawings



03 EXISTING GROUND FLOOR PLAN
1:500 @ A3



02 EXISTING ROOF PLAN
1:500 @ A3



Rev	Date	Description	Drawn	Check
0	18.09.2019	STAGE 2 REPORT - PTM 04 MEETING	ML	FL
0	27.09.2019	STAGE 2 - DRAFT ISSUE TO CLIENT	ML	FL
0	08.11.2020	STAGE 2 REPORT REV 01	ML	FL
1	04.02.2020	PTM 09 MEETING ISSUE	ML	FL
1	26.03.2020	STAGE 3 PRE-APP REPORT	ML	FL
1	18.05.2020	ISSUED FOR STAGE 3	ML	FL

Do not Scale. Use figured dimensions only. All dimensions to be checked on site.
All drawings to be read in conjunction with the Engineers' drawings. Any discrepancies between consultants drawings to be reported to the Architect before any work commences.
The Contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous. These items should not be considered as a complete and final list. The Work Package Contractor's normal Health and Safety obligations still apply when undertaking constructional operations both on and off site.

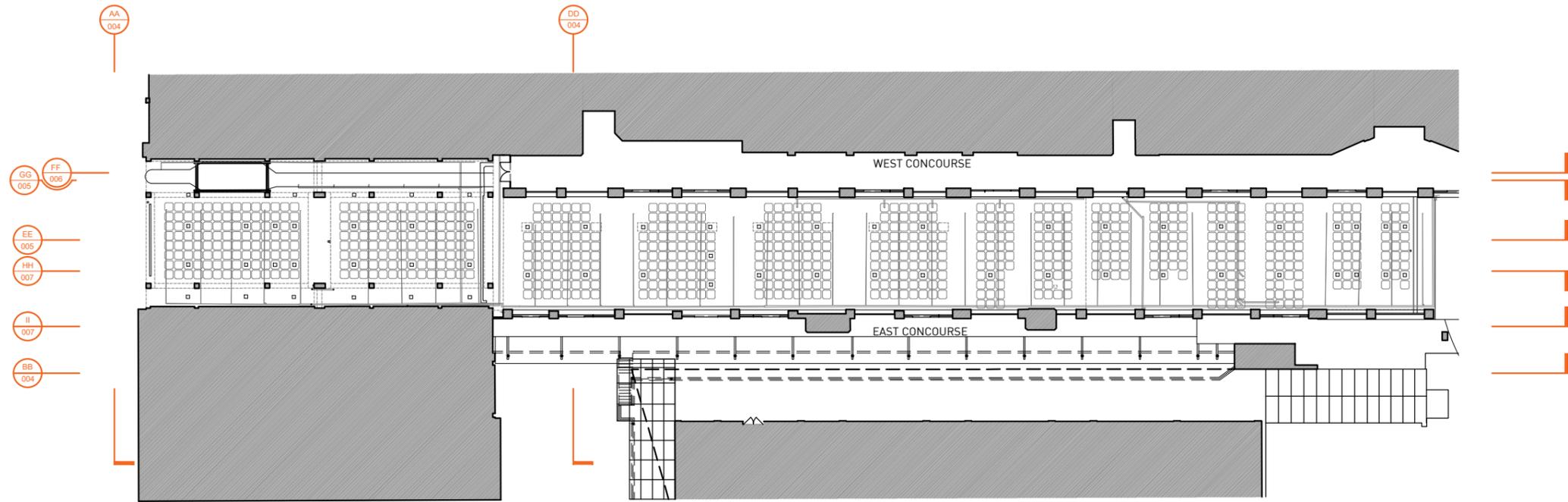
STAGE 3



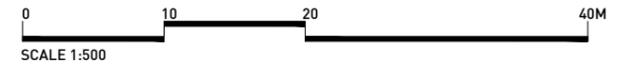
E: info@cf-architects.com
T: 01732 437 123 (Surrey Studio)
T: 01622 535 010 (Kent Studio)
W: cf-architects.com

CF ARCHITECTS

Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING SITE AND ROOF PLAN
Scale @A3:	1:500
Drawing and CAD File Number:	265(P)002
Rev:	1



01 EXISTING REFLECTED CEILING PLAN
1:500 @ A3



Rev	Date	Description	Drawn	Check
0	18.09.2019	STAGE 2 REPORT - PTM 04 MEETING	ML	FL
0	27.09.2019	STAGE 2 - DRAFT ISSUE TO CLIENT	ML	FL
0	08.01.2020	STAGE 2 REPORT REV 01	ML	FL
0	03.02.2020	PTM 09 MEETING ISSUE	ML	FL
0	28.03.2020	STAGE 3 PRE-APP REPORT	ML	FL
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

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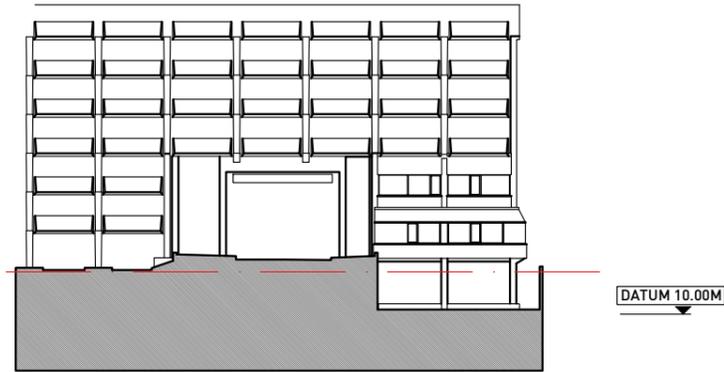
STAGE 3



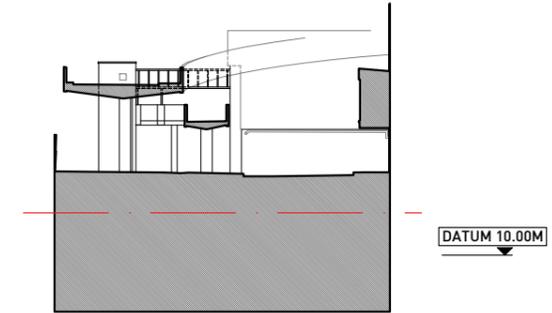
E: info@cf-architects.com
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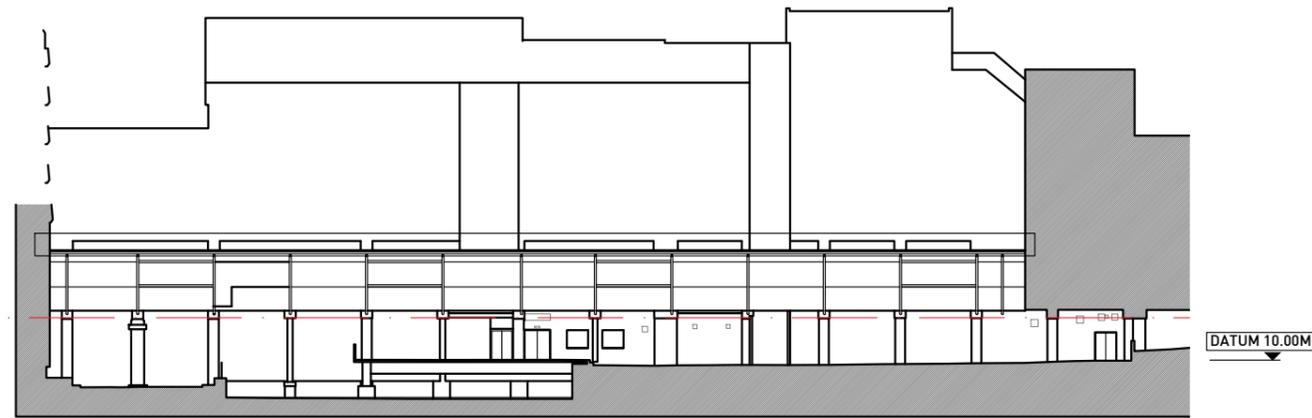
Project: MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG		
Title: EXISTING REFLECTED CEILING PLAN		
Scale (A3): 1:500	Drawing and CAD File Number: 265(P)003	Rev: 0



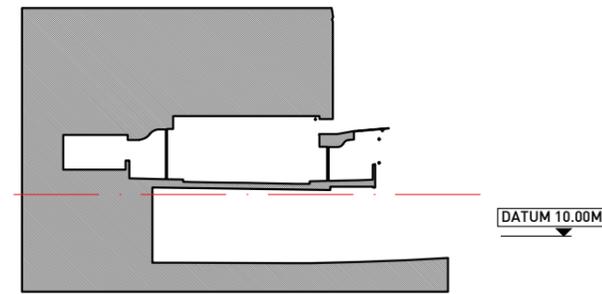
01 EXISTING SOUTH ELEVATION - SECTION AA
1:500 @ A3



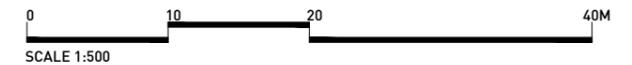
02 EXISTING NORTH ELEVATION - SECTION CC
1:500 @ A3



03 EXISTING EAST ELEVATION - SECTION BB
1:500 @ A3



04 EXISTING SECTION DD
1:500 @ A3



Rev	Date	Description	Drawn	Check
0	18.09.2019	STAGE 2 REPORT - PTM 04 MEETING	ML	FL
0	27.09.2019	STAGE 2 - DRAFT ISSUE TO CLIENT	ML	FL
0	08.01.2020	STAGE 2 REPORT REV 01	ML	FL
0	04.02.2020	PTM 09 MEETING ISSUE	ML	FL
0	26.03.2020	STAGE 3 PRE-APP REPORT	ML	FL
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

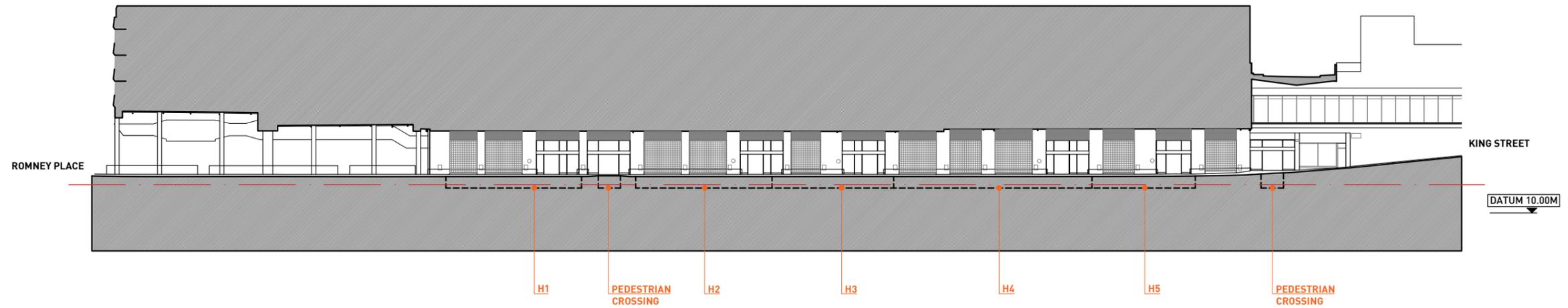
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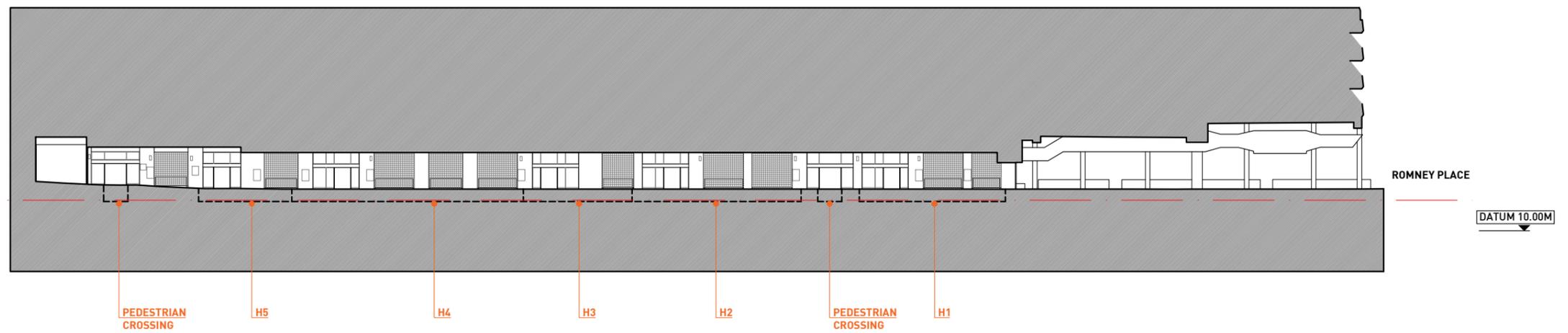
CF ARCHITECTS

Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING LONGITUDINAL ELEVATIONS AND SECTION DD
Scale @A3:	1:500
Drawing and CAD File Number:	265(P)004
Rev:	0

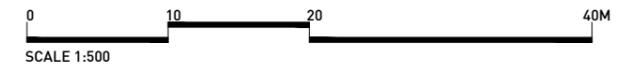


01 EXISTING LONGITUDINAL SECTION EE [WEST CONCOURSE]
1:500 @ A3

40



02 EXISTING LONGITUDINAL SECTION GG [WEST CONCOURSE]
1:500 @ A3



Rev	Date	Description	Drawn	Check
0	18.09.2019	STAGE 2 REPORT - PTM 04 MEETING	ML	FL
0	27.09.2019	STAGE 2 - DRAFT ISSUE TO CLIENT	ML	FL
0	08.11.2020	STAGE 2 REPORT REV 01	ML	FL
0	04.02.2020	PTM 09 MEETING ISSUE	ML	FL
0	26.03.2020	STAGE 3 PRE-APP REPORT	ML	FL
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

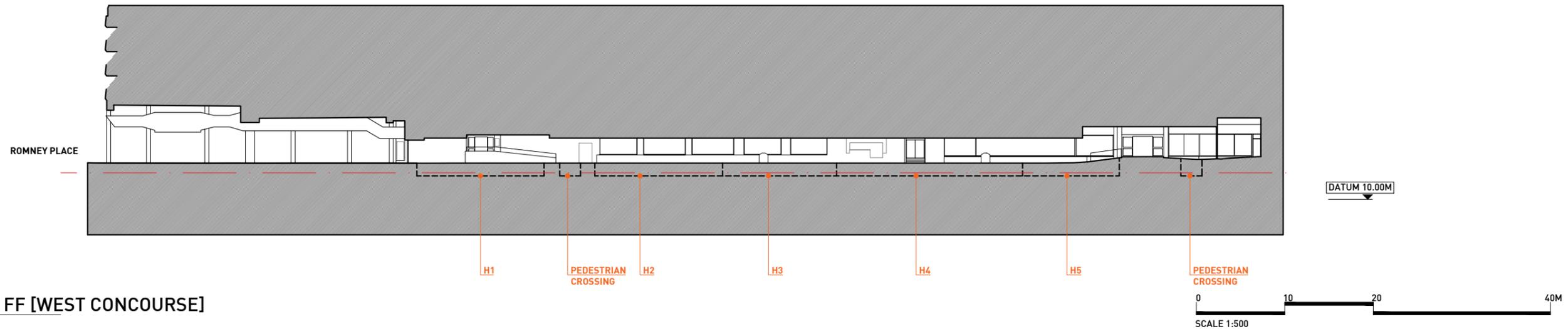
Do not Scale. Use figured dimensions only. All dimensions to be checked on site.
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING LONGITUDINAL SECTION EE & GG
Scale @A3:	1:500
Drawing and CAD File Number:	265(P)005
Rev:	0



01 EXISTING SECTION FF [WEST CONCOURSE]
1:500 @ A3

Rev	Date	Description	Drawn	Check
0	18.09.2019	STAGE 2 REPORT - PTM 04 MEETING	ML	FL
0	27.09.2019	STAGE 2 - DRAFT ISSUE TO CLIENT	ML	FL
0	08.11.2020	STAGE 2 REPORT REV 01	ML	FL
0	04.02.2020	PTM 09 MEETING ISSUE	ML	FL
0	26.03.2020	STAGE 3 PRE-APP REPORT	ML	FL
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

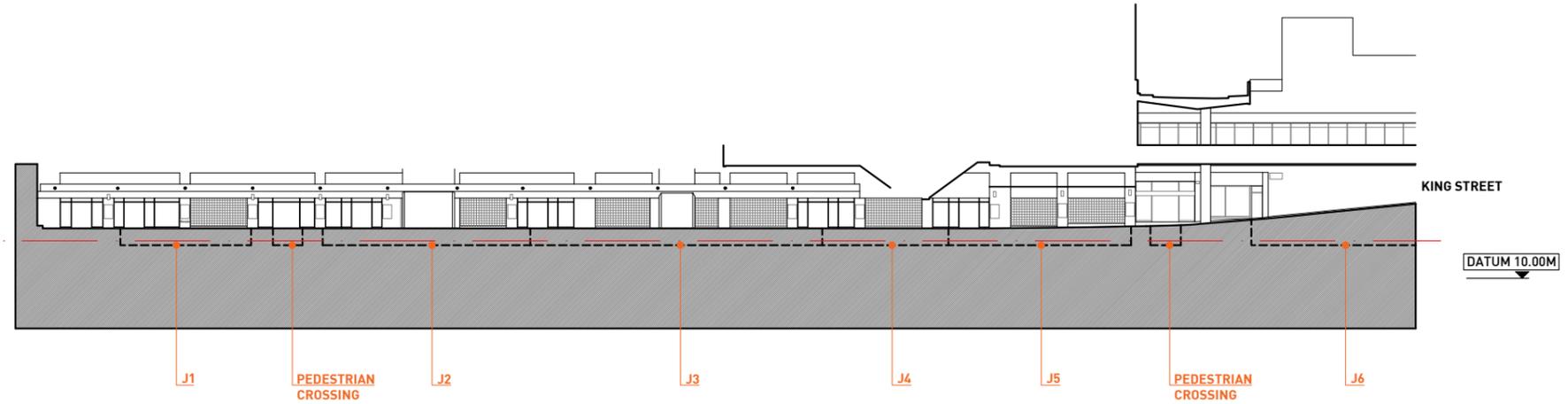
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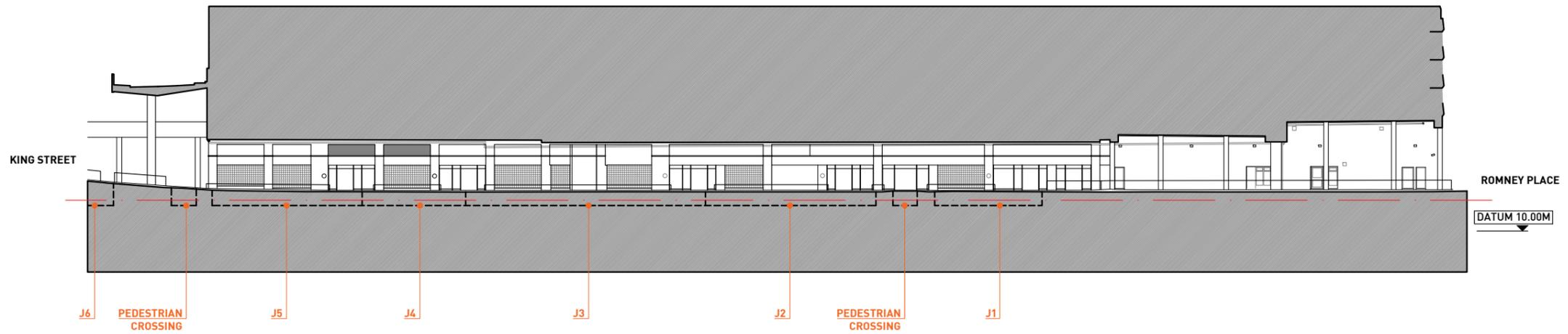
CF ARCHITECTS

Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING LONGITUDINAL SECTION FF
Scale @A3:	1:500
Drawing and CAD File Number:	265(P)006
Rev:	0

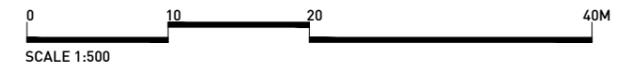


01 EXISTING LONGITUDINAL SECTION II
1:500 @ A3

42



02 EXISTING LONGITUDINAL SECTION HH
1:500 @ A3



Rev	Date	Description	Drawn	Check
0	18.09.2019	STAGE 2 REPORT - PTM 04 MEETING	ML	FL
0	27.09.2019	STAGE 2 - DRAFT ISSUE TO CLIENT	ML	FL
0	08.11.2020	STAGE 2 REPORT REV 01	ML	FL
0	04.02.2020	PTM 09 MEETING ISSUE	ML	FL
0	26.03.2020	STAGE 3 PRE-APP REPORT	ML	FL
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

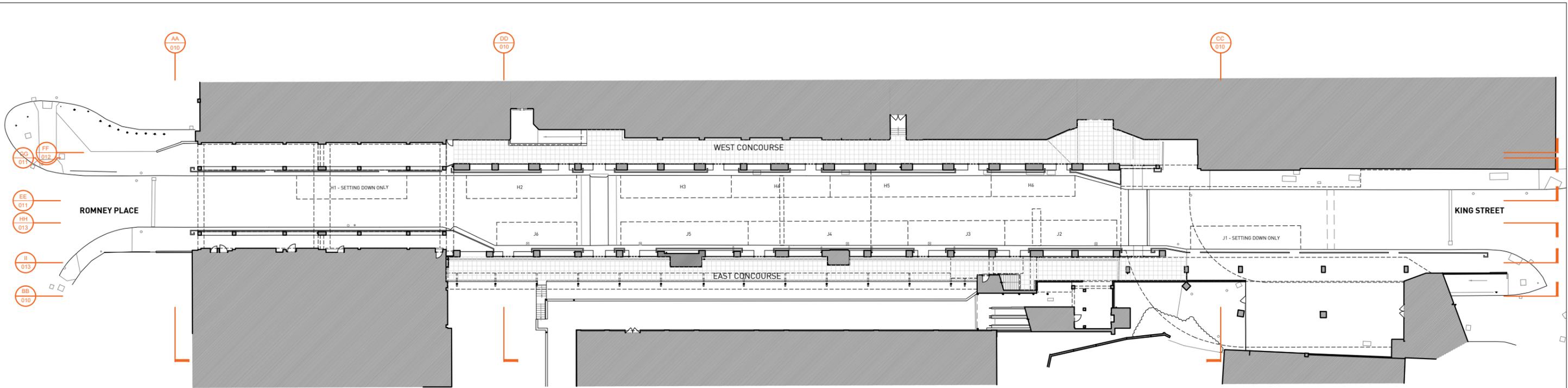
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STAGE 3

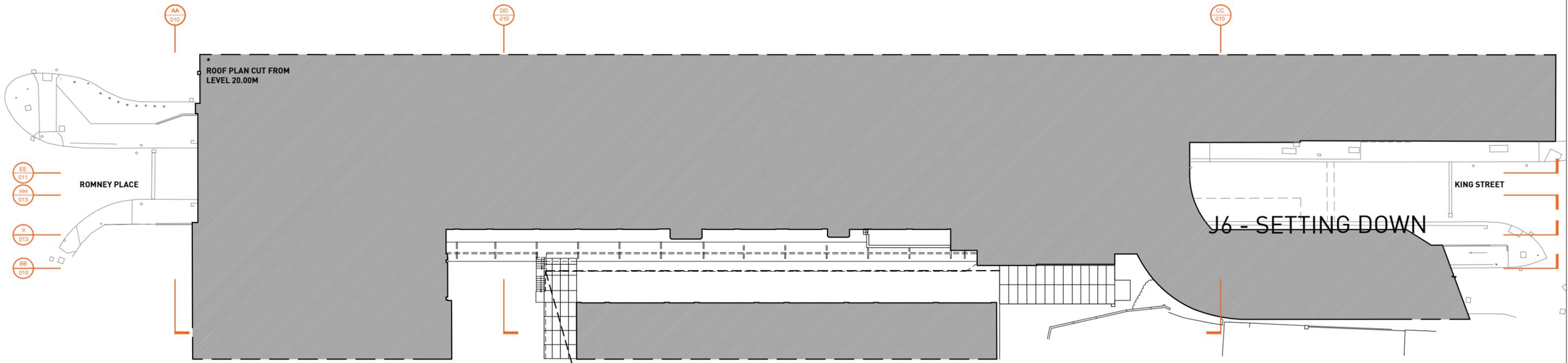
E: info@cf-architects.com
T: 01737 437 123 (Surrey Studio)
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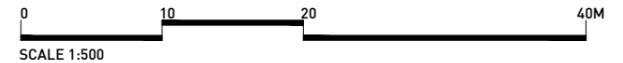
Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING LONGITUDINAL SECTION II & HH
Scale @A3:	1:500
Drawing and CAD File Number:	265(P)007
Rev:	0



01 PROPOSED GROUND FLOOR PLAN
1:500 @ A3



02 PROPOSED ROOF PLAN
1:500 @ A3



Rev	Date	Description	Drawn	Check
0	18.09.2019	STAGE 2 REPORT - PTM 04 MEETING	ML	FL
1	27.09.2019	STAGE 2 - DRAFT ISSUE TO CLIENT	ML	FL
2	08.11.2020	STAGE 2 REPORT REV 01	ML	FL
3	04.02.2020	PTM 09 MEETING ISSUE	ML	FL
4	26.03.2020	STAGE 3 PRE-APP REPORT	ML	FL
4	18.05.2020	ISSUED FOR STAGE 3	ML	FL

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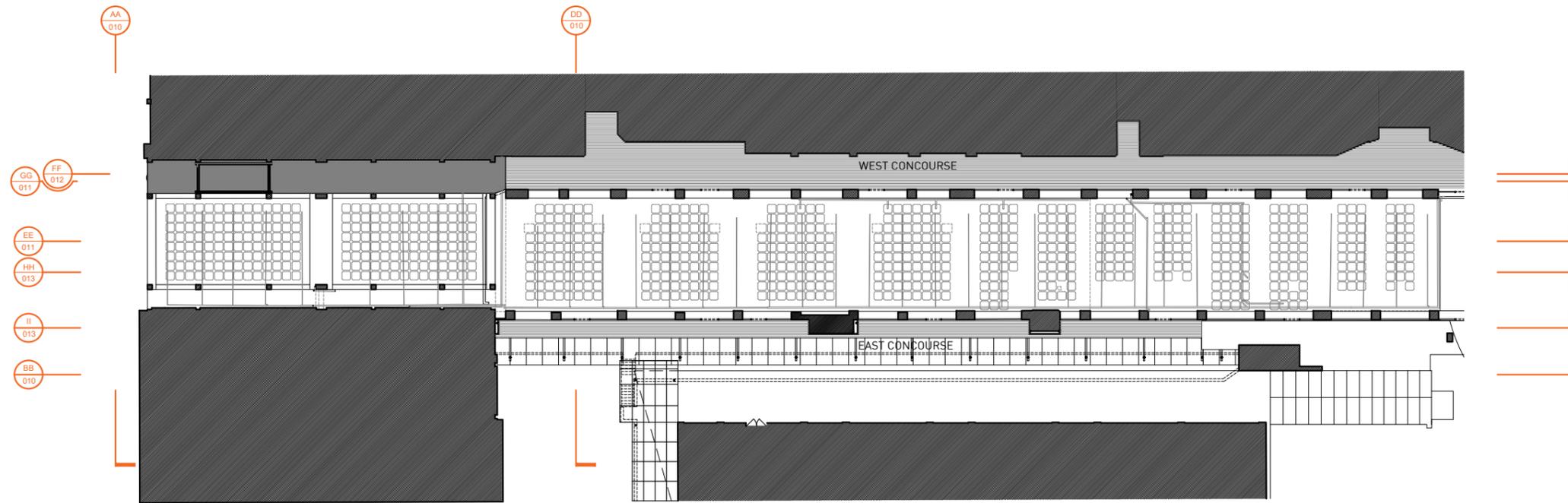
STAGE 3



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CFARCHITECTS

Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED SITE AND ROOF PLAN
Scale @A3:	1:500
Drawing and CAD File Number:	265(P)008
Rev:	4



01 PROPOSED REFLECTED CEILING PLAN
1:500 @ A3



Rev	Date	Description	Drawn	Check
0	18.09.2019	STAGE 2 REPORT - PTM 04 MEETING	ML	FL
1	27.09.2019	STAGE 2 - DRAFT ISSUE TO CLIENT	ML	FL
2	08.11.2020	STAGE 2 REPORT REV 01	ML	FL
3	04.02.2020	PTM 09 MEETING ISSUE	ML	FL
4	26.03.2020	STAGE 3 PRE-APP REPORT	ML	FL
4	18.05.2020	ISSUED FOR STAGE 3	ML	FL

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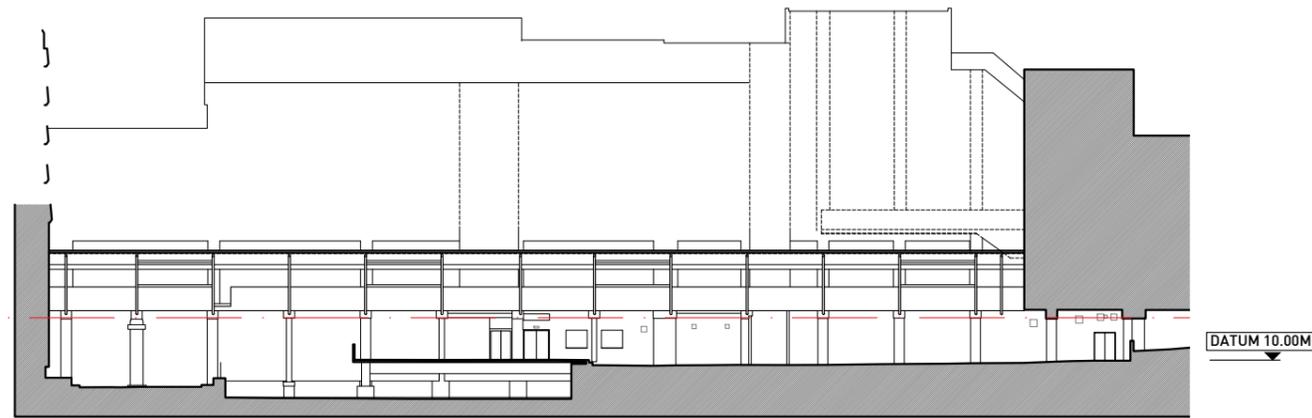
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Title:	PROPOSED REFLECTED CEILING PLAN
Scale @A3:	1:500
Drawing and CAD File Number:	265(P)009
Rev:	4



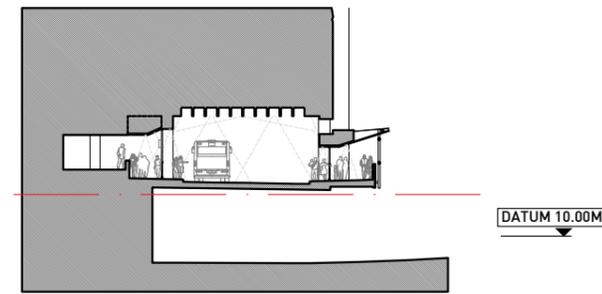
01 **PROPOSED SOUTH ELEVATION - SECTION AA**
1:500 @ A3



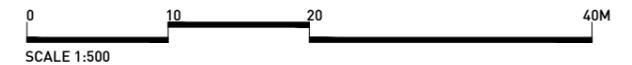
02 **PROPOSED NORTH ELEVATION - SECTION CC**
1:500 @ A3



03 **PROPOSED EAST ELEVATION - SECTION BB**
1:500 @ A3



04 **PROPOSED SECTION DD**
1:500 @ A3



Rev	Date	Description	Drawn	Check
0	18.09.2019	STAGE 2 REPORT - PTM 04 MEETING	ML	FL
1	27.09.2019	STAGE 2 - DRAFT ISSUE TO CLIENT	ML	FL
2	08.01.2020	STAGE 2 REPORT REV 01	ML	FL
3	04.02.2020	PTM 09 MEETING ISSUE	ML	FL
4	26.03.2020	STAGE 3 PRE-APP REPORT	ML	FL
4	18.05.2020	ISSUED FOR STAGE 3	ML	FL

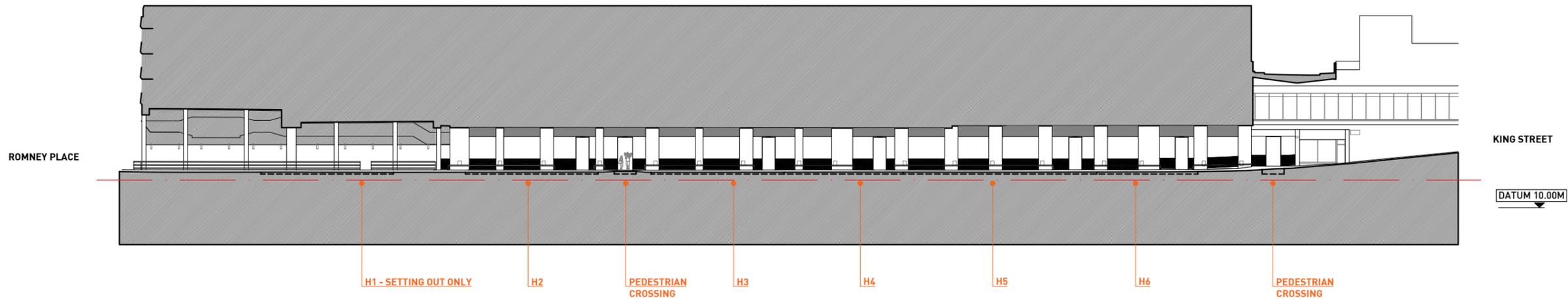
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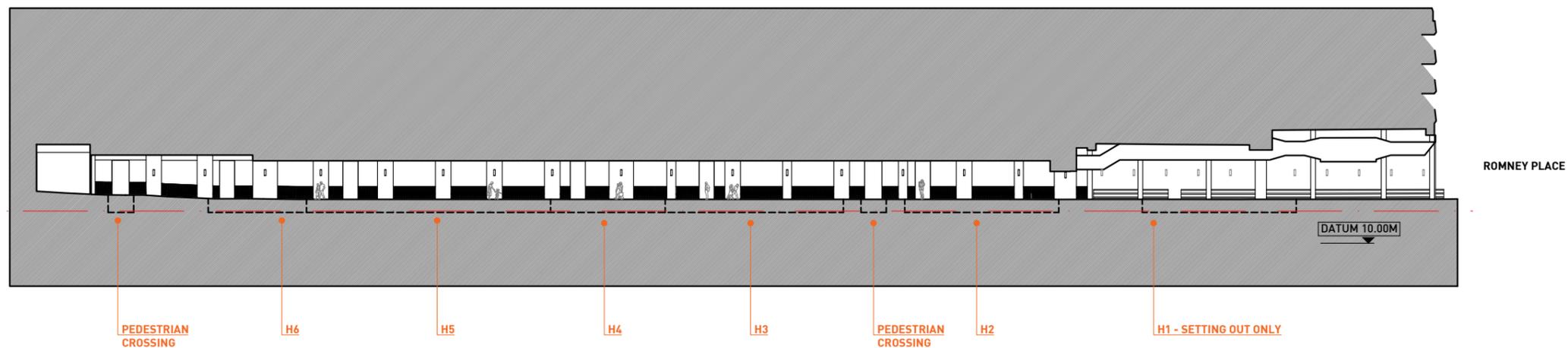
CF ARCHITECTS

Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG		
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Scale @A3:	1:500	Drawing and CAD File Number:	265(P)010
Rev:	4		

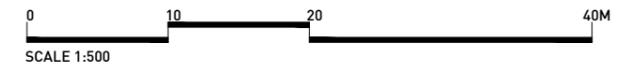


01 PROPOSED LONGITUDINAL SECTION EE [WEST CONCOURSE]
1:500 @ A3

46



02 PROPOSED LONGITUDINAL SECTION GG [WEST CONCOURSE]
1:500 @ A3



Rev	Date	Description	Drawn	Check
0	18.09.2019	STAGE 2 REPORT - PTM 04 MEETING	ML	FL
1	27.09.2019	STAGE 2 - DRAFT ISSUE TO CLIENT	ML	FL
2	08.11.2020	STAGE 2 REPORT REV 01	ML	FL
3	04.02.2020	PTM 09 MEETING ISSUE	ML	FL
4	26.03.2020	STAGE 3 PRE-APP REPORT	ML	FL
4	18.05.2020	ISSUED FOR STAGE 3	ML	FL

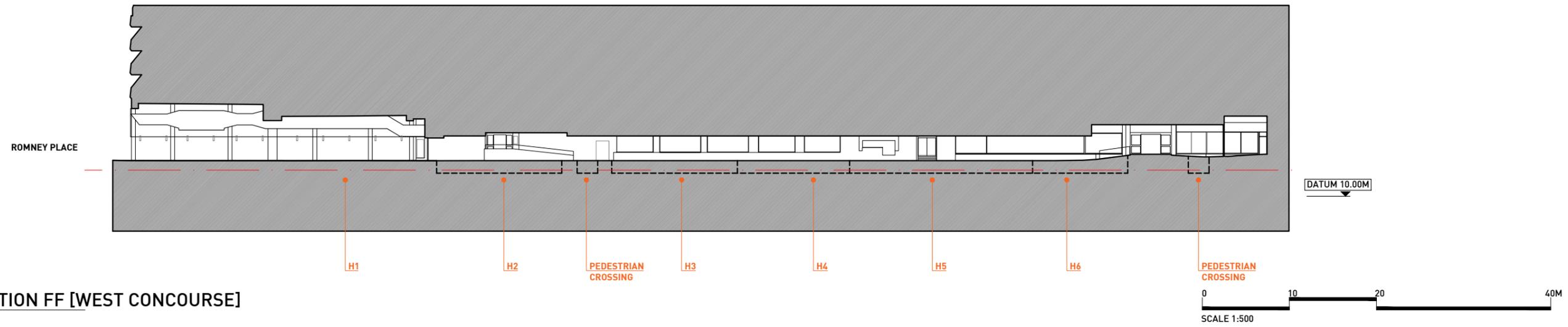
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED LONGITUDINAL SECTION EE & GG
Scale @A3:	1:500
Drawing and CAD File Number:	265(P)011
Rev:	4



01 PROPOSED SECTION FF [WEST CONCOURSE]
1:500 @ A3

Rev	Date	Description	Drawn	Check
0	18.09.2019	STAGE 2 REPORT - PTM 04 MEETING	ML	FL
1	27.09.2019	STAGE 2 - DRAFT ISSUE TO CLIENT	ML	FL
2	08.11.2020	STAGE 2 REPORT REV 01	ML	FL
3	04.02.2020	PTM 09 MEETING ISSUE	ML	FL
4	26.03.2020	STAGE 3 PRE-APP REPORT	ML	FL
4	18.05.2020	ISSUED FOR STAGE 3	ML	FL

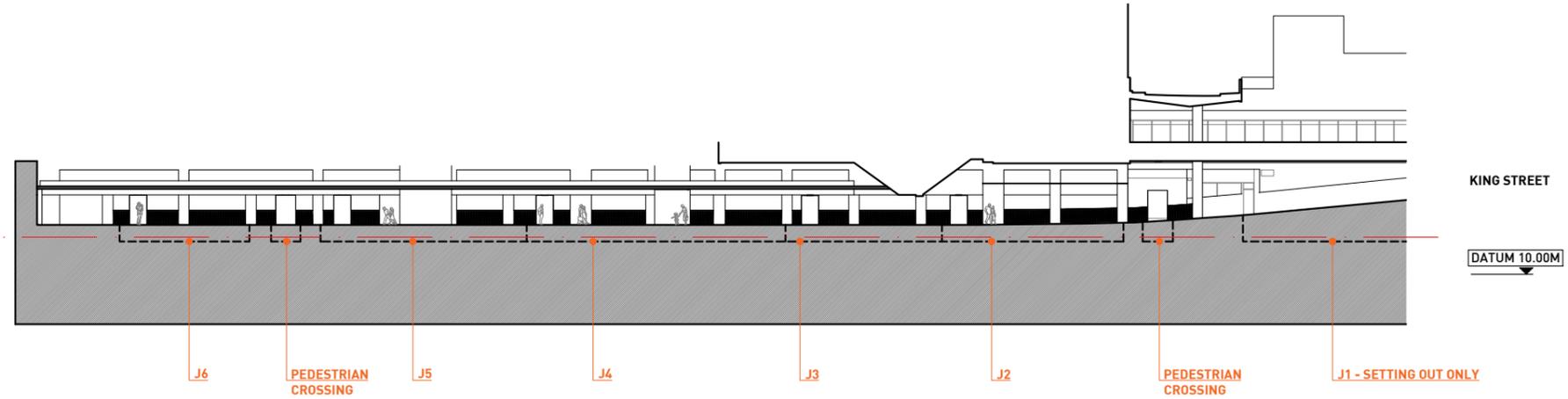
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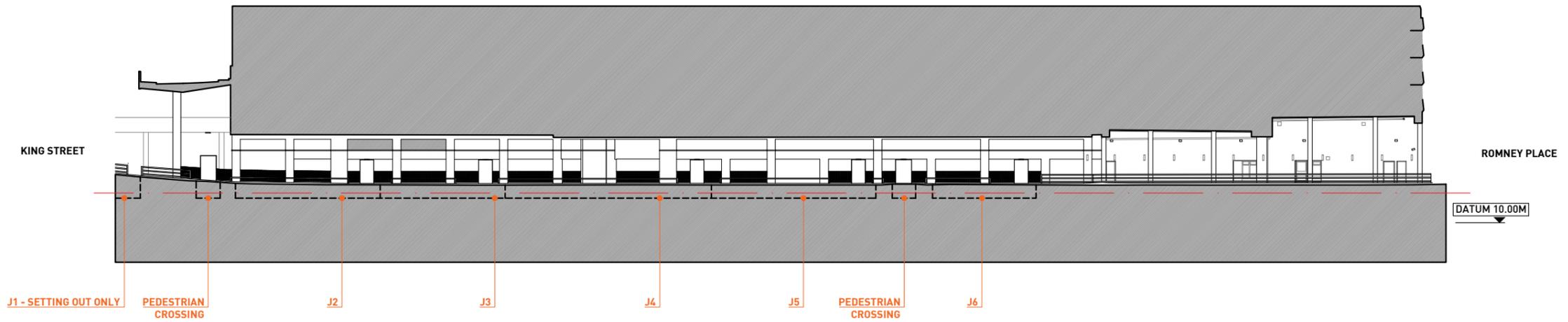
CF ARCHITECTS

Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG		
Title:	PROPOSED LONGITUDINAL SECTION FF		
Scale @A3:	1:500	Drawing and CAD File Number:	265(P)012
Rev:	4		

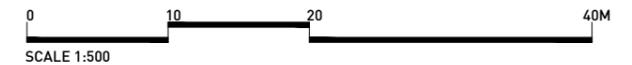


01 PROPOSED LONGITUDINAL SECTION II [EAST CONCOURSE]
1:500 @ A3

48



02 PROPOSED LONGITUDINAL SECTION HH [EAST CONCOURSE]
1:500 @ A3



Rev	Date	Description	Drawn	Check
0	18.09.2019	STAGE 2 REPORT - PTM 04 MEETING	ML	FL
1	27.09.2019	STAGE 2 - DRAFT ISSUE TO CLIENT	ML	FL
2	08.11.2020	STAGE 2 REPORT REV 01	ML	FL
3	04.02.2020	PTM 09 MEETING ISSUE	ML	FL
4	26.03.2020	STAGE 3 PRE-APP REPORT	ML	FL
4	18.05.2020	ISSUED FOR STAGE 3	ML	FL

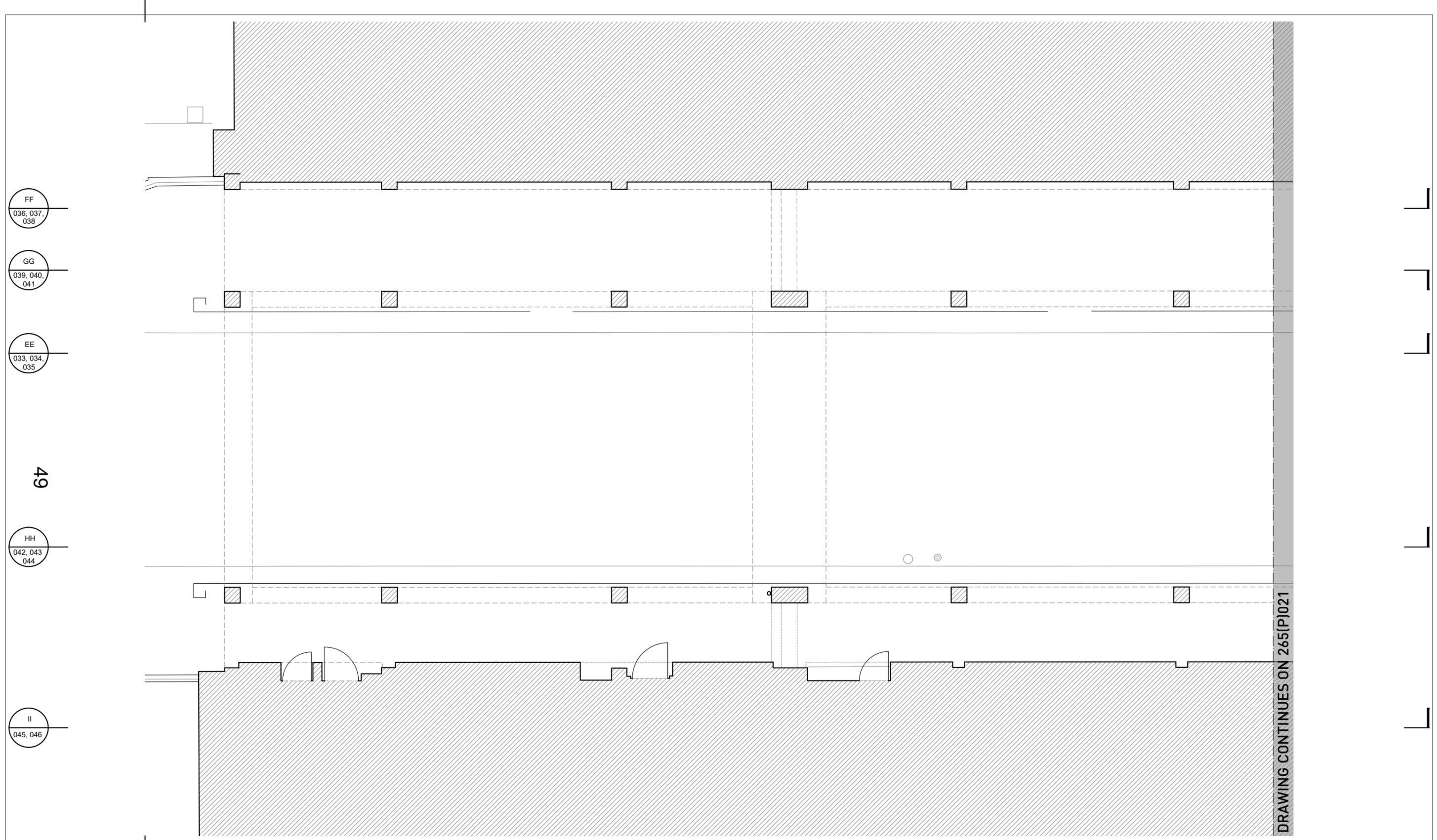
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STAGE 3

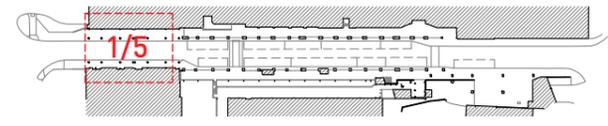
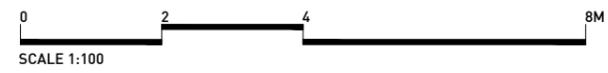
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T: 01622 535 010 (Kent Studio)
W: cf-architects.com

CF ARCHITECTS

Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED LONGITUDINAL SECTION II & HH
Scale @A3:	1:500
Drawing and CAD File Number:	265(P)013
Rev:	4



01 EXISTING GROUND FLOOR PLAN [1 of 5]
1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

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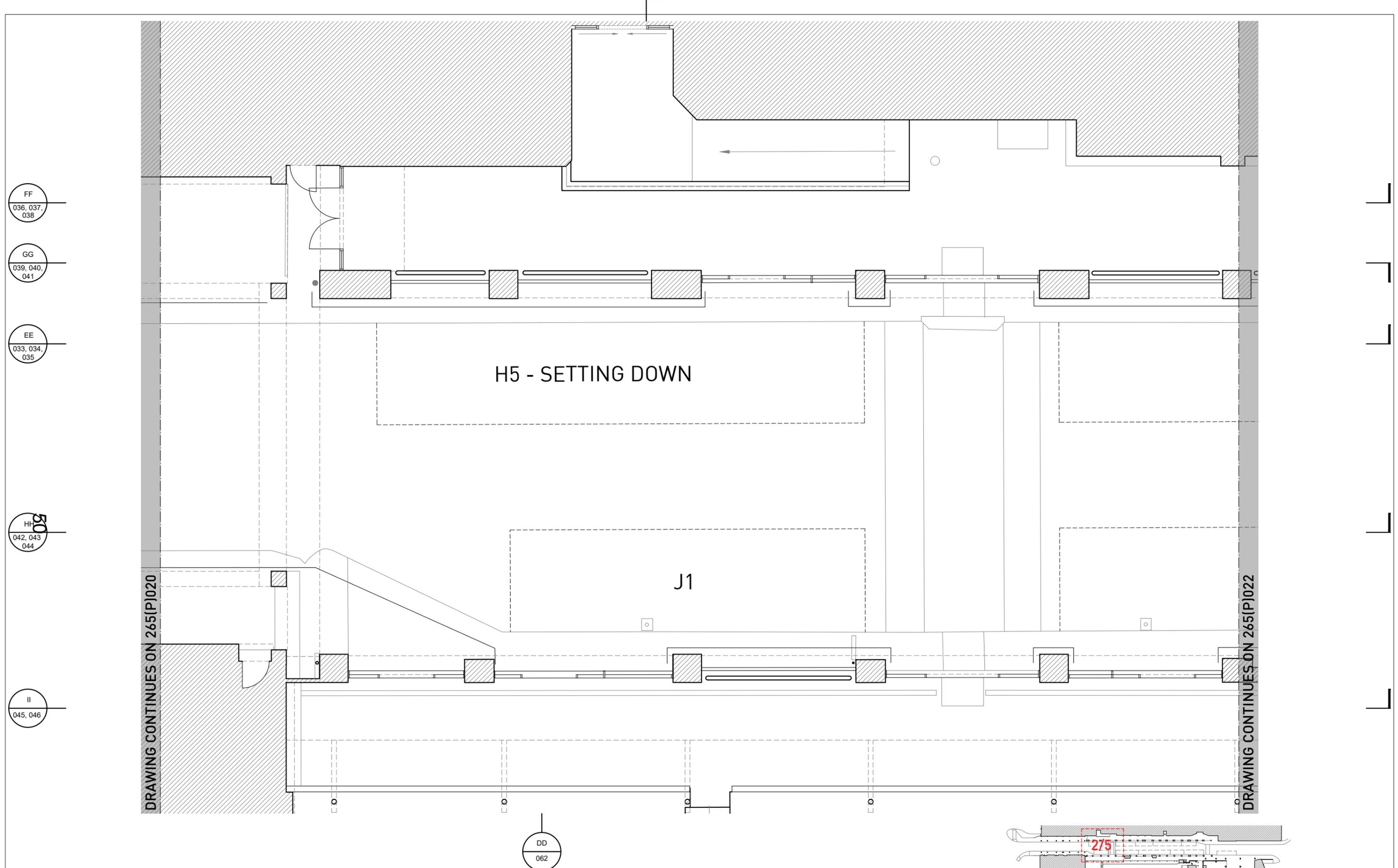
STAGE 3



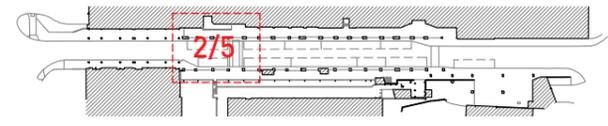
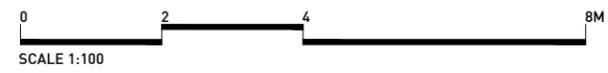
E: info@cf-architects.com
 T: 01737 437 123 (Surrey Studio)
 T: 01622 535 010 (Kent Studio)
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING GROUND FLOOR PLAN [1 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)020
Rev:	0



01 EXISTING GROUND FLOOR PLAN [2 of 5]
1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

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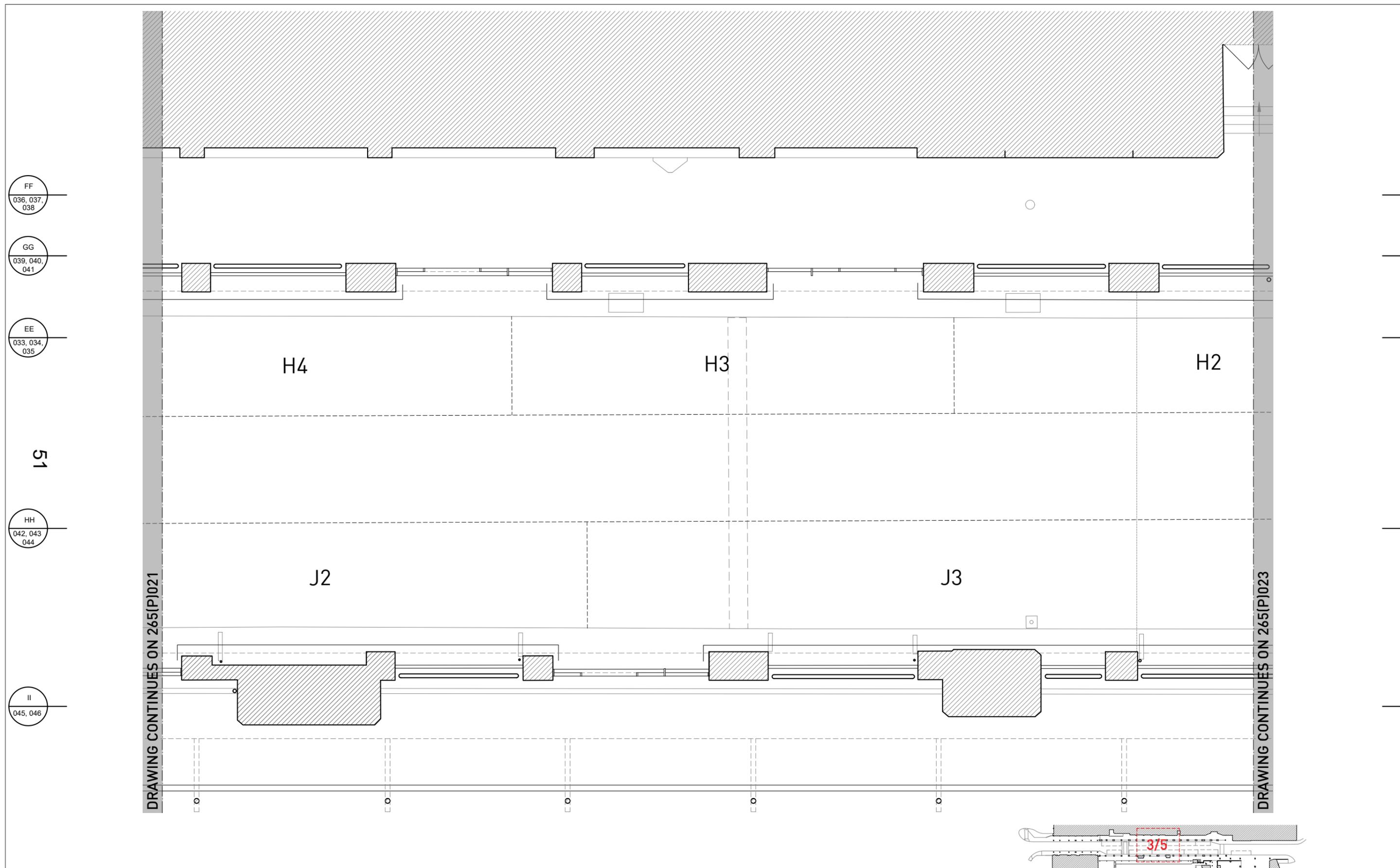
STAGE 3



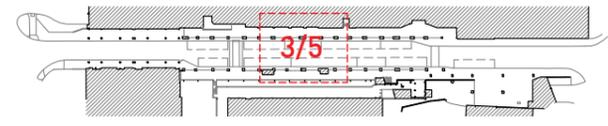
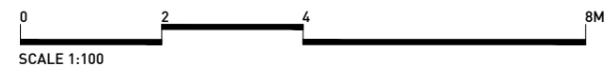
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T: 01622 535 010 (Kent Studio)
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING GROUND FLOOR PLAN [2 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)021
Rev:	0



01 EXISTING GROUND FLOOR PLAN [3 of 5]
1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

Do not Scale. Use figured dimensions only. All dimensions to be checked on site.
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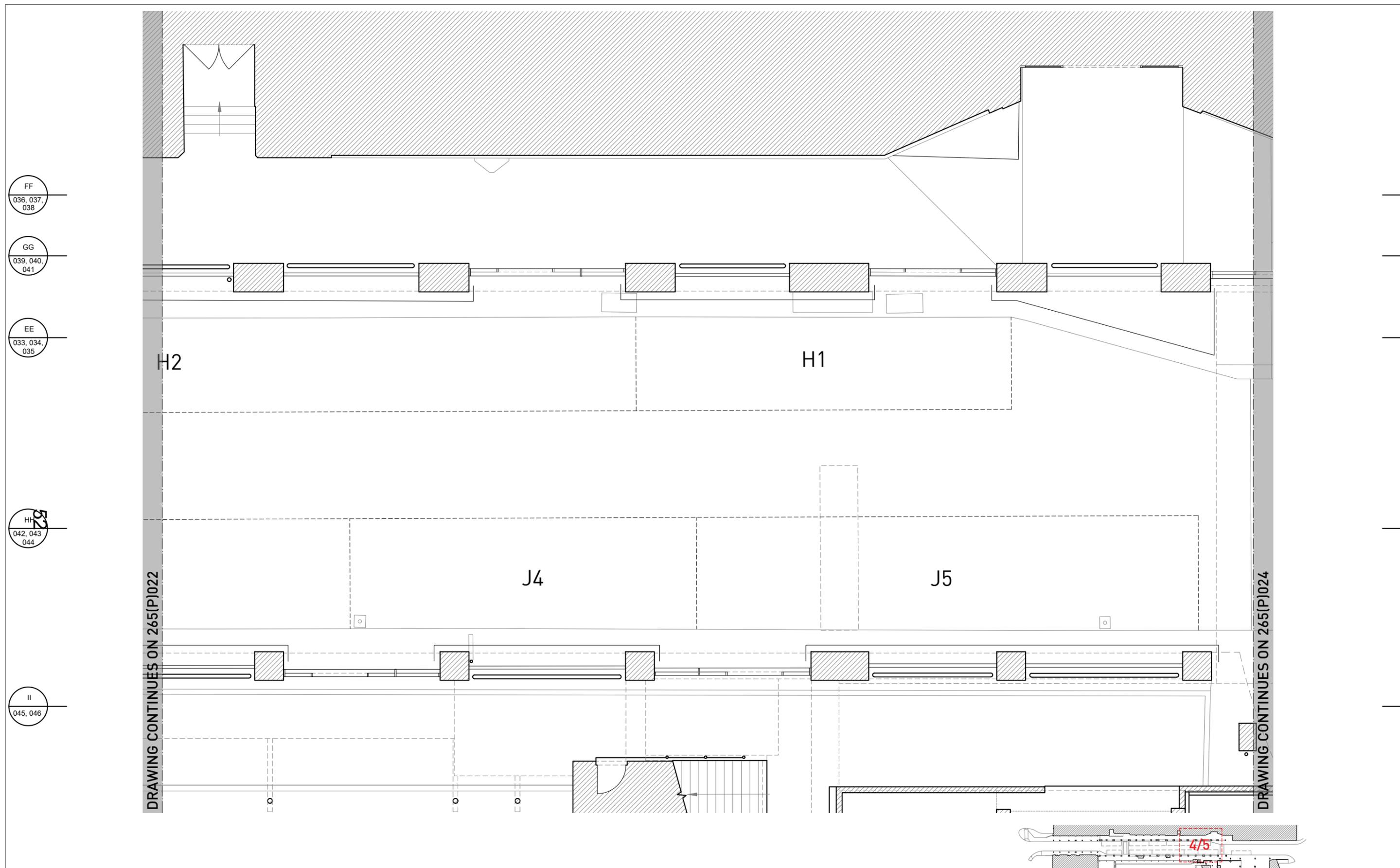
STAGE 3



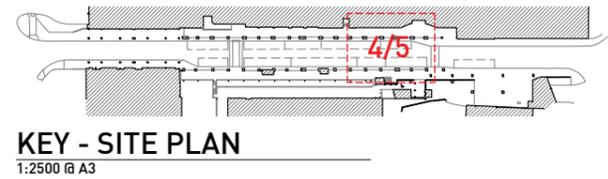
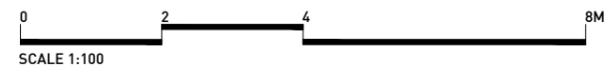
E: info@cf-architects.com
T: 01727 4297 123 (Surrey Studio)
T: 01622 535 010 (Kent Studio)
W: cf-architects.com



Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING GROUND FLOOR PLAN [3 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)022
Rev:	0



01 EXISTING GROUND FLOOR PLAN [4 of 5]
1:100 @ A3



Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

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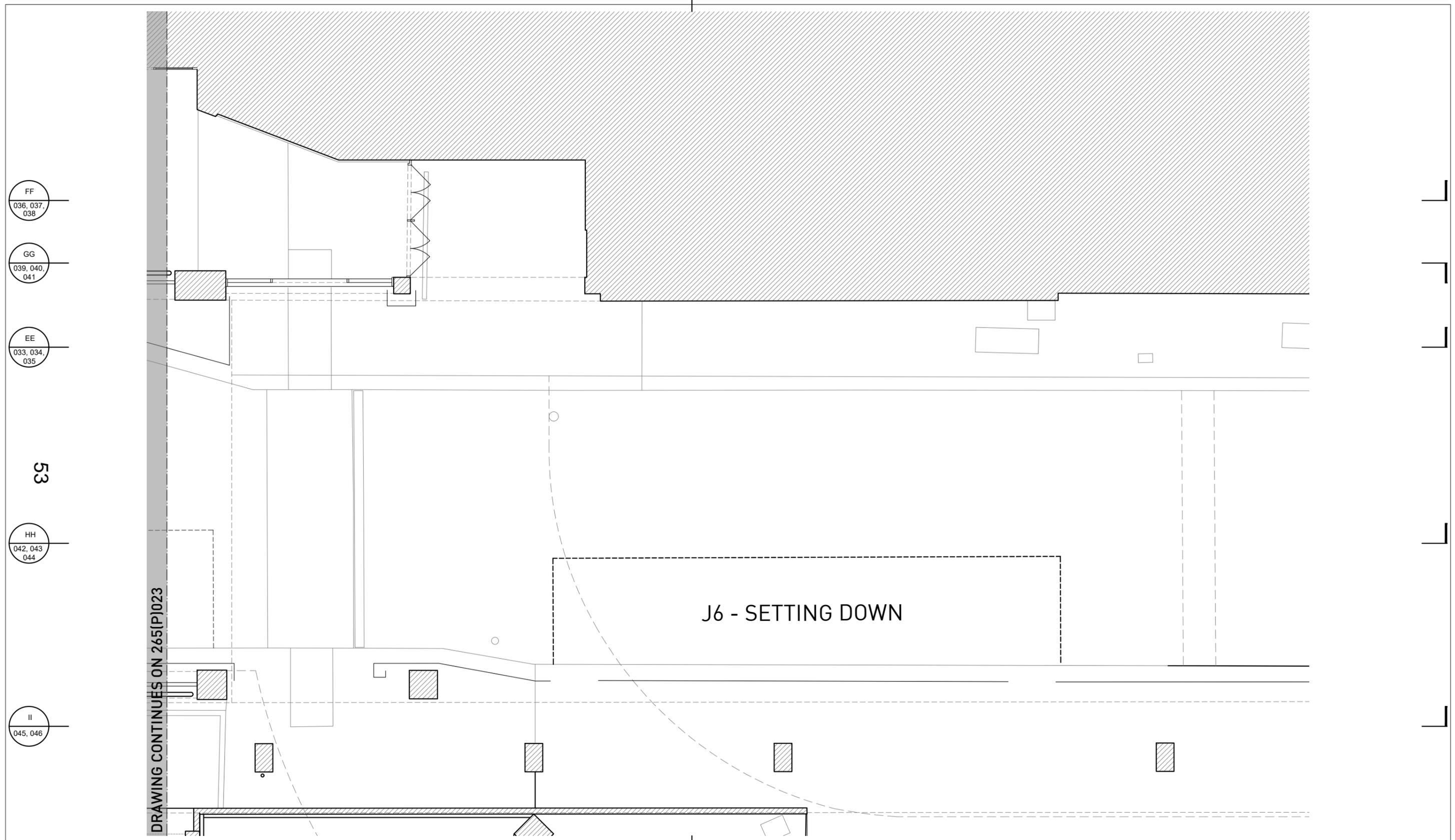
STAGE 3



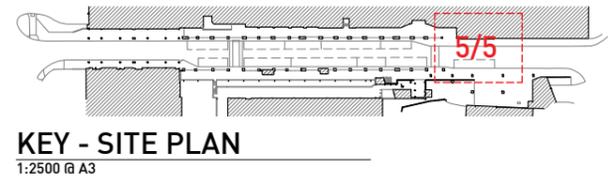
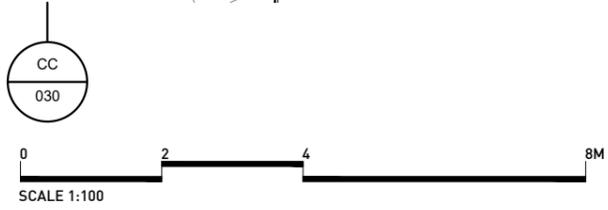
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING GROUND FLOOR PLAN [4 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)023
Rev:	0



01 EXISTING GROUND FLOOR PLAN [5 of 5]
1:100 @ A3



Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

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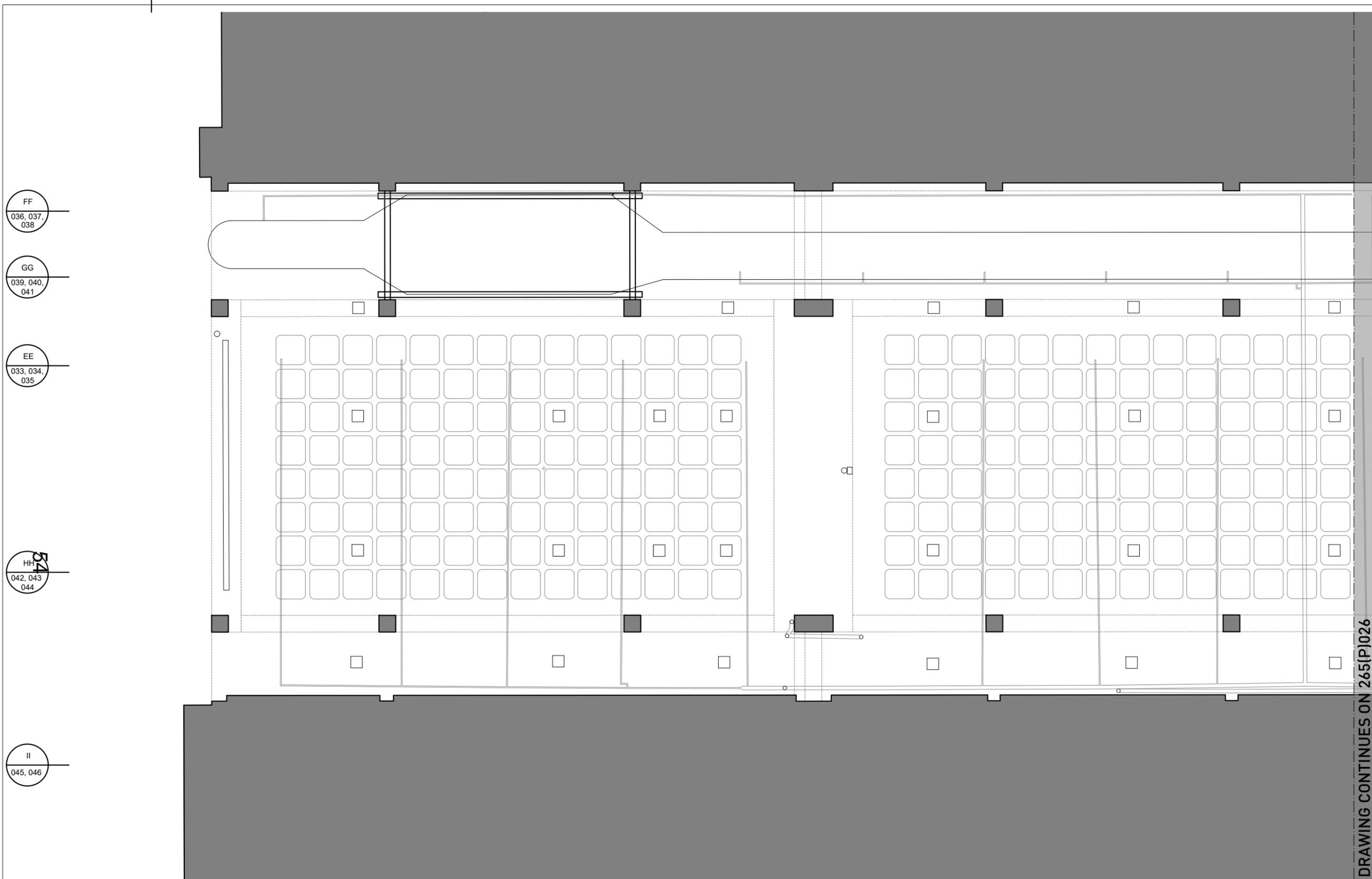
STAGE 3



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 W: cf-architects.com

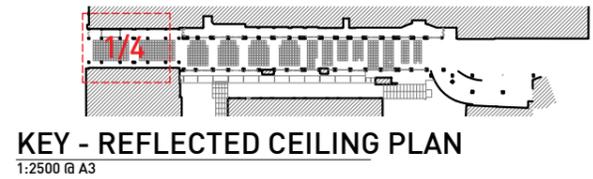
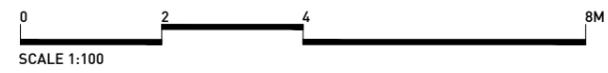


Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING GROUND FLOOR PLAN [5 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)024
Rev:	0



DRAWING CONTINUES ON 265(P)026

01 EXISTING REFLECTED CEILING PLAN [1 of 4]
1:100 @ A3



KEY - REFLECTED CEILING PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

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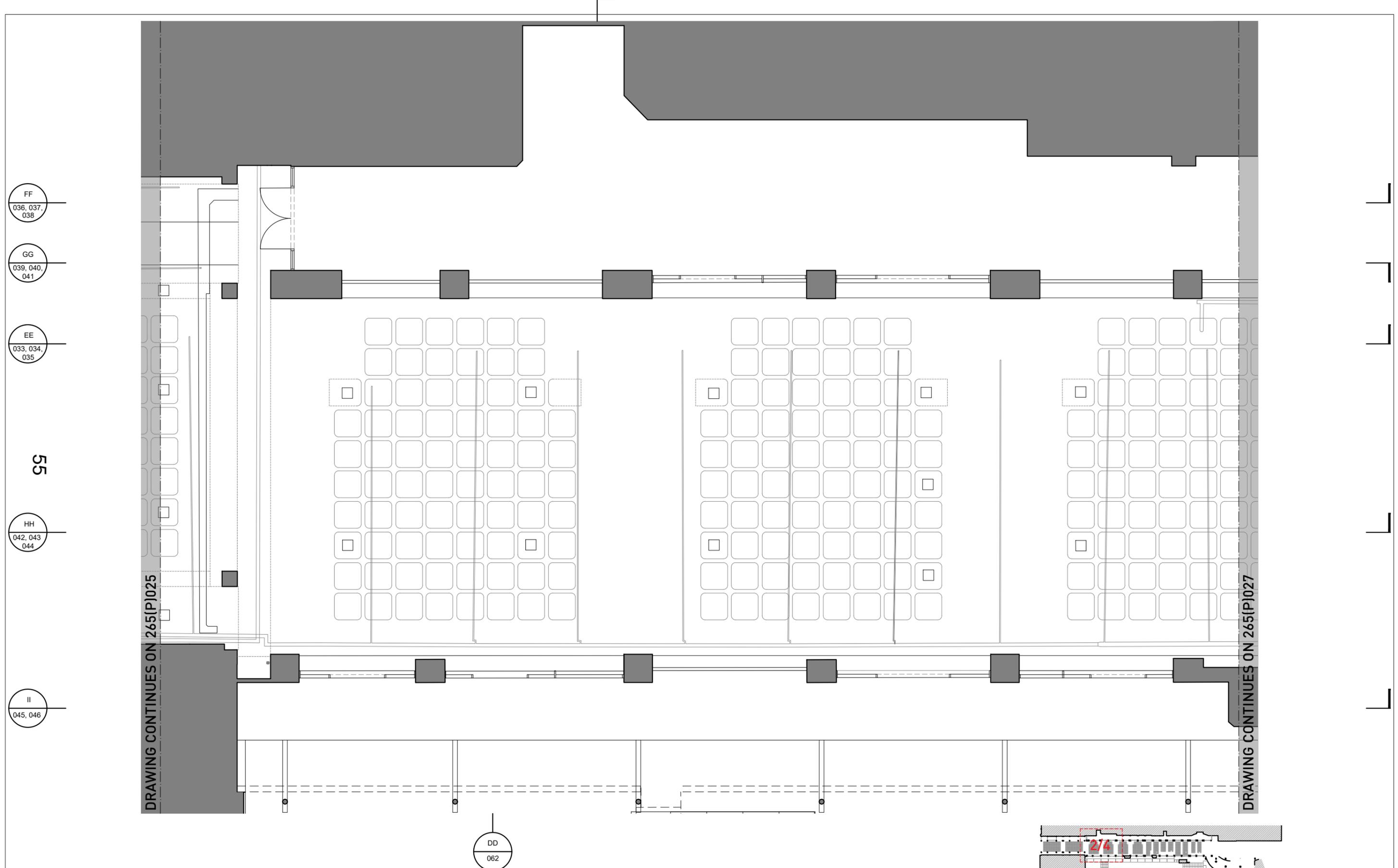
STAGE 3



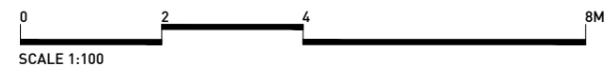
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING REFLECTED CEILING [1 of 4]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)025
Rev:	0



01 EXISTING REFLECTED CEILING PLAN [2 of 4]
1:100 @ A3



KEY - REFLECTED CEILING PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

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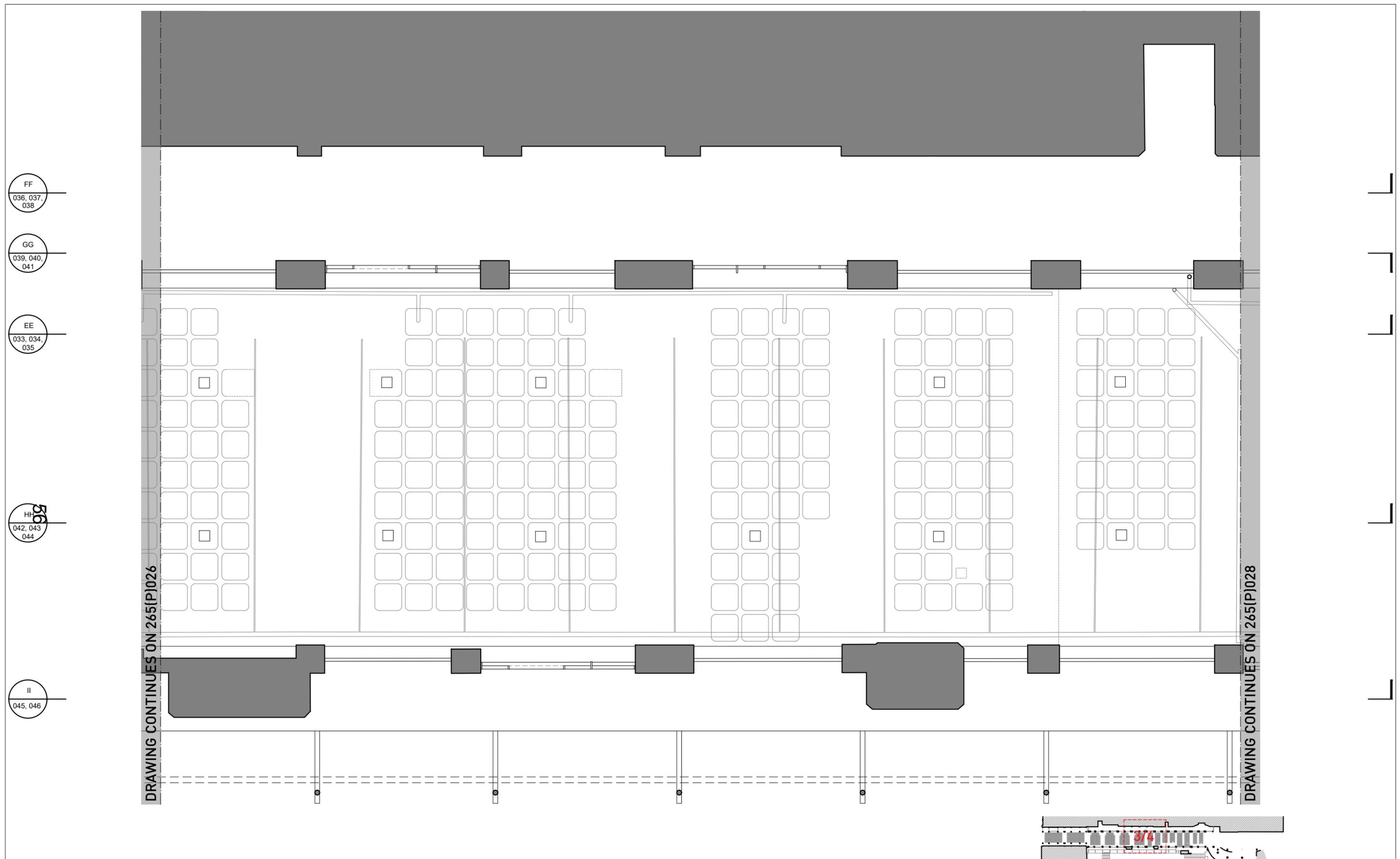
STAGE 3



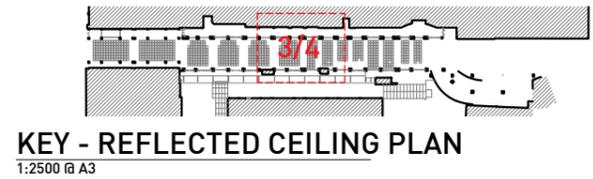
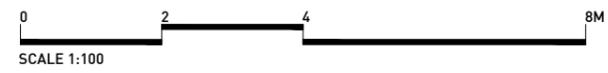
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING REFLECTED CEILING [2 of 4]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)026
Rev:	0



01 EXISTING REFLECTED CEILING PLAN [3 of 4]
1:100 @ A3



Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

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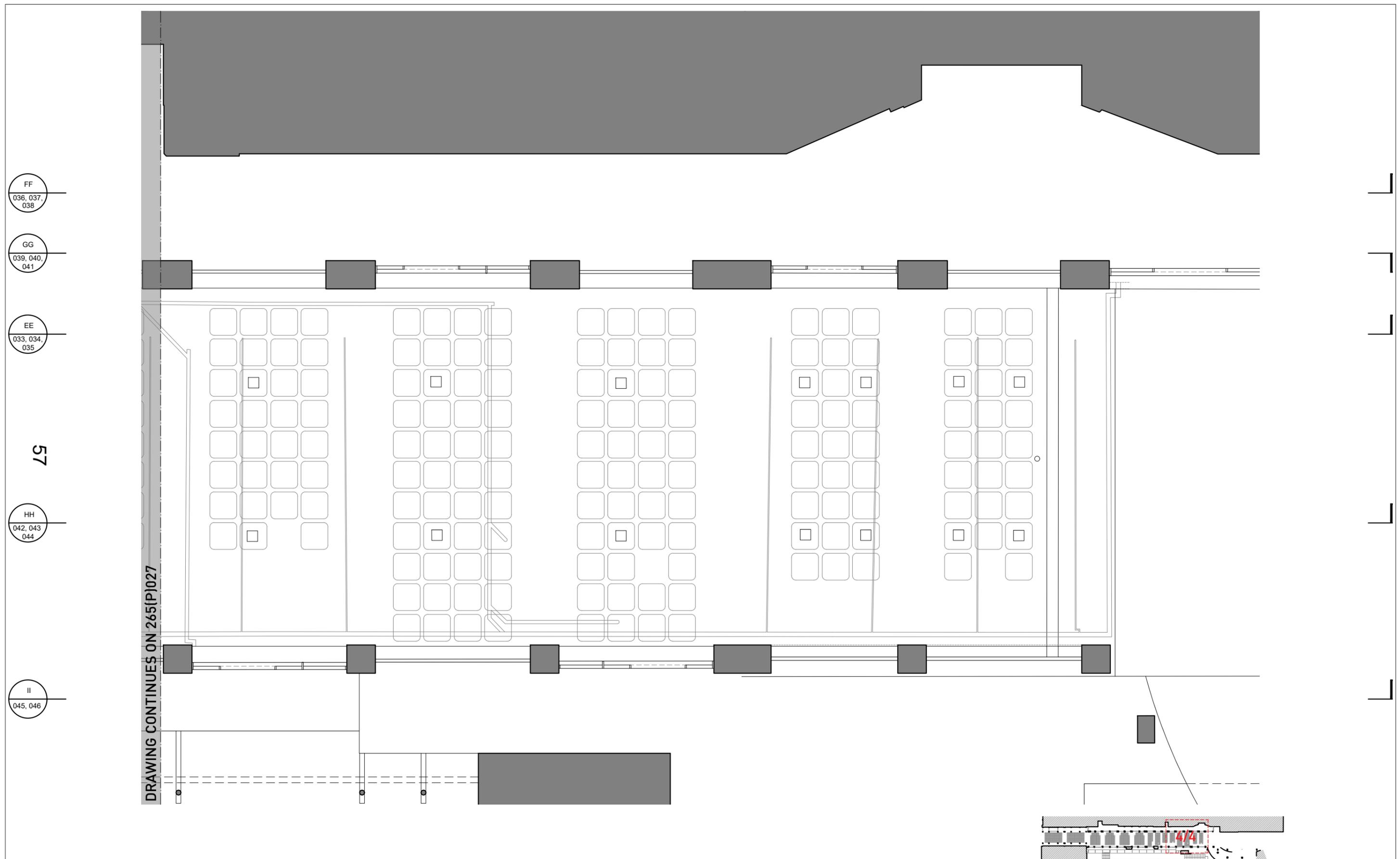
STAGE 3



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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING REFLECTED CEILING [3 of 4]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)027
Rev:	0



FF
036, 037,
038

GG
039, 040,
041

EE
033, 034,
035

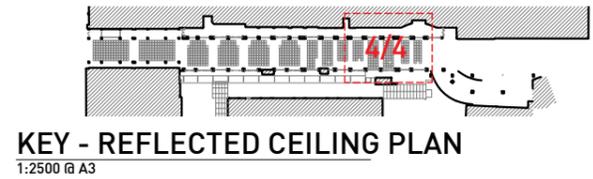
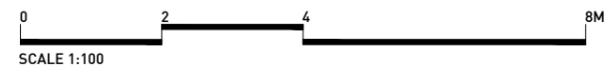
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042, 043,
044

II
045, 046

57

DRAWING CONTINUES ON 265(P)027

01 EXISTING REFLECTED CEILING PLAN [4 of 4]
1:100 @ A3



Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

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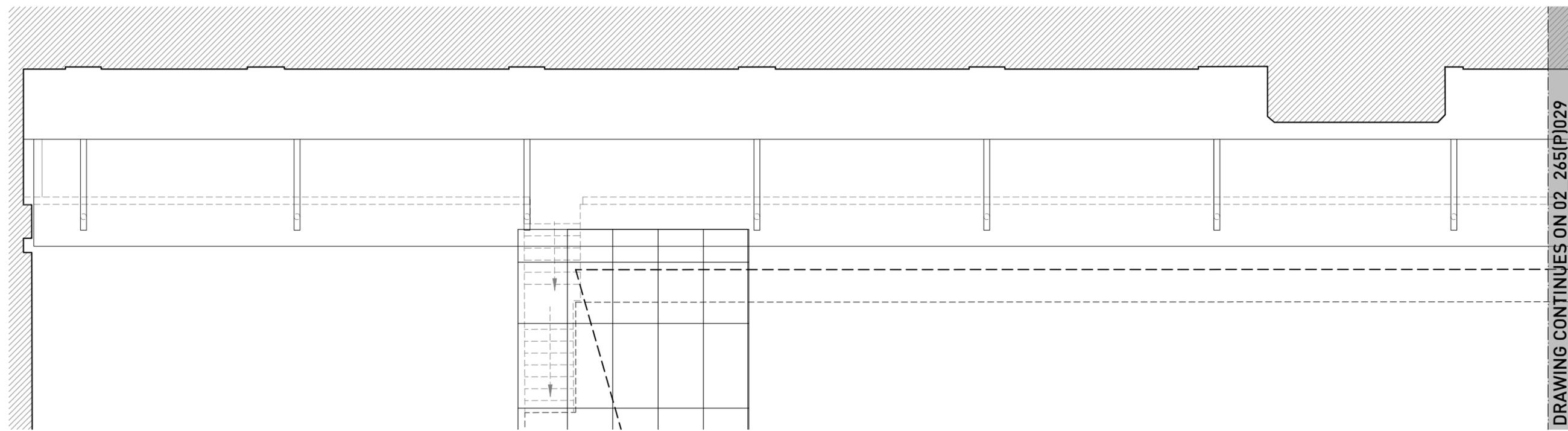
STAGE 3



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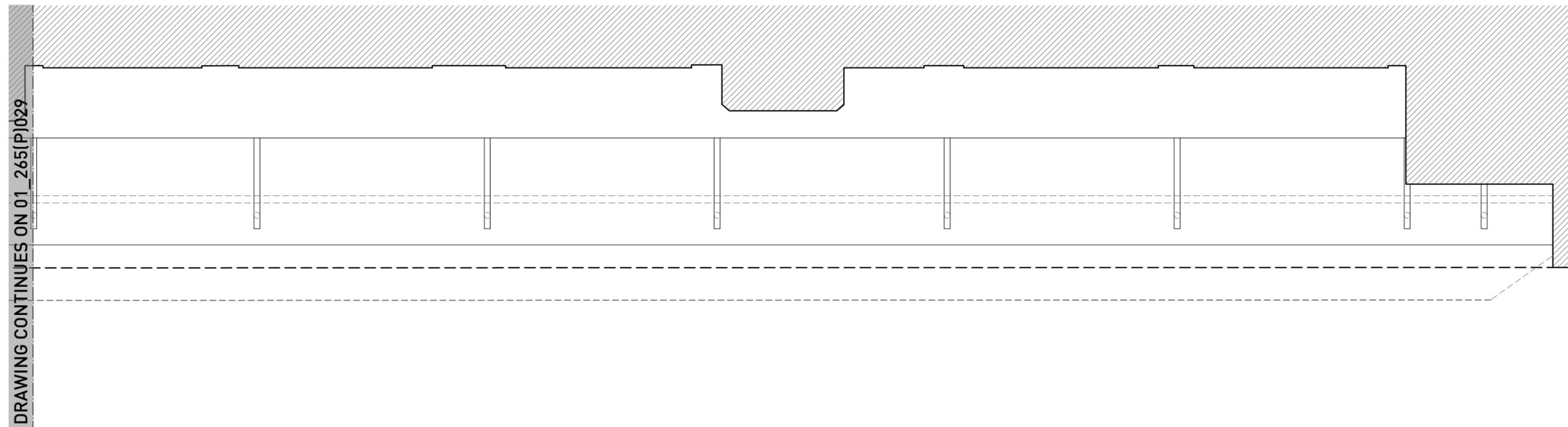


Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING REFLECTED CEILING [4 of 4]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)028
Rev:	0



DRAWING CONTINUES ON 02_265(P)029

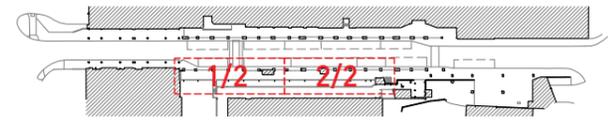
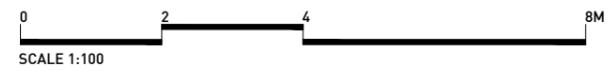
01 EXISTING ROOF PLAN [1 of 2]
1:100 @ A3



DRAWING CONTINUES ON 01_265(P)029

02 EXISTING ROOF PLAN [2 of 2]
1:100 @ A3

58



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

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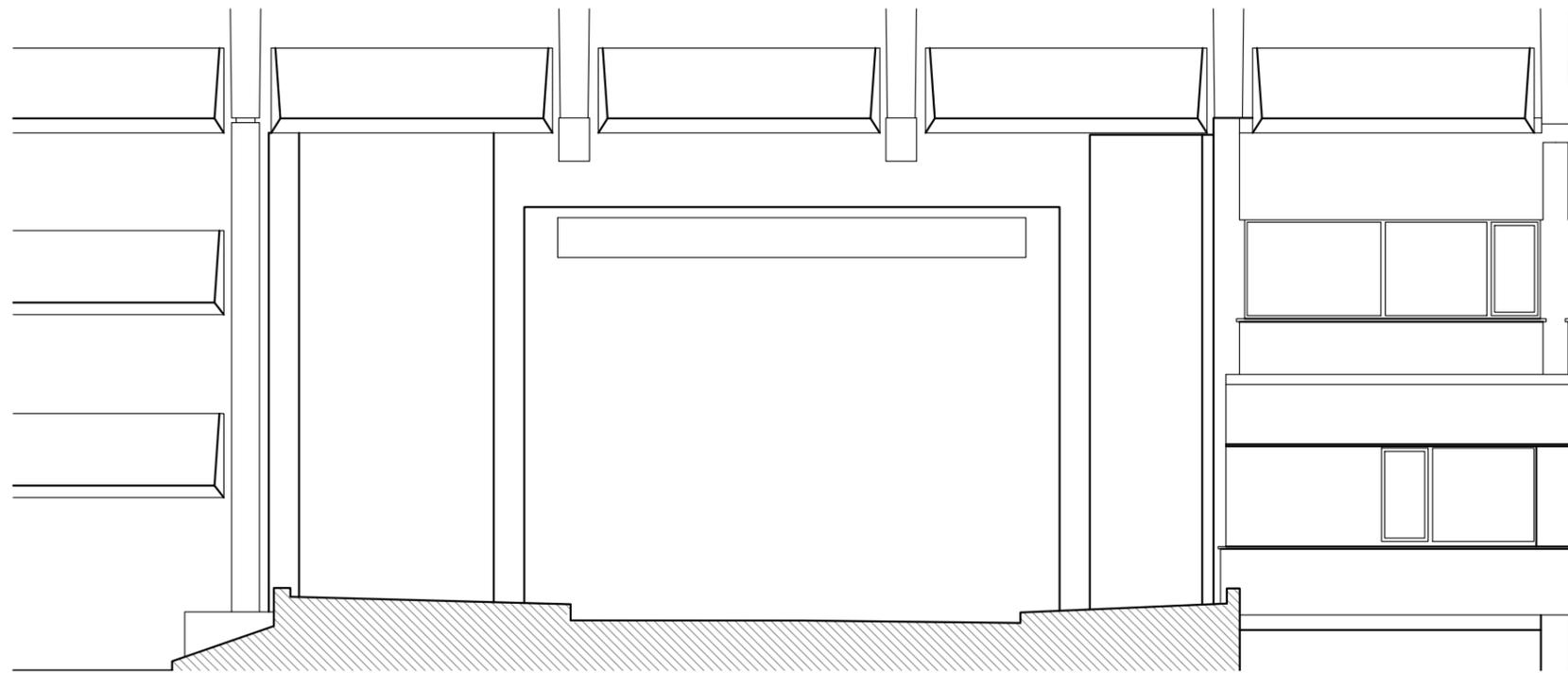
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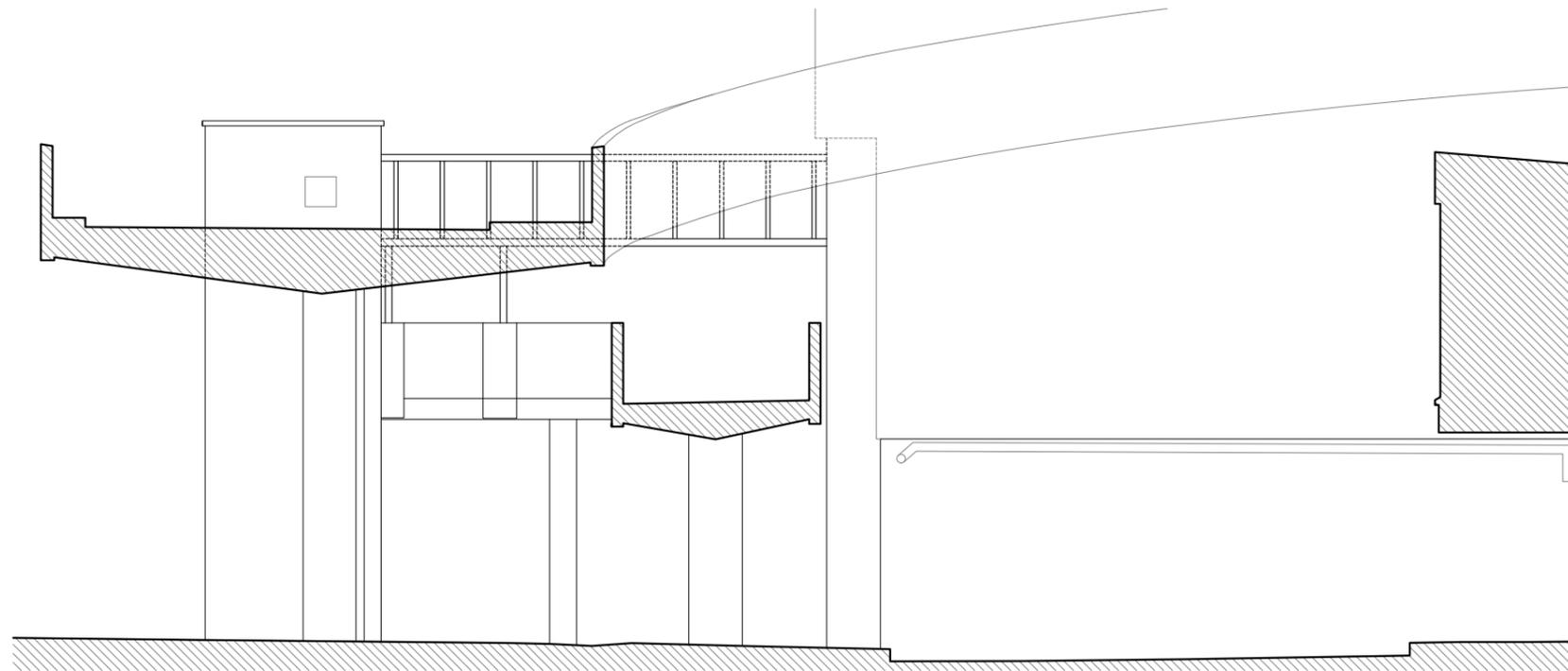
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING ROOF PLAN
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)029
Rev:	0

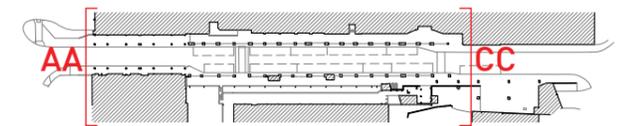
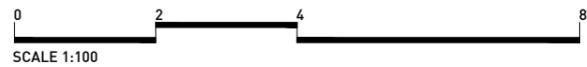


01 EXISTING SECTION AA - SOUTH ELEVATION
1:100 @ A3



02 EXISTING SECTION CC - NORTH ELEVATION
1:100 @ A3

59



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

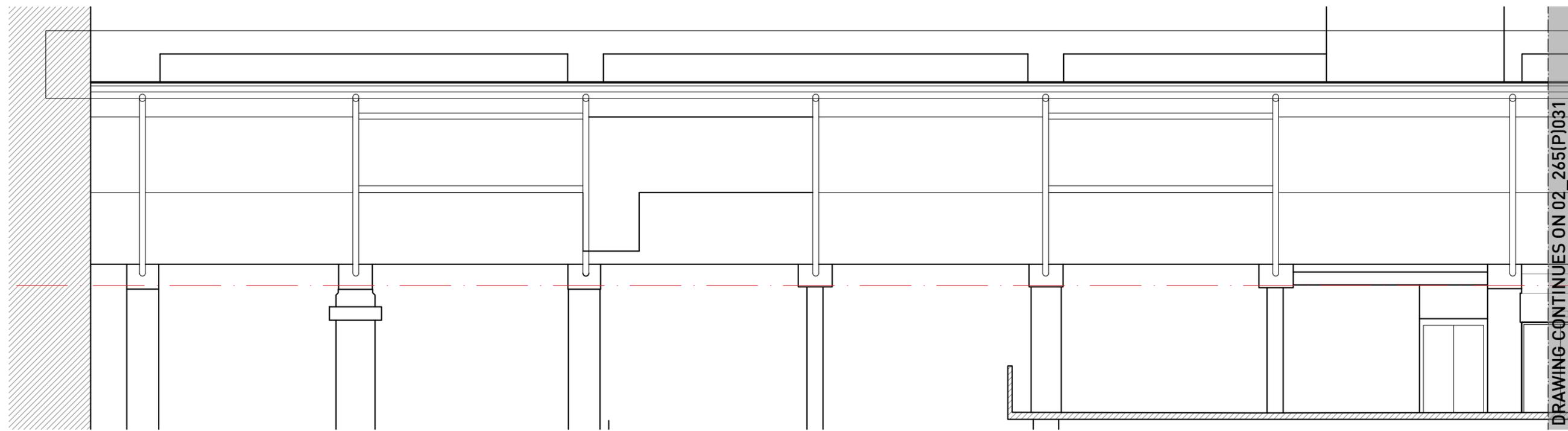
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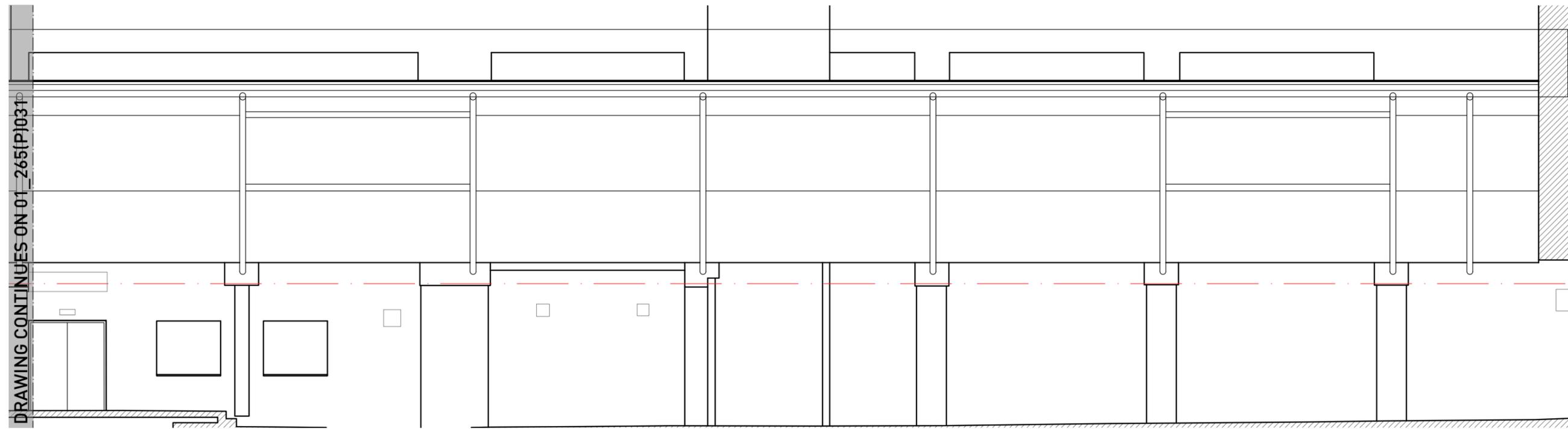


Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING SECTION AA [SOUTH ELEVATION] & SECTION CC [NORTH ELEVATION]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)030
Rev:	0



01 EXISTING SECTION BB - EAST ELEVATION [1 of 2]
1:100 @ A3

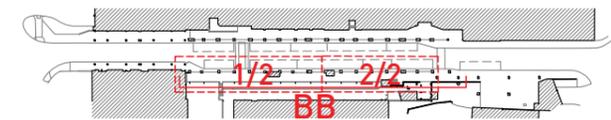
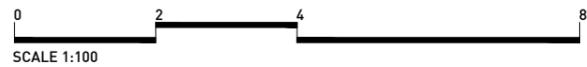
DRAWING CONTINUES ON 02_265(P)031



02 EXISTING SECTION BB - EAST ELEVATION [2 of 2]
1:100 @ A3

DRAWING CONTINUES ON 01_265(P)031

09



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

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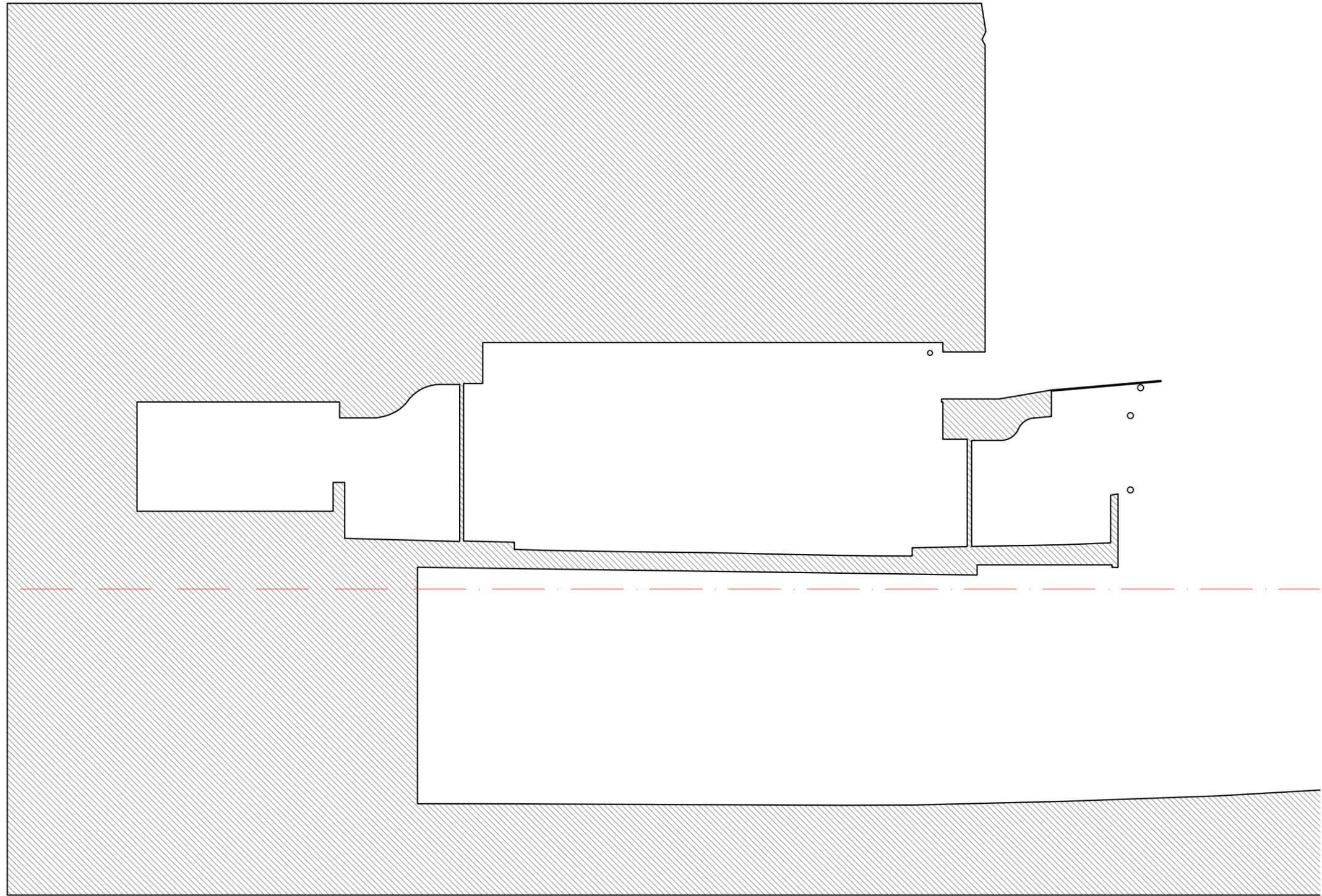
STAGE 3

E: info@cf-architects.com
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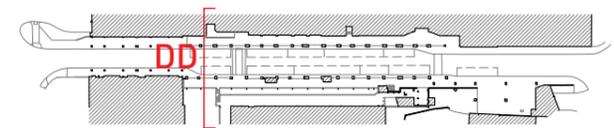
CF ARCHITECTS

Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING SECTION BB [EAST ELEVATION]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)031
Rev:	0

61



01 EXISTING SECTION DD
1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

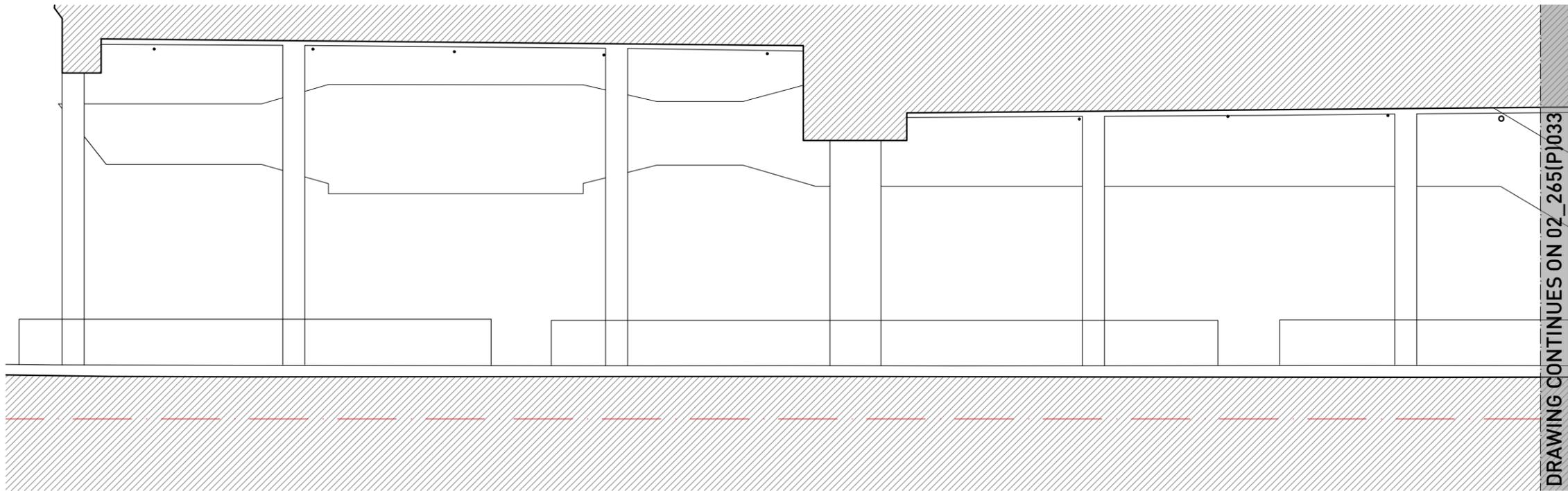
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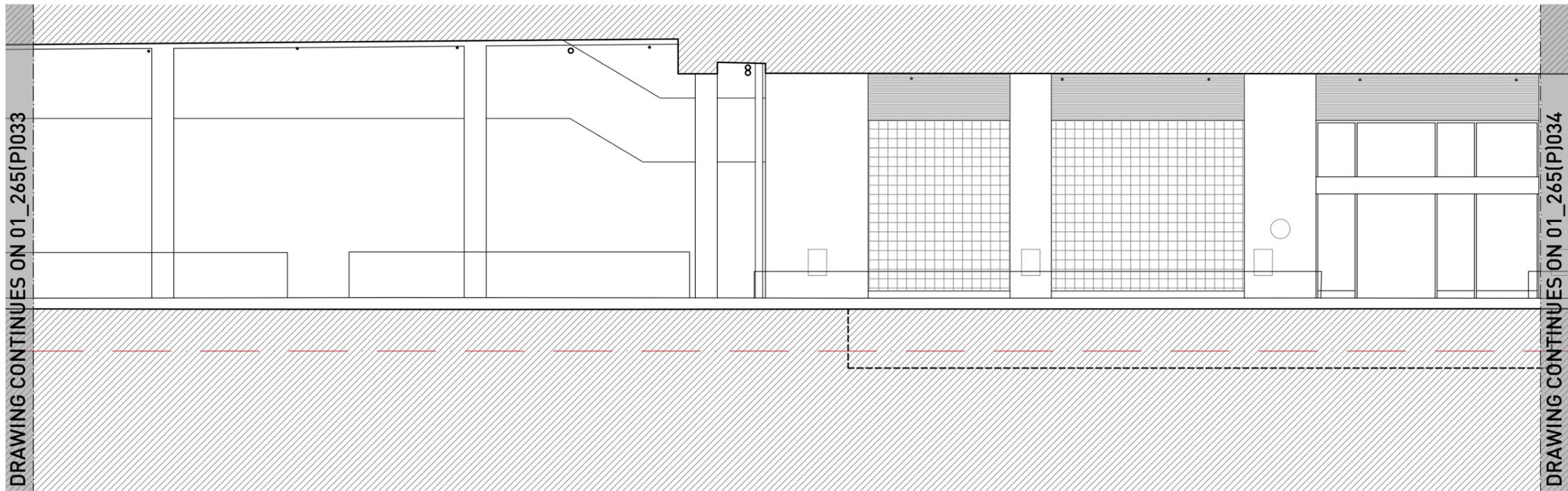
CF ARCHITECTS

Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG		
Title:	EXISTING SECTION DD		
Scale @A3:	1:100	Drawing and CAD File Number:	265(P)032
Rev:	0		



DRAWING CONTINUES ON 02_265(P)033

01 EXISTING SECTION EE [1 of 5]
1:100 @ A3

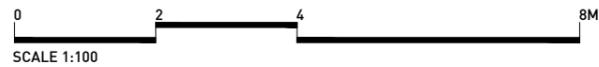


DRAWING CONTINUES ON 01_265(P)033

DRAWING CONTINUES ON 01_265(P)034

02 EXISTING SECTION EE [2 of 5]
1:100 @ A3

69



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

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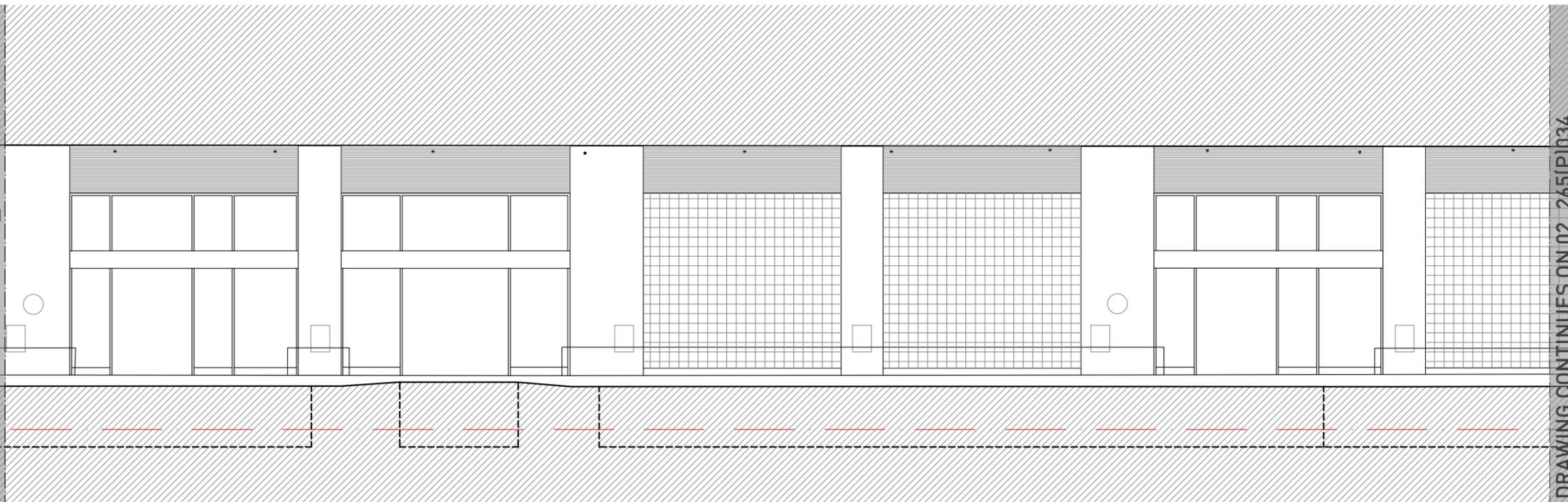
STAGE 3

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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING SECTION EE [1&2 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)033
Rev:	0

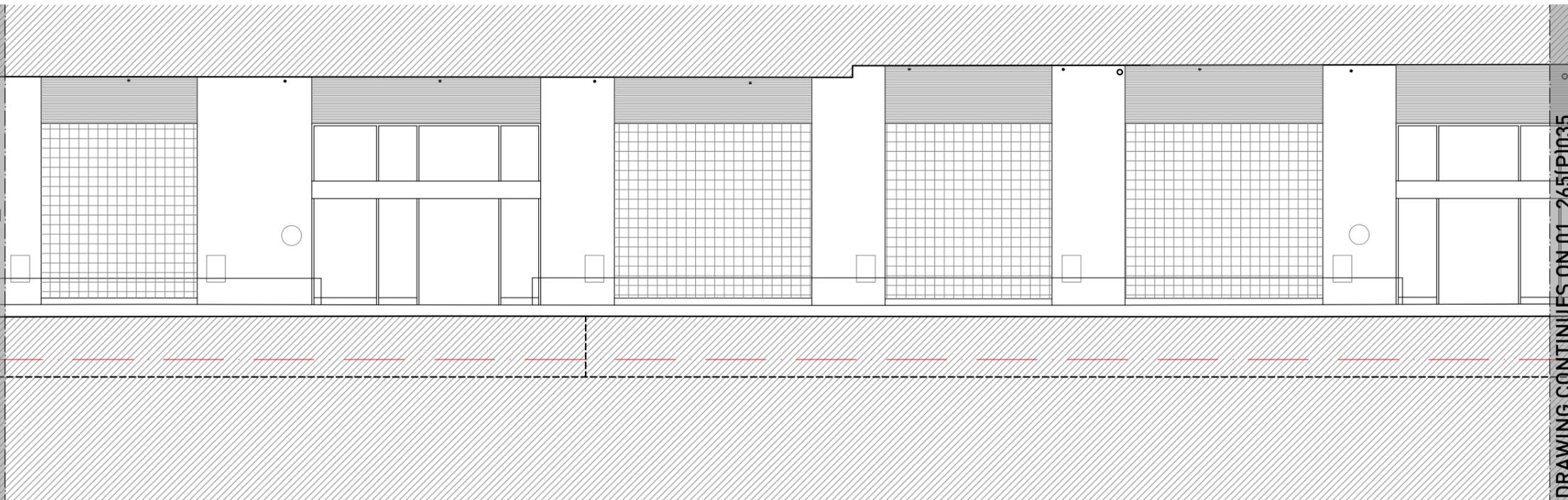
DRAWING CONTINUES ON 02_265(P)033



DRAWING CONTINUES ON 02_265(P)034

01 EXISTING SECTION EE [3 of 5]
1:100 @ A3

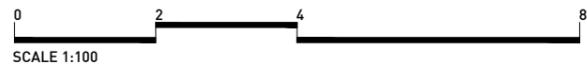
DRAWING CONTINUES ON 01_265(P)034



DRAWING CONTINUES ON 01_265(P)035

02 EXISTING SECTION EE [4 of 5]
1:100 @ A3

69



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

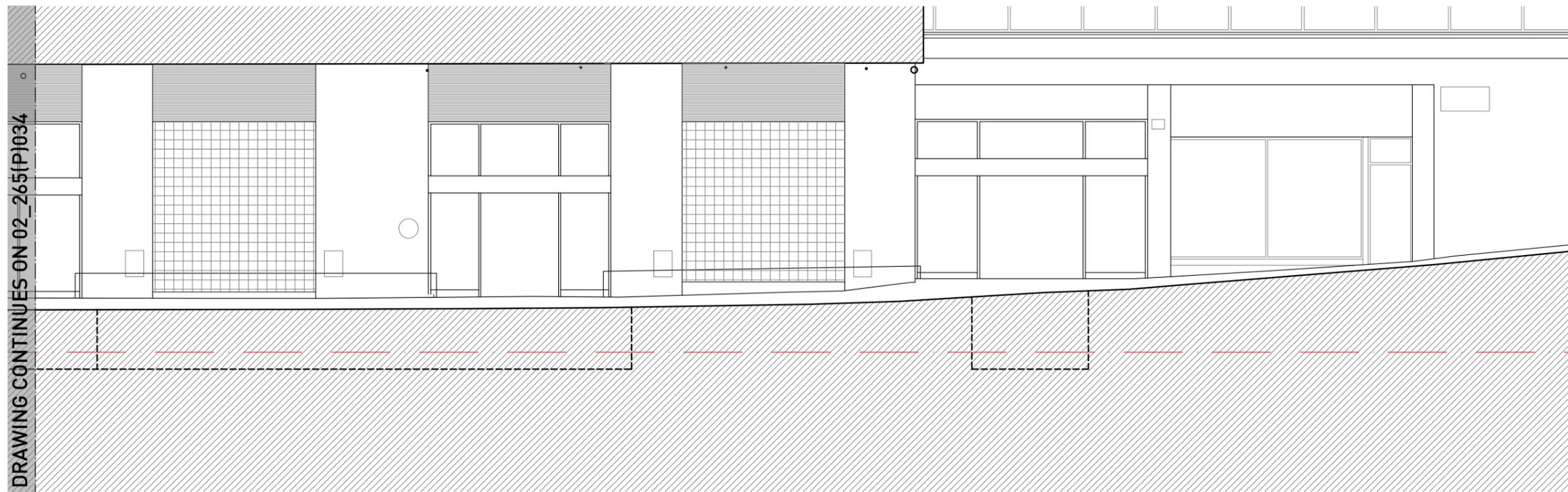
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 T: 01622 535 010 (Kent Studio)
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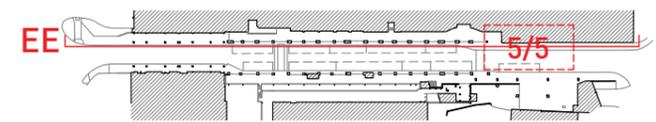
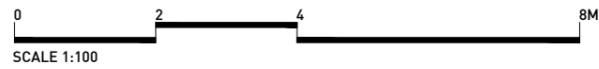
CF ARCHITECTS

Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING SECTION EE [3&4 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)034
Rev:	0



DRAWING CONTINUES ON 02_265(P)034

01 EXISTING SECTION EE [5 of 5]
1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

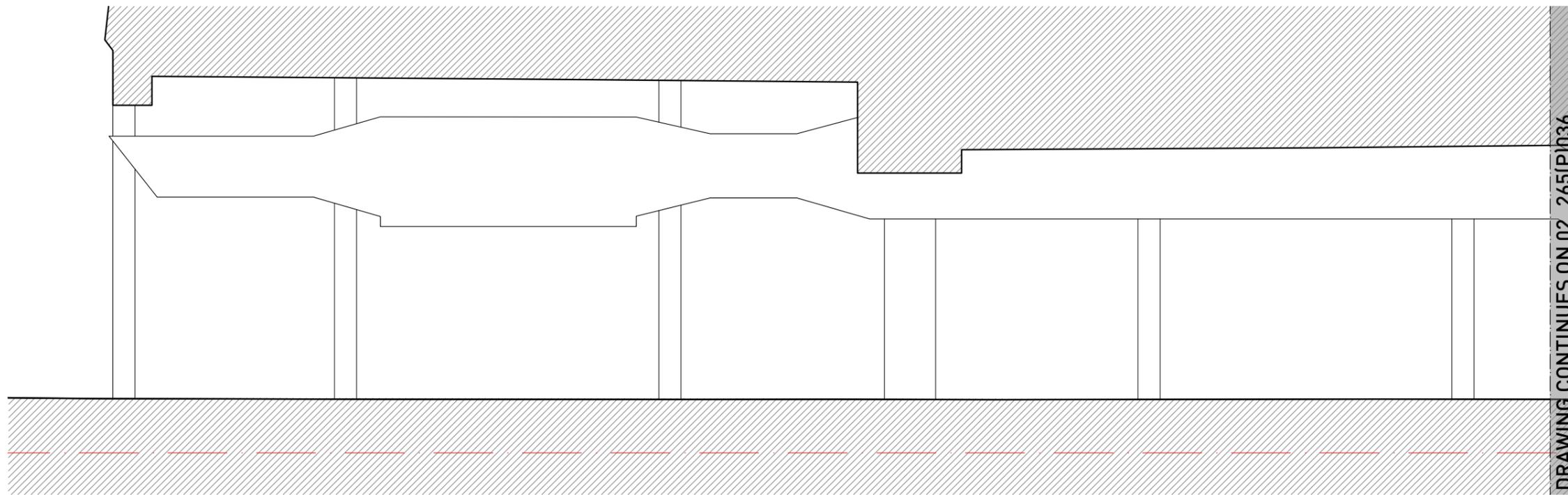
Do not Scale. Use figured dimensions only. All dimensions to be checked on site.
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STAGE 3

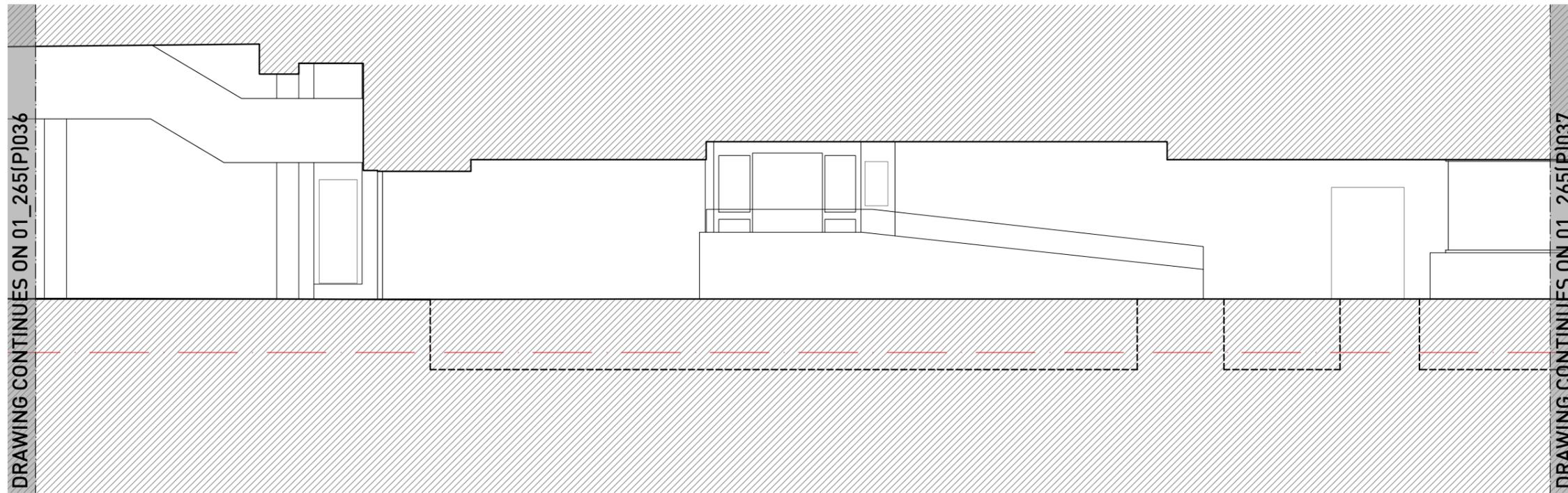
E: info@cf-architects.com
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING SECTION EE [5 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)035
Rev:	0

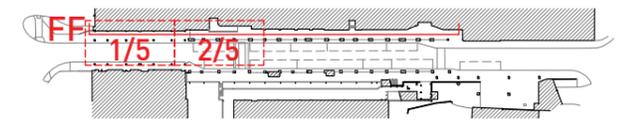
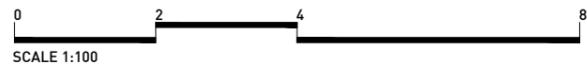


01 EXISTING SECTION FF [1 of 5]
1:100 @ A3



02 EXISTING SECTION FF [2 of 5]
1:100 @ A3

69



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

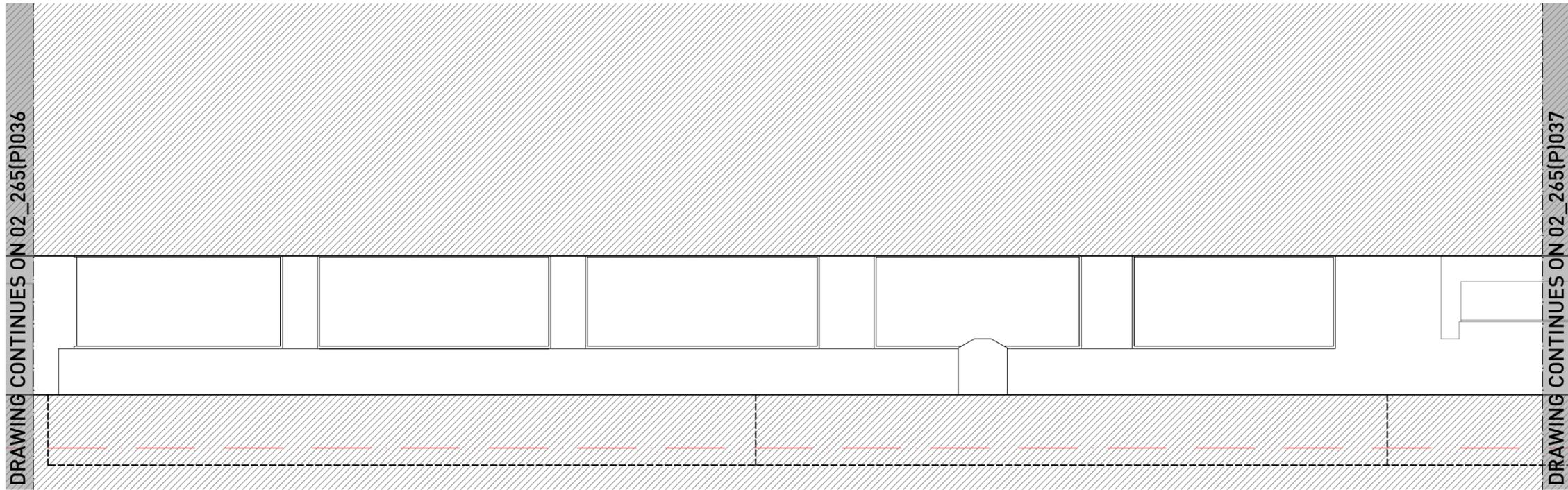
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STAGE 3

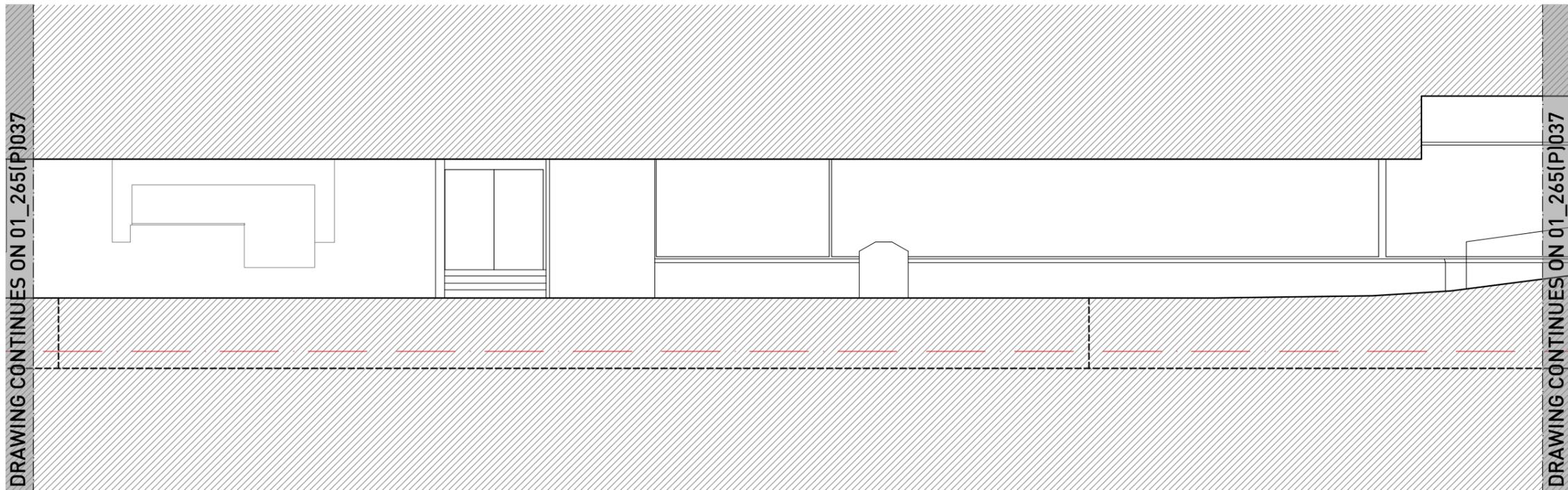
E: info@cf-architects.com
T: 01737 437 123 (Surrey Studio)
T: 01622 535 010 (Kent Studio)
W: cf-architects.com



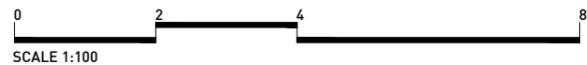
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Title:	EXISTING SECTION FF [1&2 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)036
Rev:	0



01 EXISTING SECTION FF [3 of 5]
1:100 @ A3



02 EXISTING SECTION FF [4 of 5]
1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

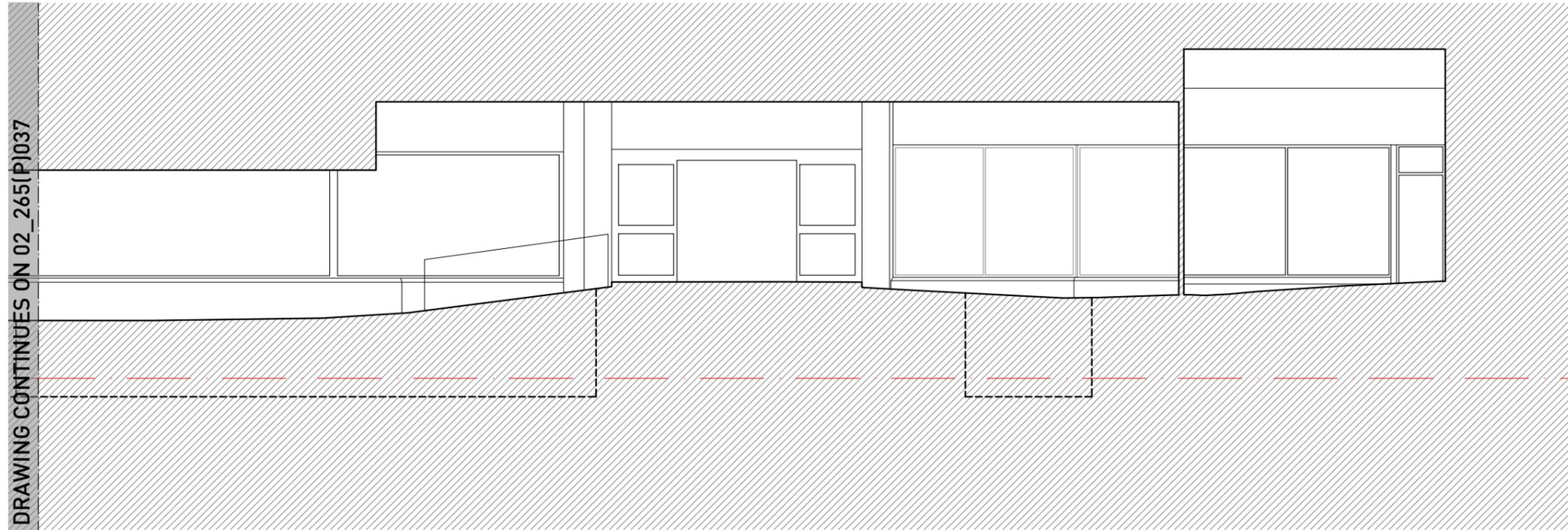
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STAGE 3

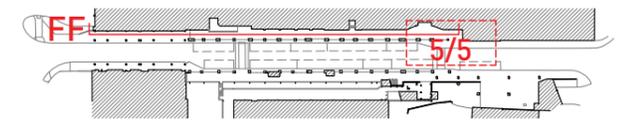
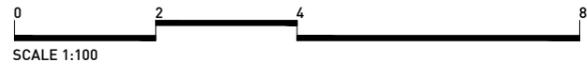
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T: 01622 535 010 (Kent Studio)
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING SECTION FF [3&4 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)037
Rev:	0



01 EXISTING SECTION FF [5 of 5]
1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

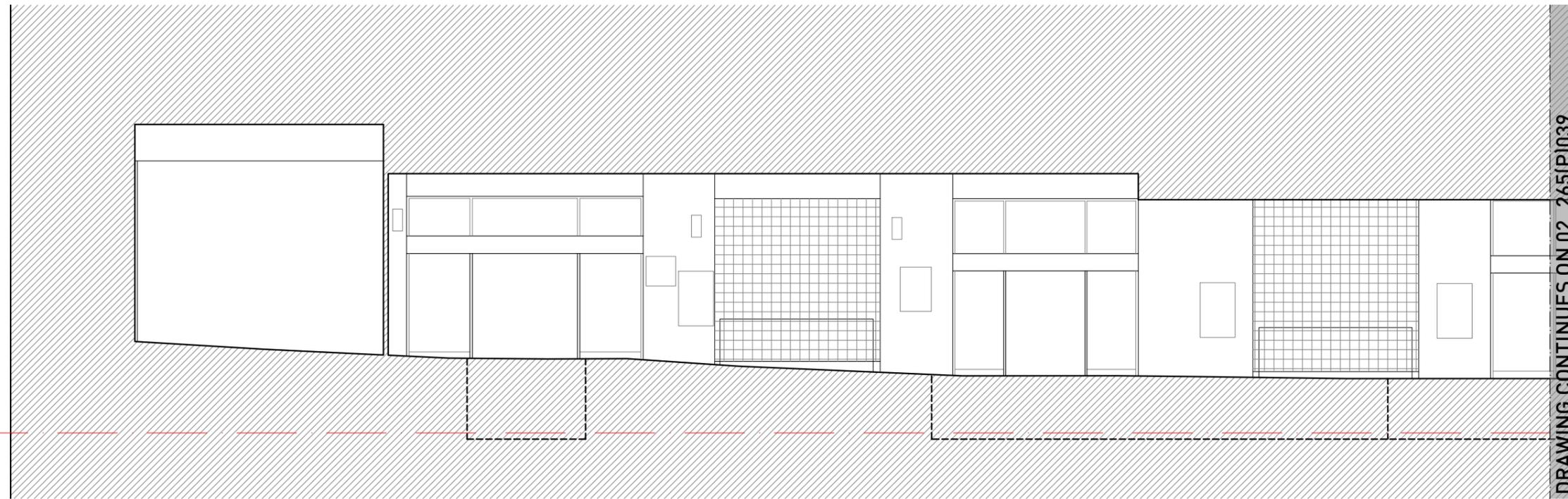
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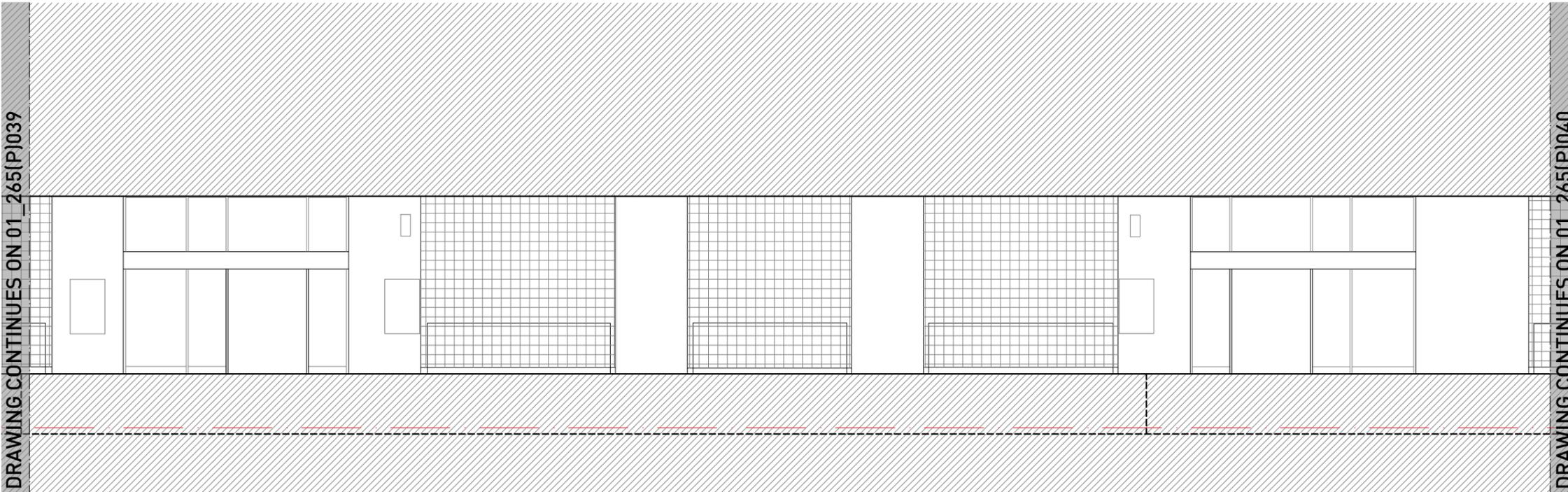


Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING SECTION FF [5 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)038
Rev:	0



01 EXISTING SECTION GG [1 of 5]
1:100 @ A3

DRAWING CONTINUES ON 02_265(P)039

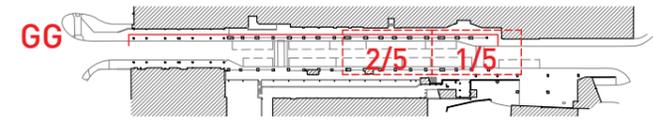
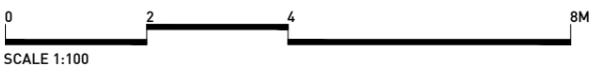


02 EXISTING SECTION GG [2 of 5]
1:100 @ A3

DRAWING CONTINUES ON 01_265(P)039

DRAWING CONTINUES ON 01_265(P)040

89



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

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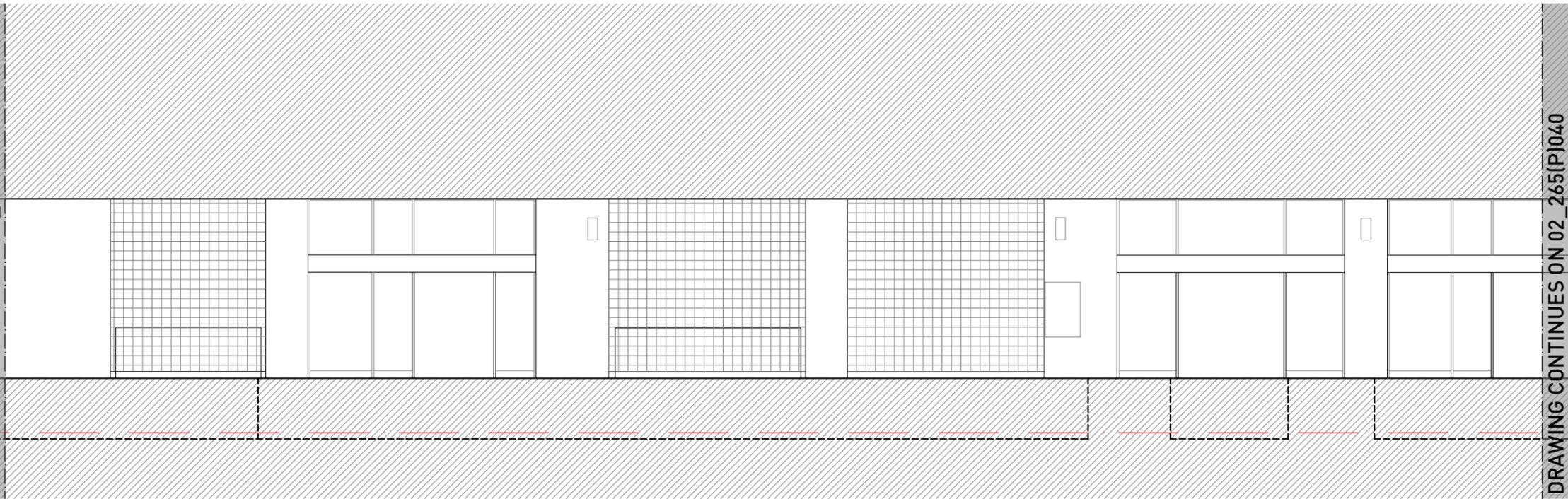
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING SECTION GG [1&2 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)039
Rev:	0

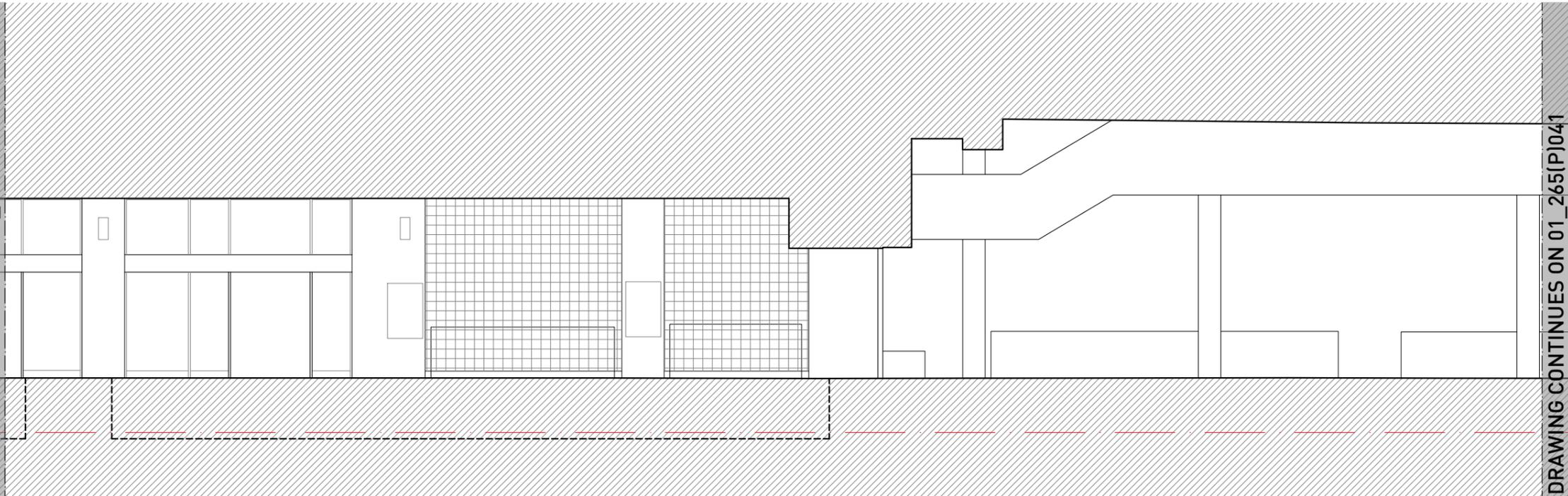
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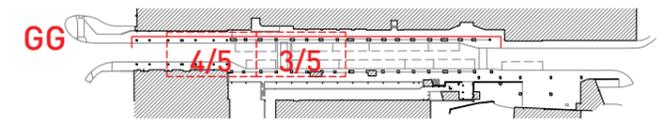
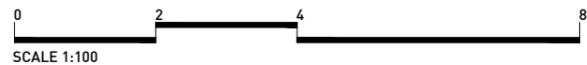
01 EXISTING SECTION GG [3 of 5]
1:100 @ A3

DRAWING CONTINUES ON 01_265(P)040



DRAWING CONTINUES ON 01_265(P)041

02 EXISTING SECTION GG [4 of 5]
1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

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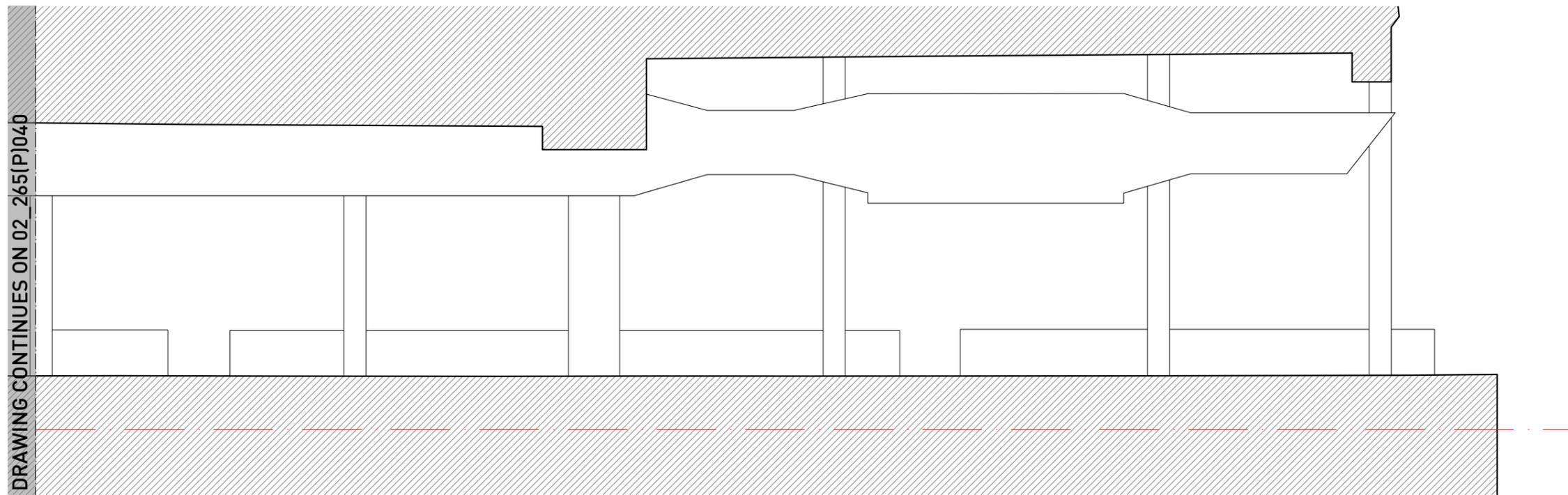
STAGE 3

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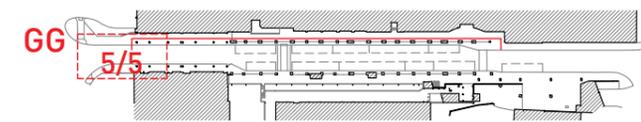
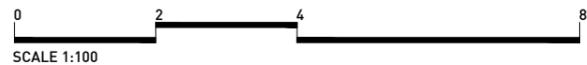
CFARCHITECTS

Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING SECTION GG [3&4 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)040
Rev:	0

07



01 EXISTING SECTION GG [5 of 5]
1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

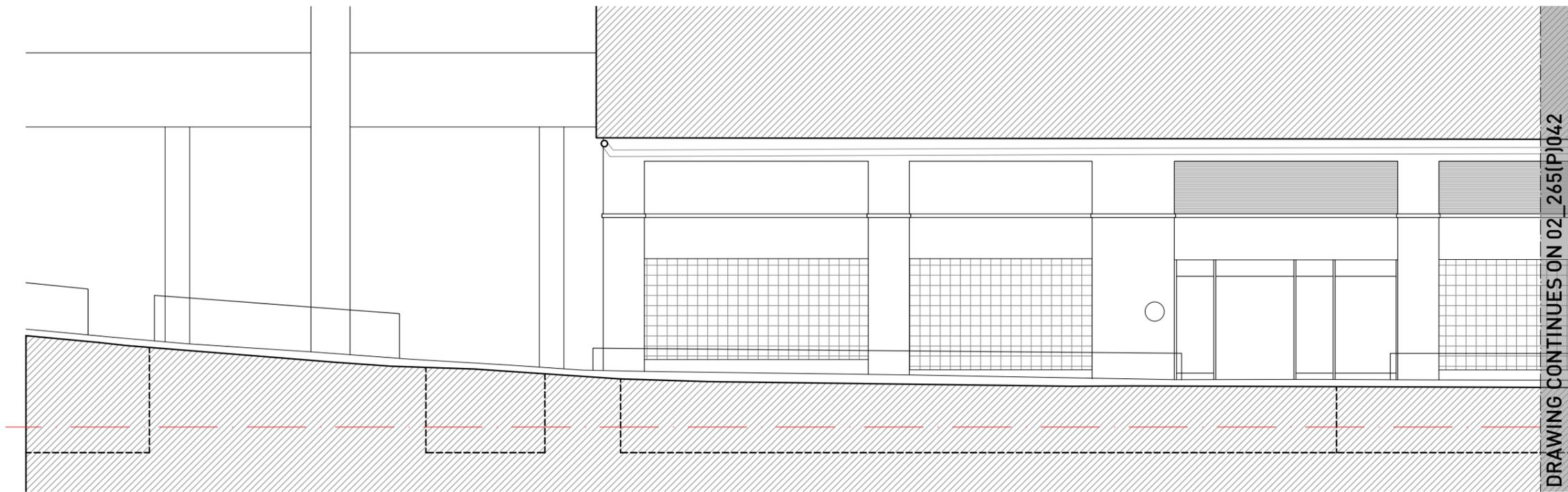
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E: info@cf-architects.com
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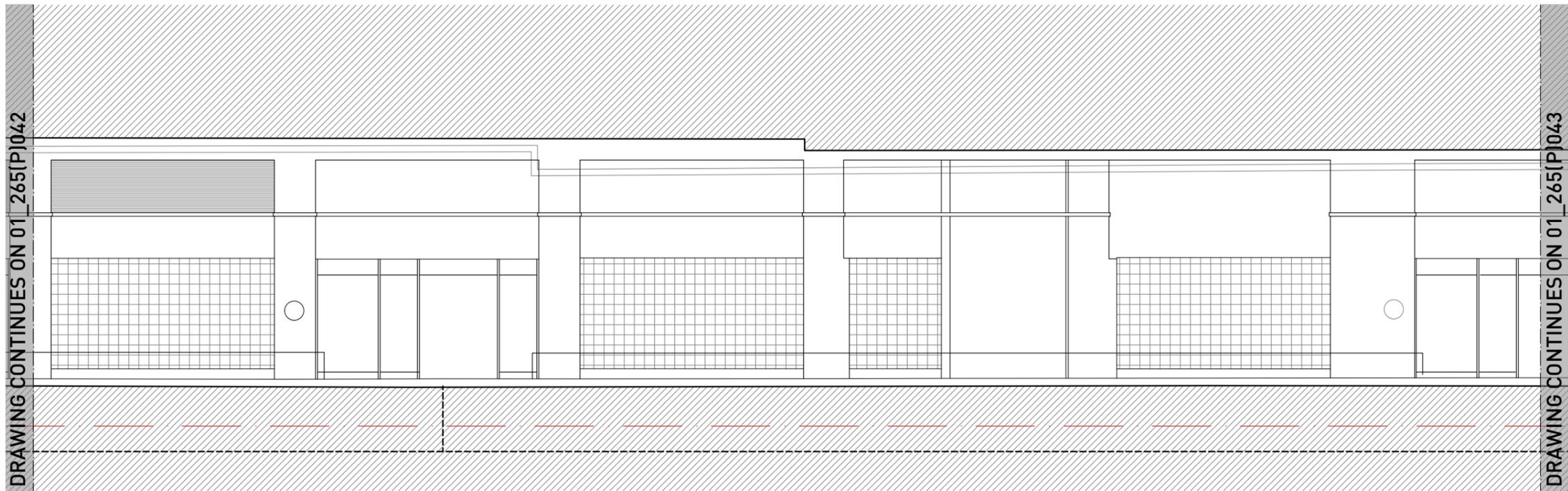
CF ARCHITECTS

Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING SECTION GG [5 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)041
Rev:	0



01 EXISTING SECTION HH [1 of 5]
1:100 @ A3

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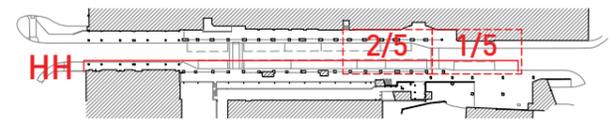
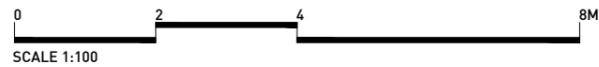


02 EXISTING SECTION HH [2 of 5]
1:100 @ A3

DRAWING CONTINUES ON 01_265(P)042

DRAWING CONTINUES ON 01_265(P)043

1/1



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

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E: info@cf-architects.com
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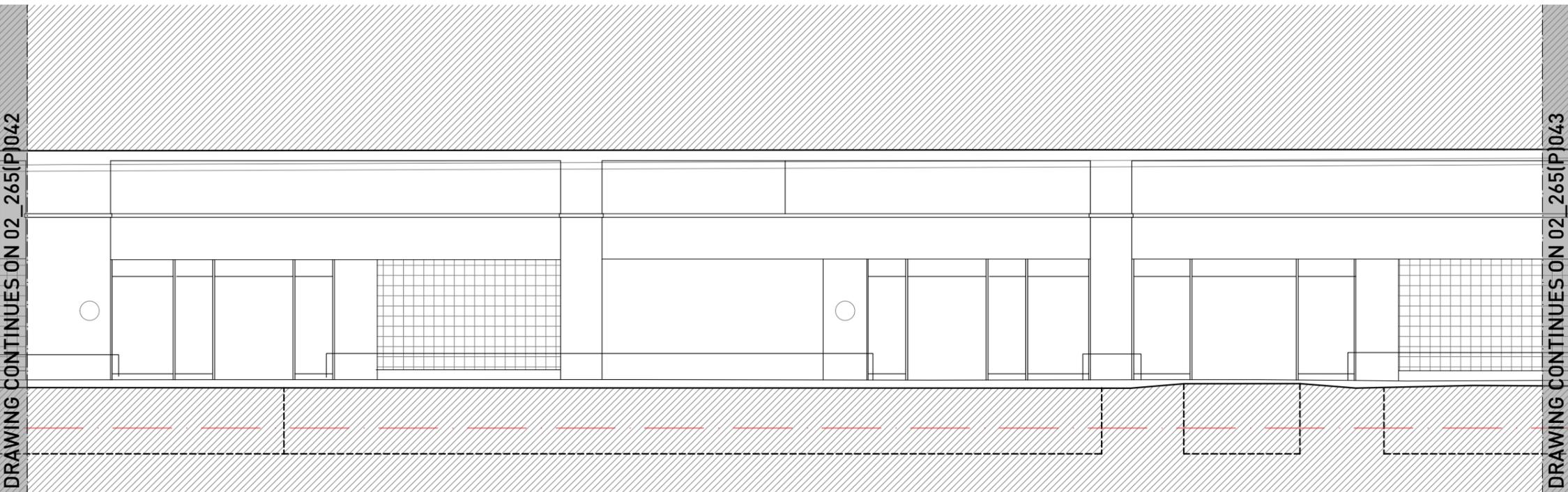
CF ARCHITECTS

Project: MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG

Title: EXISTING SECTION HH [1&2 of 5]

Scale @A3: 1:100 Drawing and CAD File Number: 265(P)042 Rev: 0

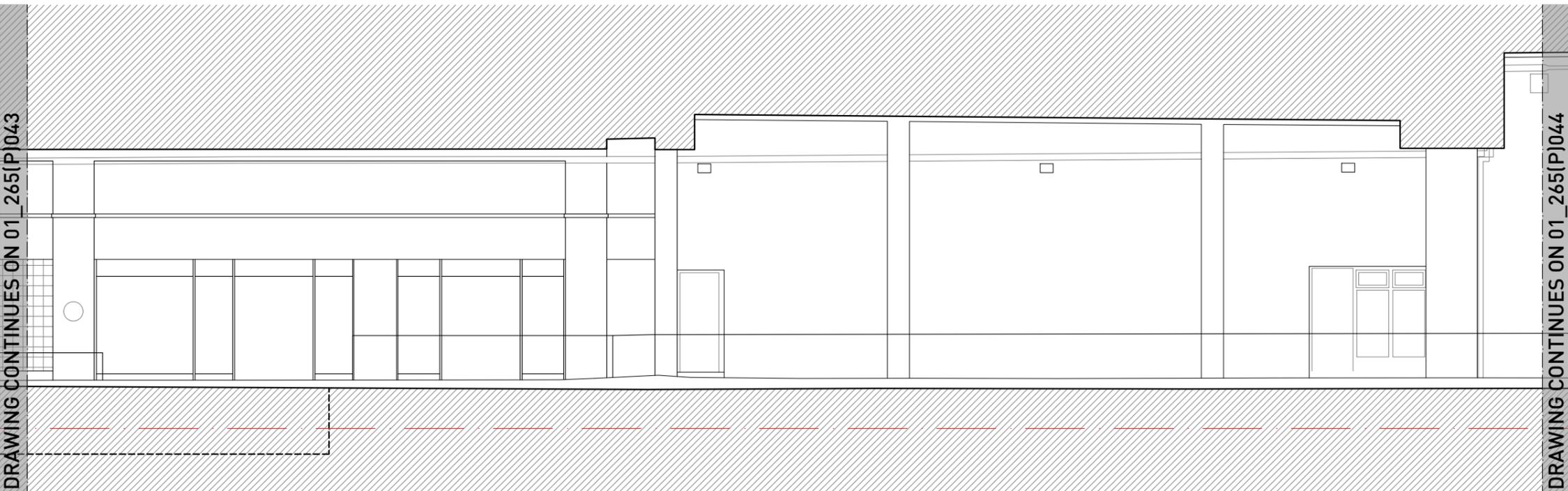
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DRAWING CONTINUES ON 02_265(P)043

01 EXISTING SECTION HH [3 of 5]
1:100 @ A3

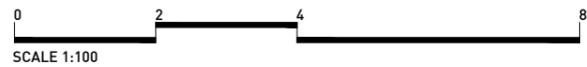
DRAWING CONTINUES ON 01_265(P)043



DRAWING CONTINUES ON 01_265(P)044

02 EXISTING SECTION HH [4 of 5]
1:100 @ A3

72



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
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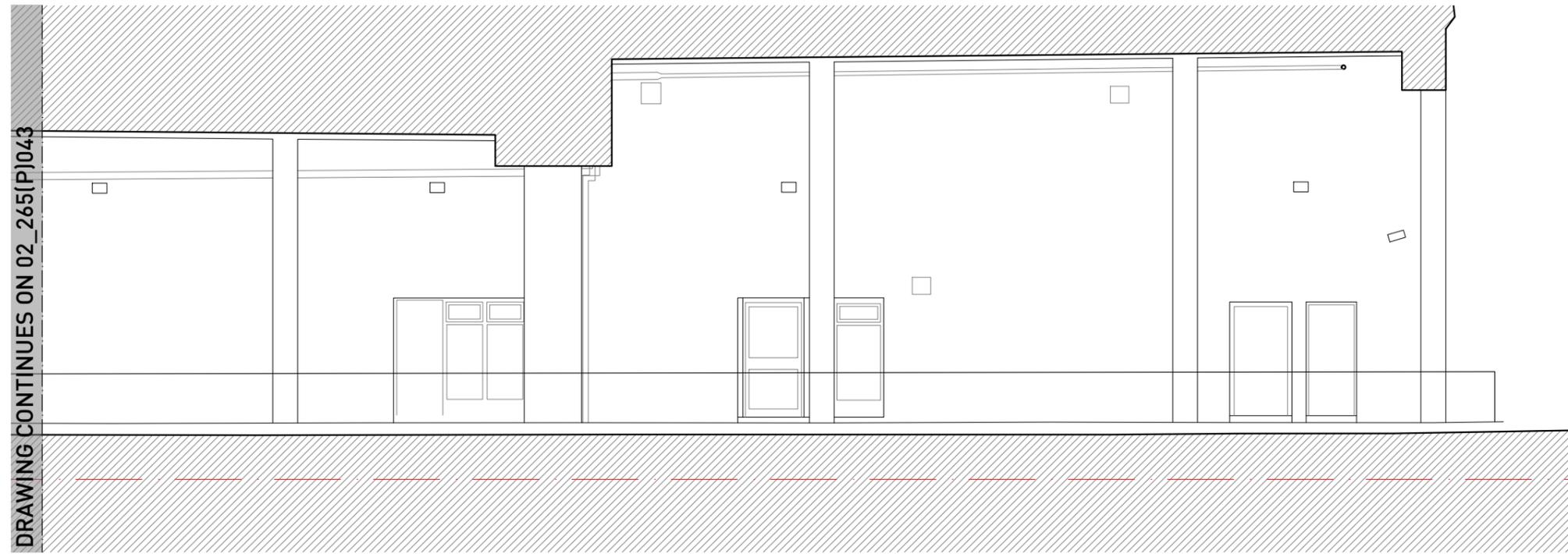
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STAGE 3

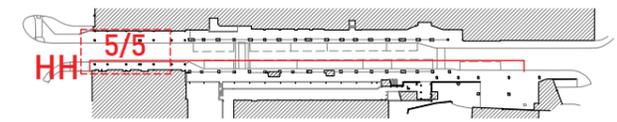
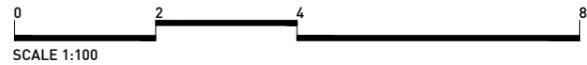
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING SECTION HH [3&4 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)043
Rev:	0



01 EXISTING SECTION HH [5 of 5]
1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

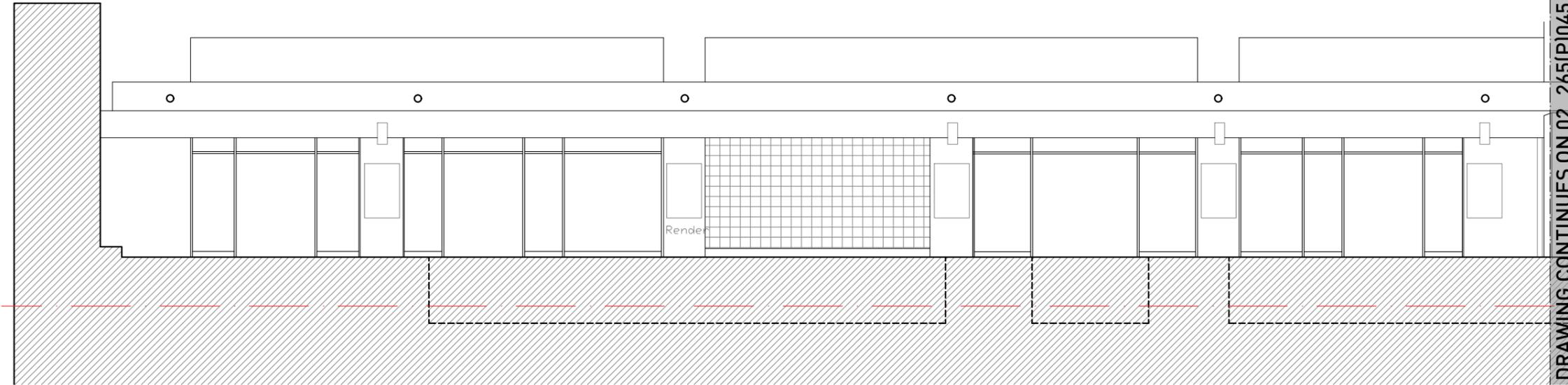
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STAGE 3

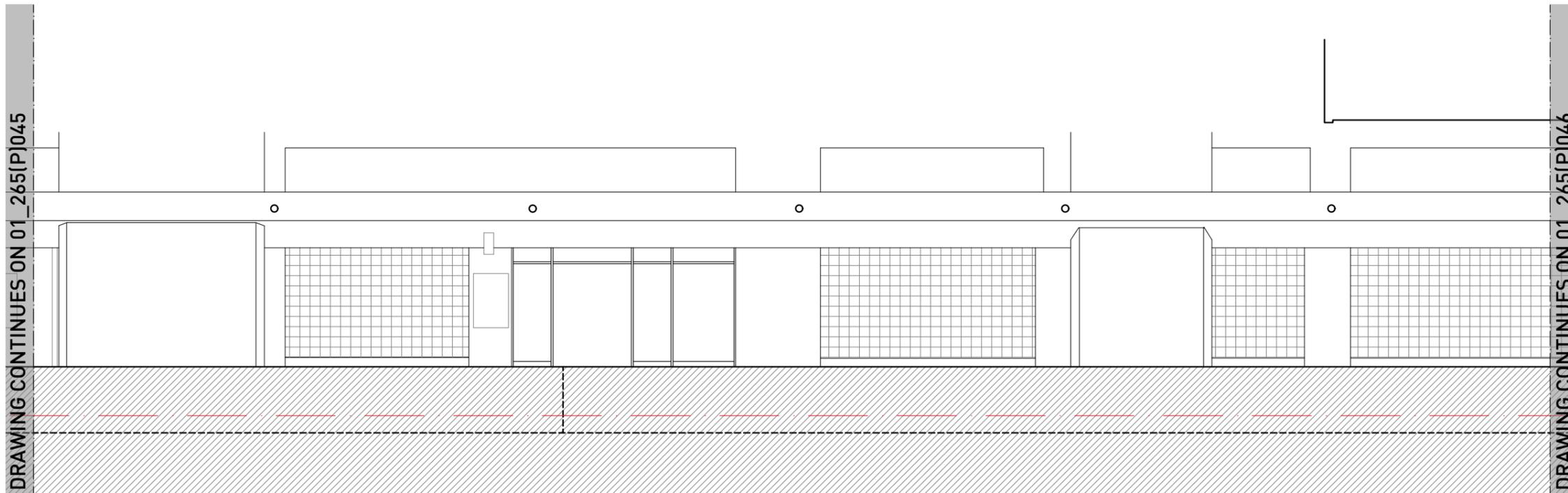
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING SECTION HH [5 of 5]
Scale @A3:	1:100
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Rev:	0

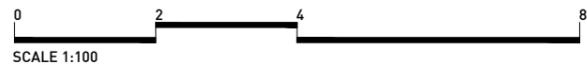


01 EXISTING SECTION II [1 of 4]
1:100 @ A3



02 EXISTING SECTION II [2 of 4]
1:100 @ A3

74



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	ML	FL

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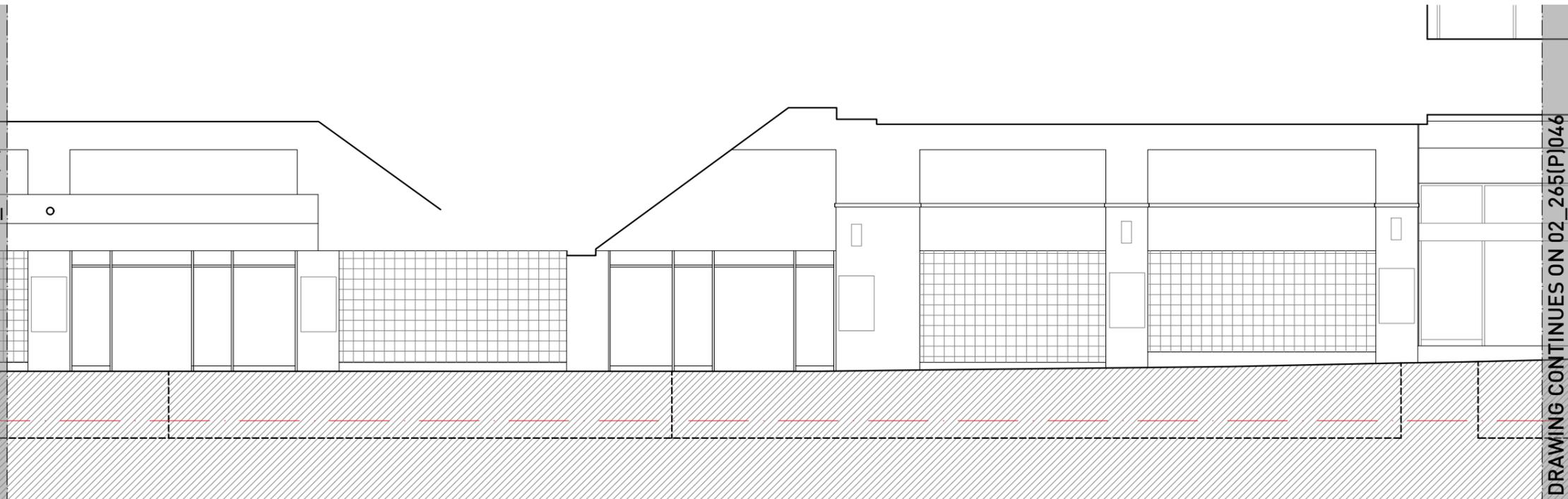
STAGE 3

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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING SECTION II [1&2 of 4]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)045
Rev:	0

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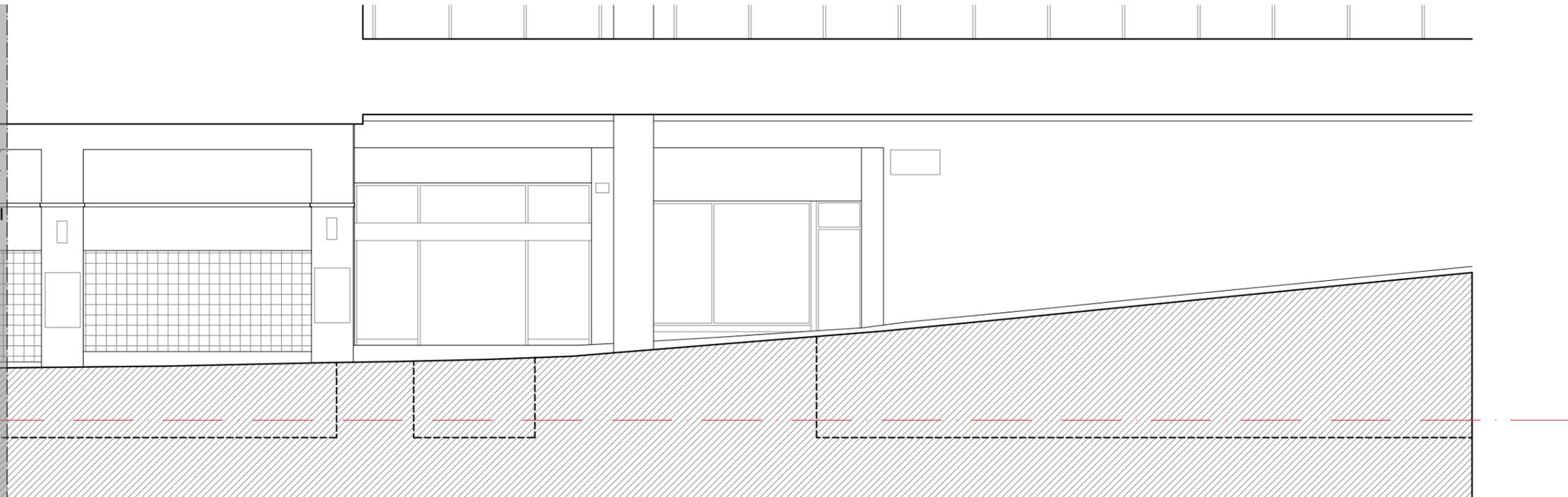


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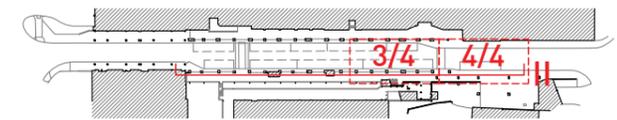
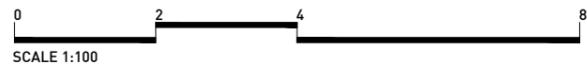
01 EXISTING SECTION II [3 of 4]
1:100 @ A3

75

DRAWING CONTINUES ON 01_265(P)046



02 EXISTING SECTION II [4 of 4]
1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
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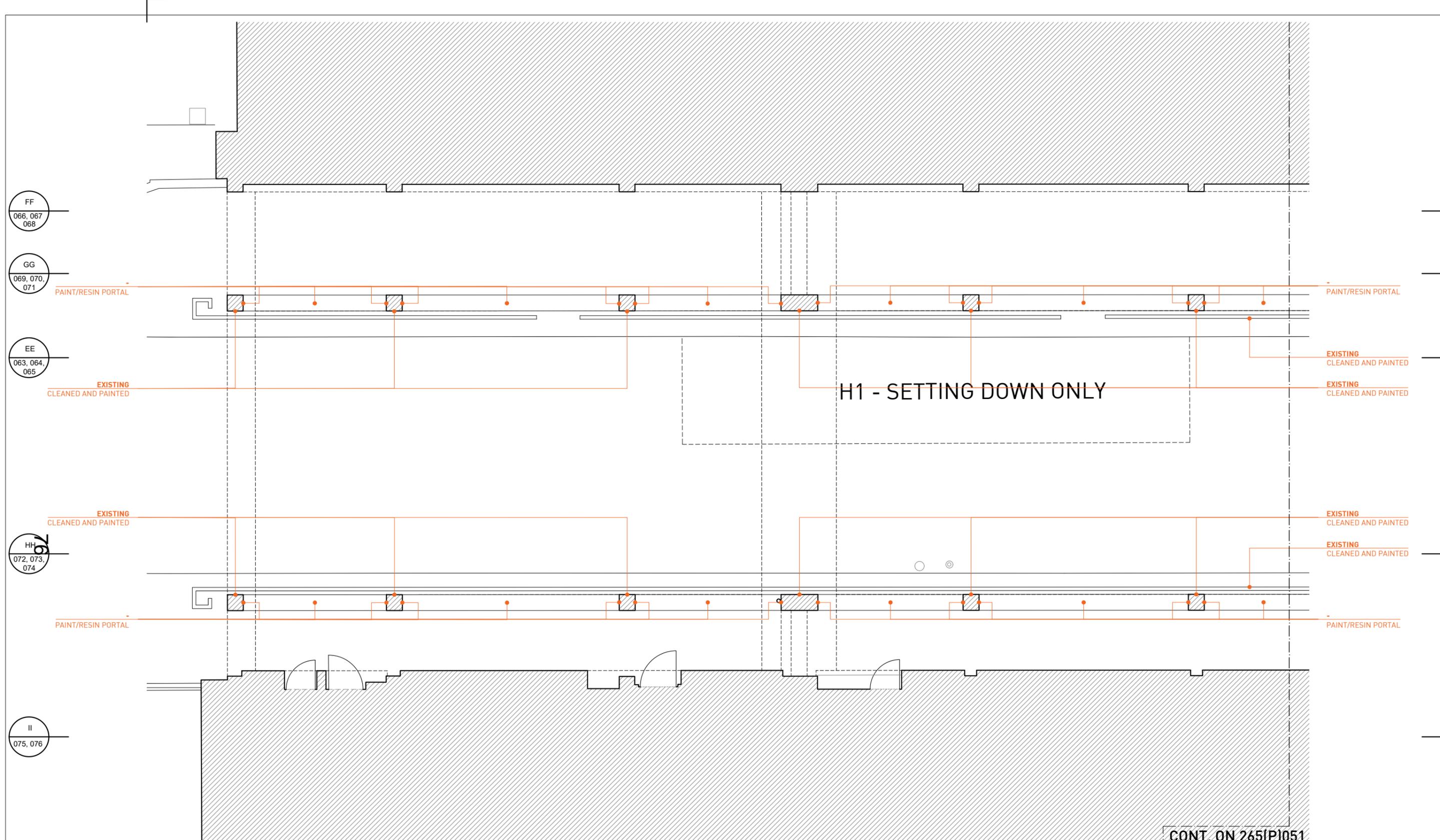
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STAGE 3

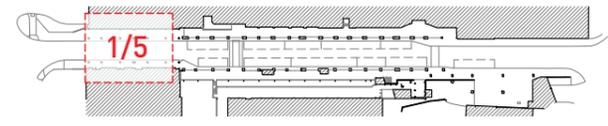
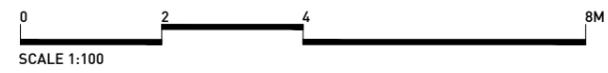
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	EXISTING SECTION II [3&4 of 4]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)046
Rev:	0



01 PROPOSED GROUND FLOOR PLAN [1 of 5]
1:100 @ A3



Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

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STAGE 3



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T: 01622 535 010 (Kent Studio)
W: cf-architects.com



Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED GROUND FLOOR PLAN [1 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)050
Rev:	0

CONT. ON 265(P)050

FF
066, 067
068

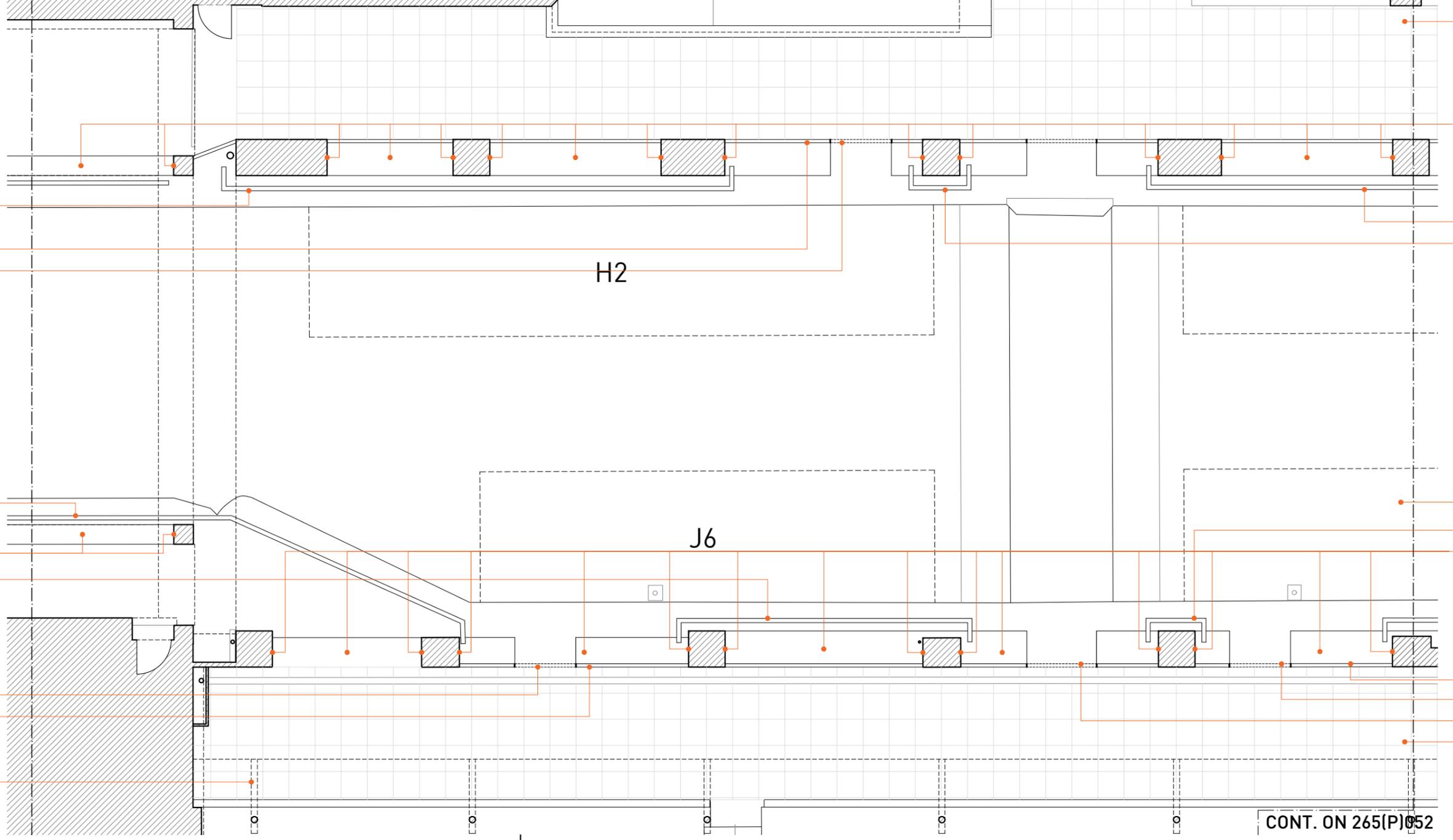
GG
069, 070,
071

EE
063, 064,
065

HH
072, 073,
074

II
075, 076

DD
062



FLOOR TILES

PAINT/RESIN PORTAL

EXISTING
CLEANED AND PAINTED
EXISTING
CLEANED AND PAINTED

EXISTING
CLEANED TARMAC

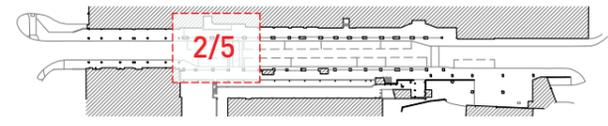
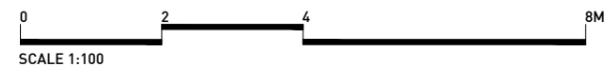
EXISTING
CLEANED AND PAINTED
PAINT/RESIN PORTAL

METAL BALUSTRADE
METAL PORTAL
METAL PORTAL
FLOOR TILES

CONT. ON 265(P)052

01 PROPOSED GROUND FLOOR PLAN [2 of 5]

1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	04.02.2020	PTM 09: MEETING ISSUE	XX	XX
1	18.05.2020	ISSUED FOR STAGE 3	JD	FL

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STAGE 3



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 T: 01622 535 010 (Kent Studio)
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED GROUND FLOOR PLAN [2 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)051
Rev:	1

CONT. ON 265(P)051

FF
066, 067
068

GG
069, 070,
071

EE
063, 064,
065
EXISTING
CLEANED AND PAINTED
METAL BALUSTRADE
METAL PORTAL

HH
072, 073,
074

II
075, 076
EXISTING
CLEANED AND PAINTED
METAL PORTAL
METAL BALUSTRADE
NEW POLYCARBONATE
CANOPY ABOVE

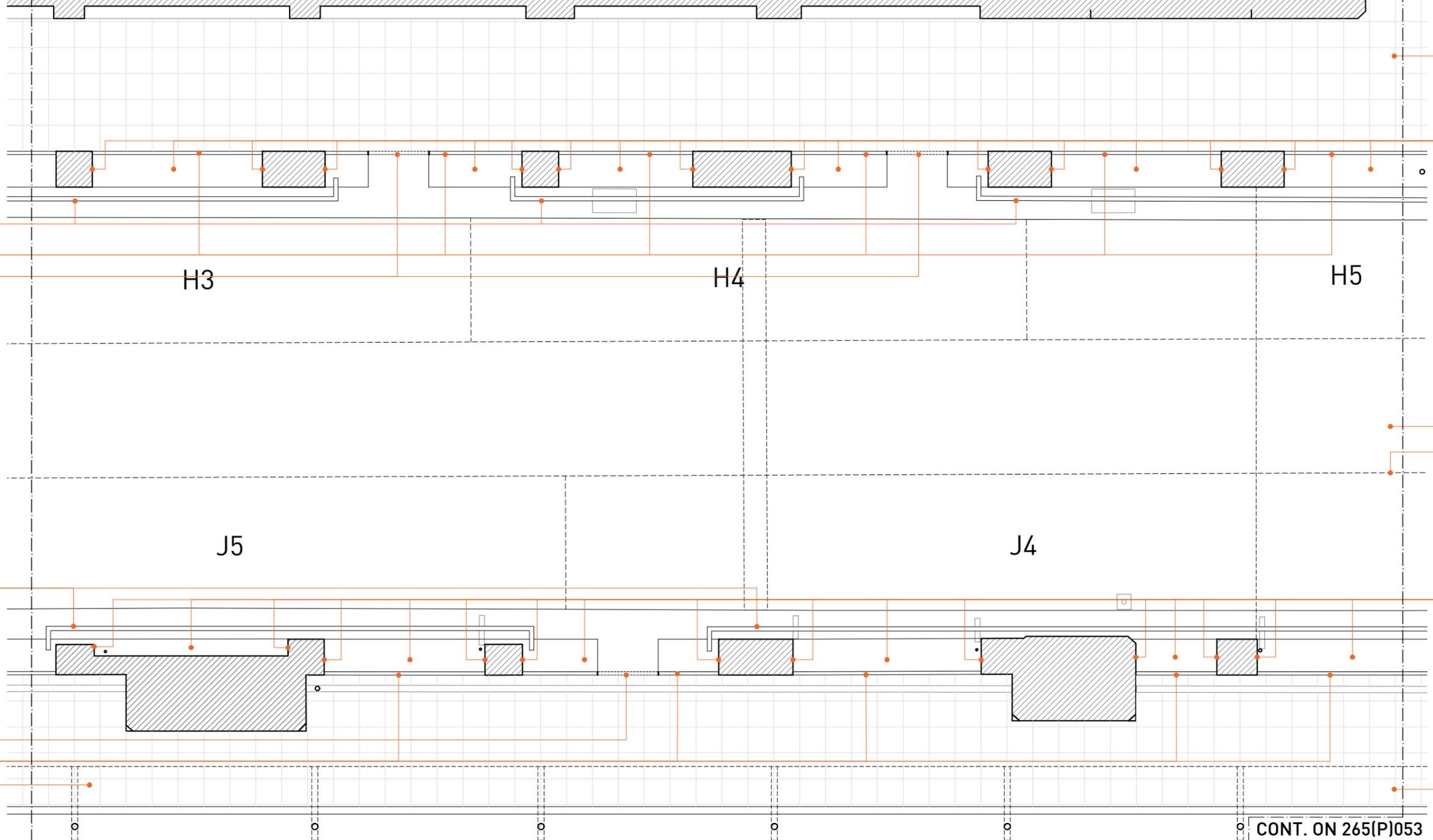
FLOOR TILES

PAINT/RESIN PORTAL

EXISTING
CLEANED TARMAC
REMOVE AND REPAINT
BAY MARKERS

PAINT/RESIN PORTAL

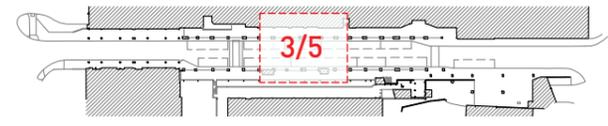
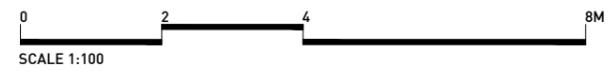
FLOOR TILES



CONT. ON 265(P)053

01 PROPOSED GROUND FLOOR PLAN [3 of 5]

1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

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STAGE 3



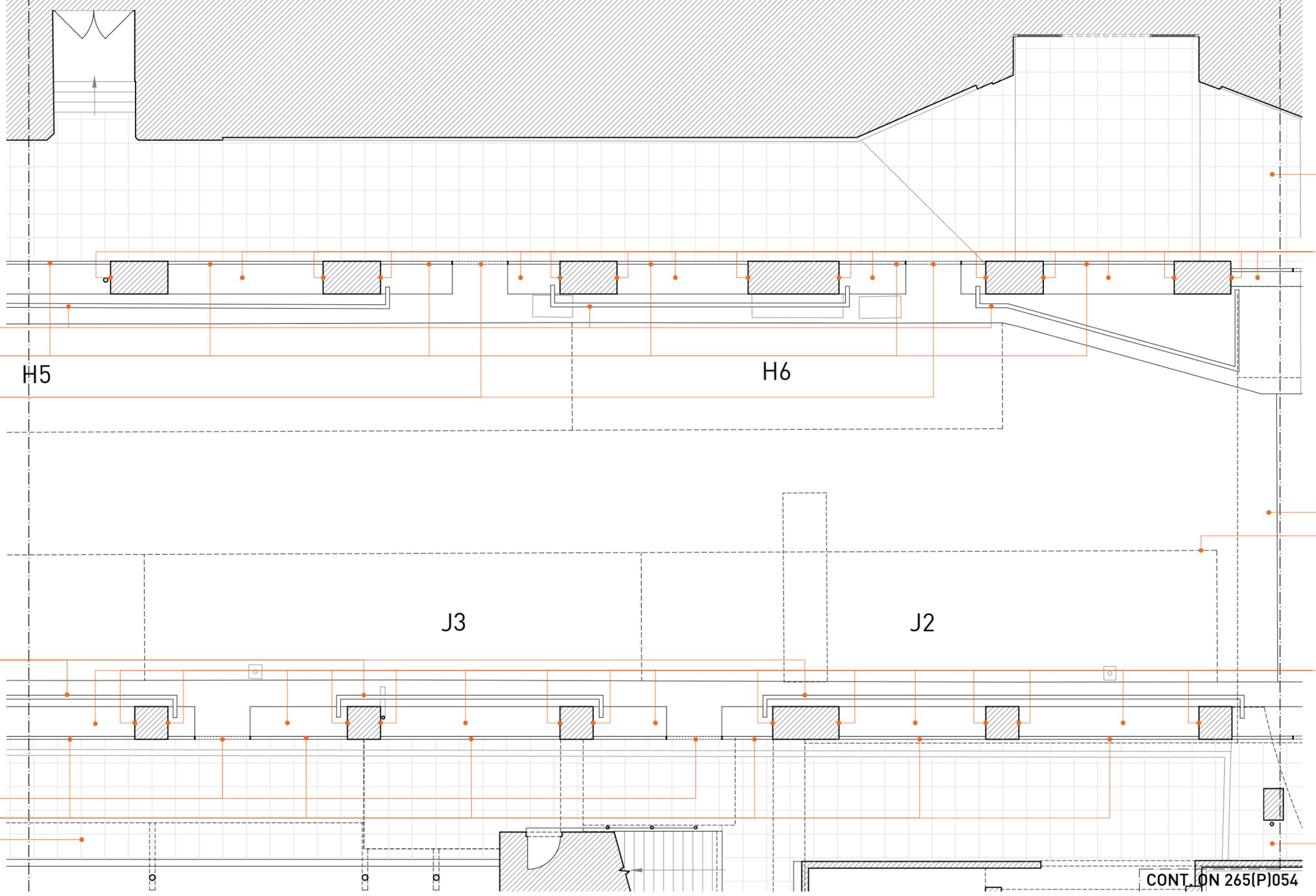
E: info@cf-architects.com
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED GROUND FLOOR PLAN [3 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)052
Rev:	0

CONT. ON 265(P)052

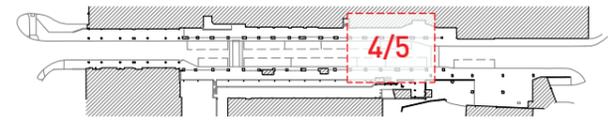
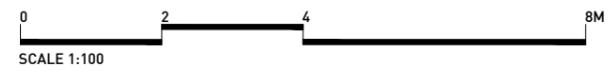
- FF
066, 067
068
- GG
069, 070,
071
- EE
063, 064,
065
EXISTING
CLEANED AND PAINTED
METAL BALUSTRADE
- 79
- HH
072, 073,
074
- II
075, 076
METAL PORTAL
METAL BALUSTRADE
NEW POLYCARBONATE
CANOPY ABOVE



- FLOOR TILES
- PAINT/RESIN PORTAL
- EXISTING
CLEANED TARMAC
- REMOVE AND REPAINT
BAY MARKERS
- PAINT/RESIN PORTAL
- FLOOR TILES

CONT. ON 265(P)054

01 PROPOSED GROUND FLOOR PLAN [4 of 5]
1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

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STAGE 3

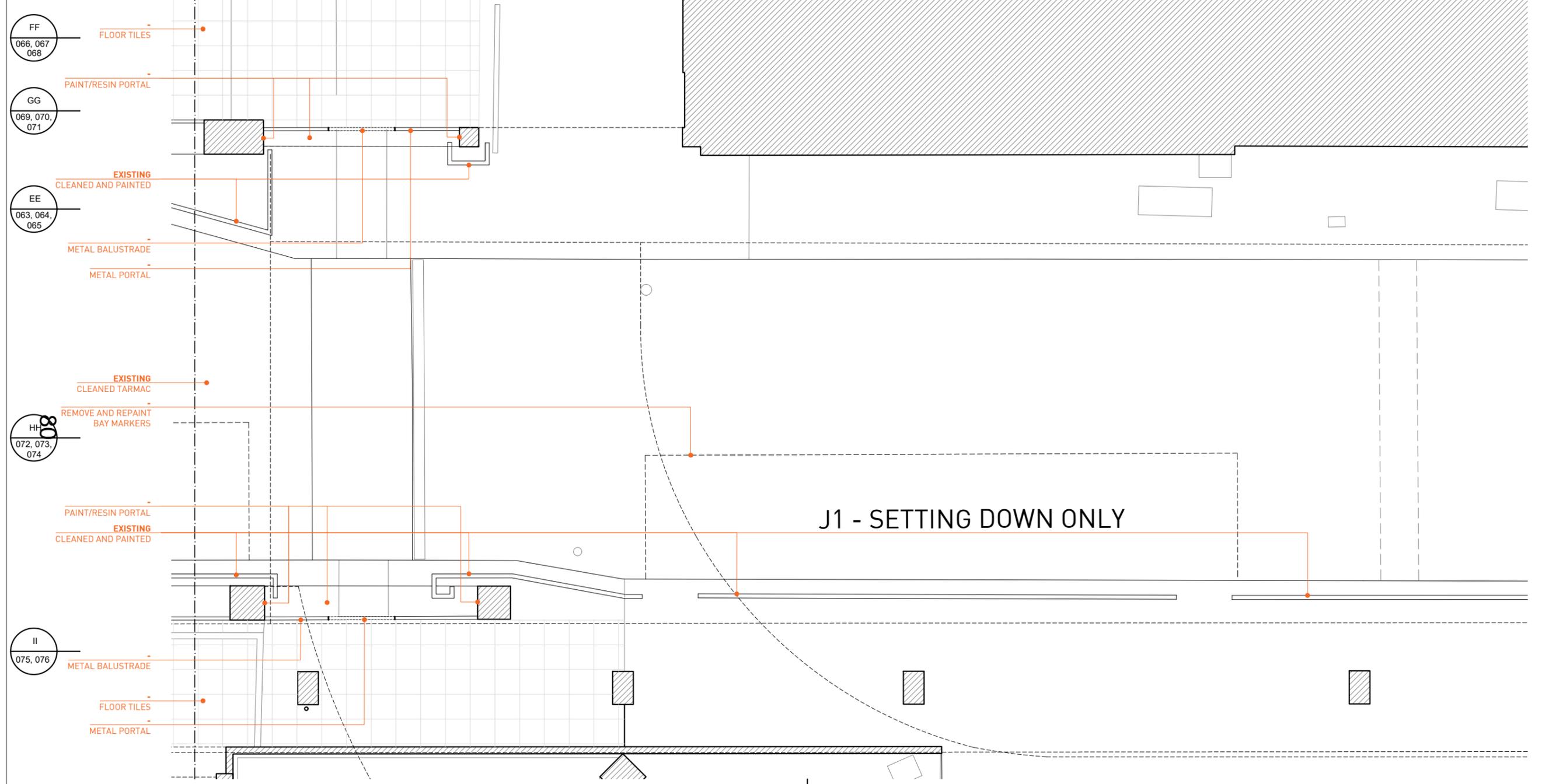


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T: 01737 437 123 (Surrey Studio)
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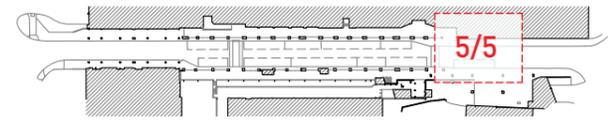
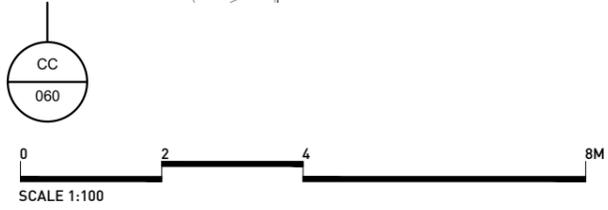


Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED GROUND FLOOR PLAN [4 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)053
Rev:	0

CONT. ON 265(P)054



01 PROPOSED GROUND FLOOR PLAN [5 of 5]
1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

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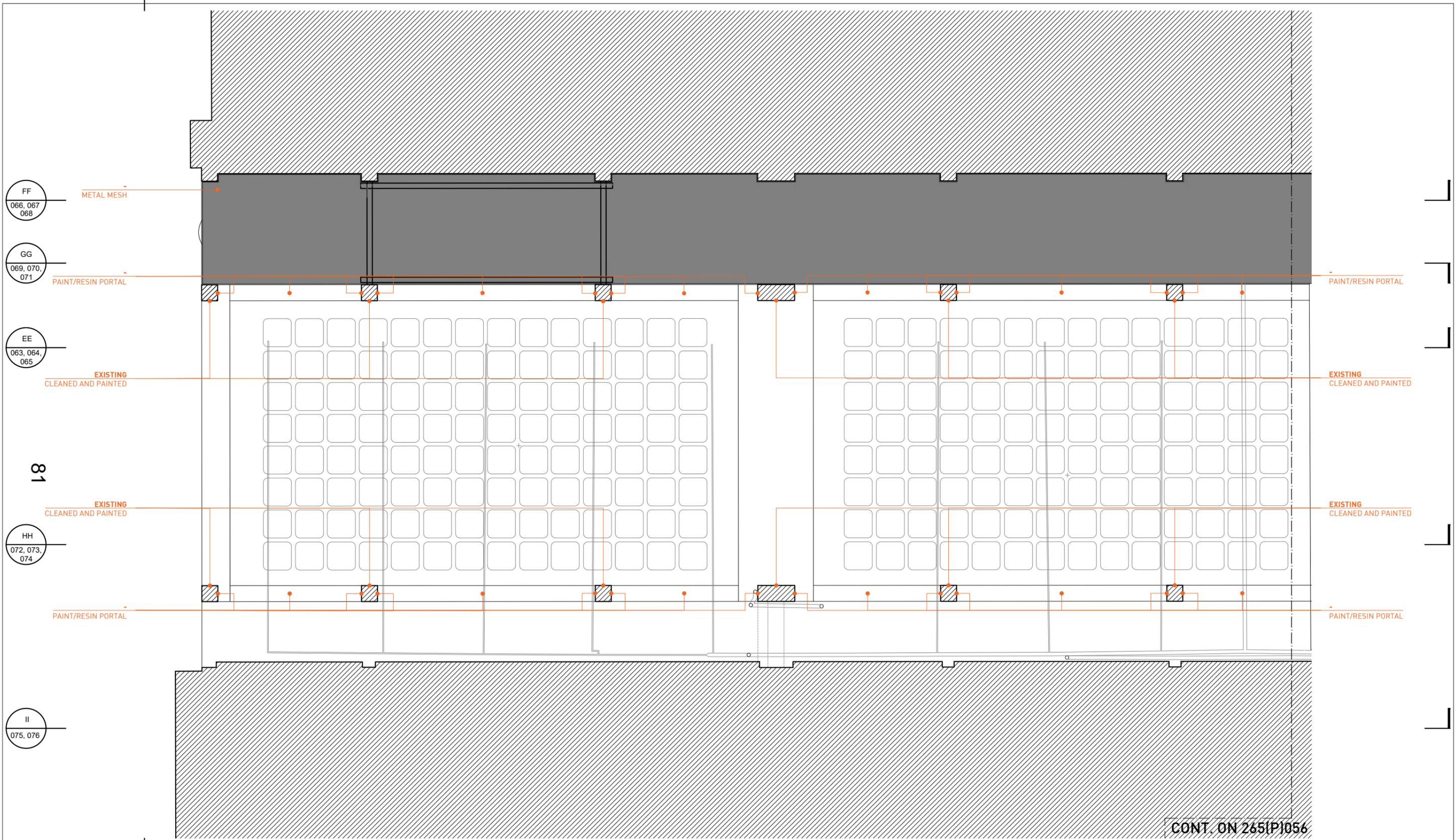
STAGE 3



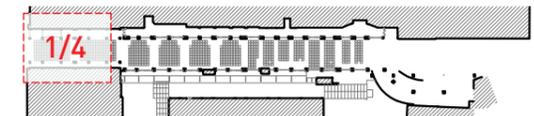
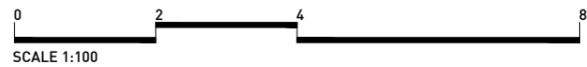
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED GROUND FLOOR PLAN [5 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)054
Rev:	0



01 PROPOSED REFLECTED CEILING PLAN [1 of 4]
1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

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STAGE 3



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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED REFLECTED CEILING [1 of 4]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P1055)
Rev:	0

CONT. ON 265(P)055

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065

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074

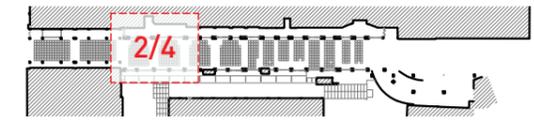
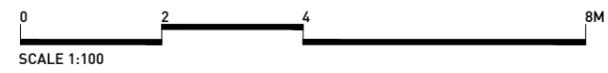
II
075, 076

01 PROPOSED REFLECTED CEILING PLAN [2 of 4]

1:100 @ A3

Rev	Date	Description	Drawn	Check
0	04.02.2020	PTM 09: MEETING ISSUE	XX	XX
1	18.05.2020	ISSUED FOR STAGE 3	JD	FL

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KEY - SITE PLAN
1:2500 @ A3

CONT. ON 265(P)057

DD
062

STAGE 3



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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED REFLECTED CEILING [2 of 4]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)056
Rev:	1

CONT. ON 265(P)056

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EE
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HH
072, 073,
074

II
075, 076

83

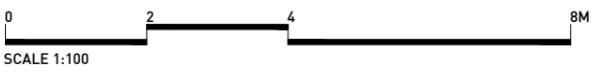
NEW POLYCARBONATE CANOPY
BELOW EXISTING GLASS CANOPY

01 PROPOSED REFLECTED CEILING PLAN [3 of 4]

1:100 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

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STAGE 3

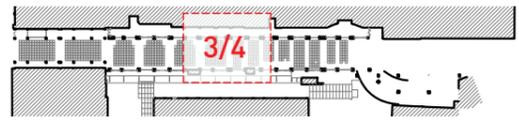


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 T: 01727 427 123 (Surrey Studio)
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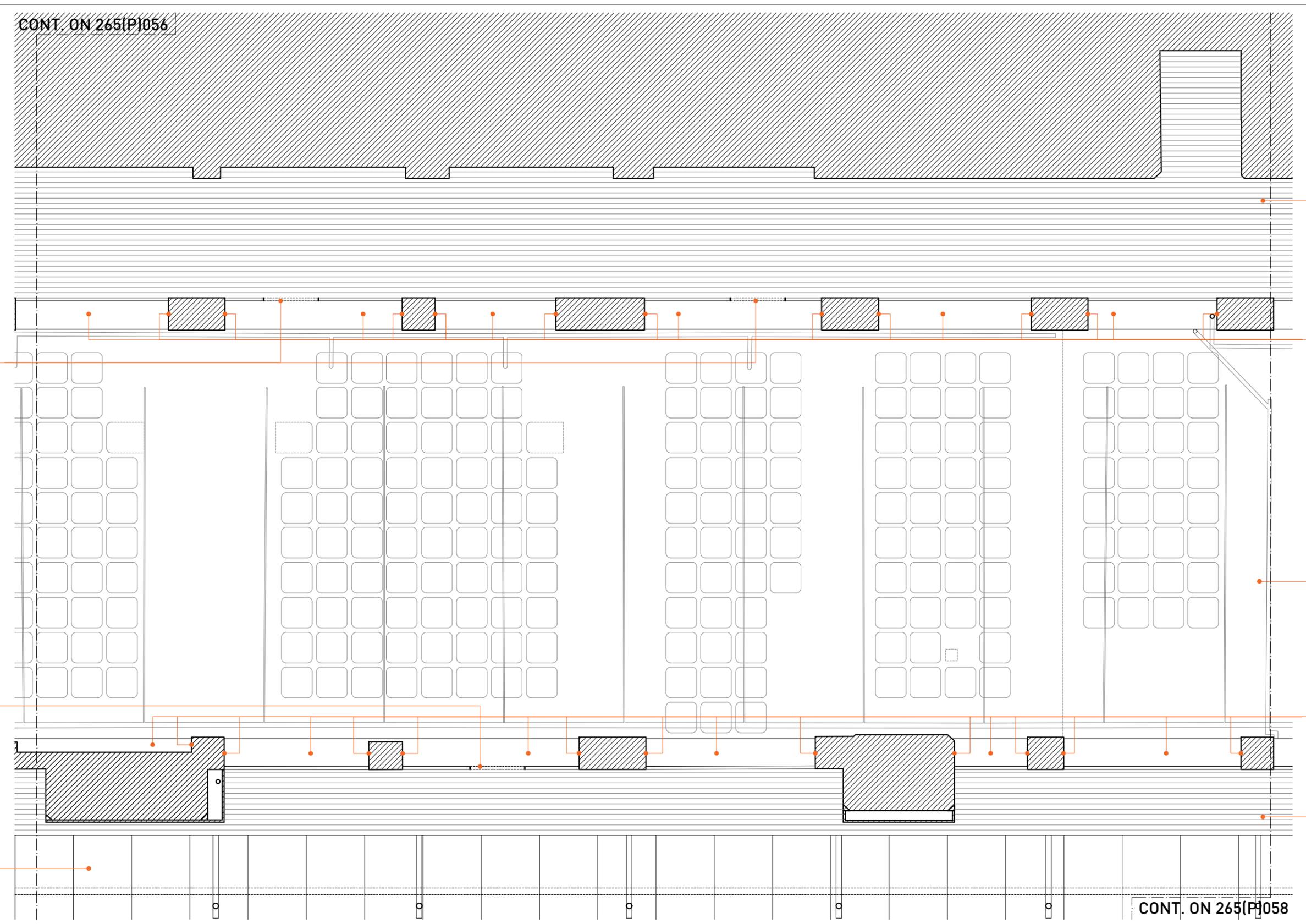
CF ARCHITECTS

Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED REFLECTED CEILING [3 of 4]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)027
Rev:	0

CONT. ON 265(P)058



KEY - SITE PLAN
1:2500 @ A3



CONT. ON 265(P)057

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068

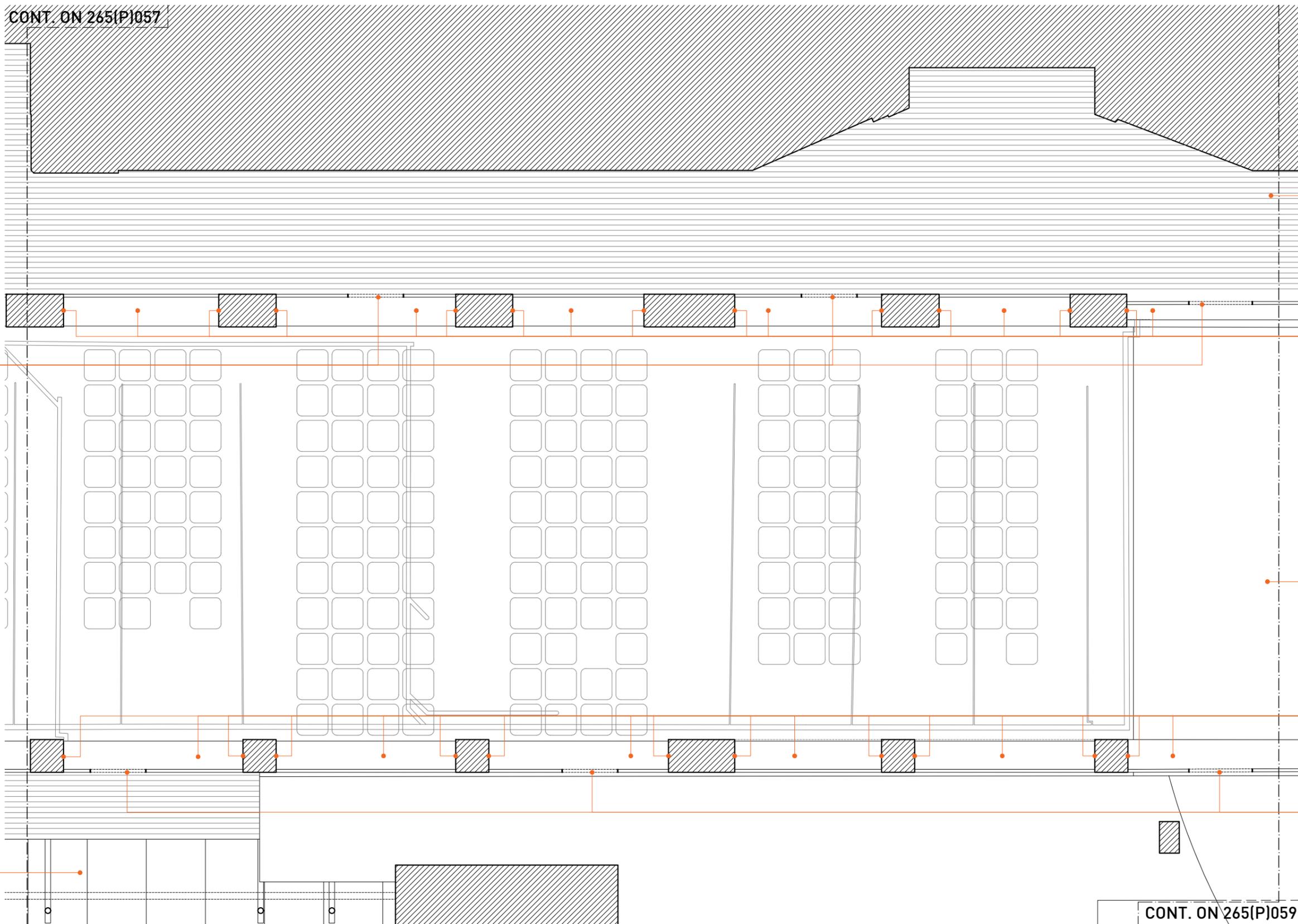
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071

EE
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HH
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074

II
075, 076

NEW POLYCARBONATE CANOPY
BELOW EXISTING GLASS CANOPY



TIMBER SOFFIT

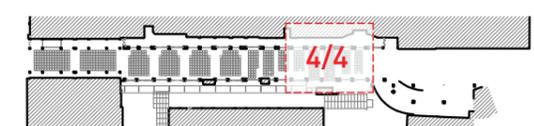
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EXISTING
CLEANED SOFFIT

PAINT/RESIN PORTAL

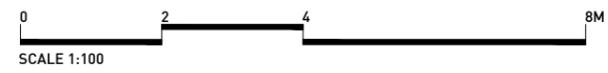
METAL PORTAL

CONT. ON 265(P)059



KEY - CEILING PLAN
1:2500 @ A3

01 PROPOSED REFLECTED CEILING PLAN [4 of 4]
1:100 @ A3



Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

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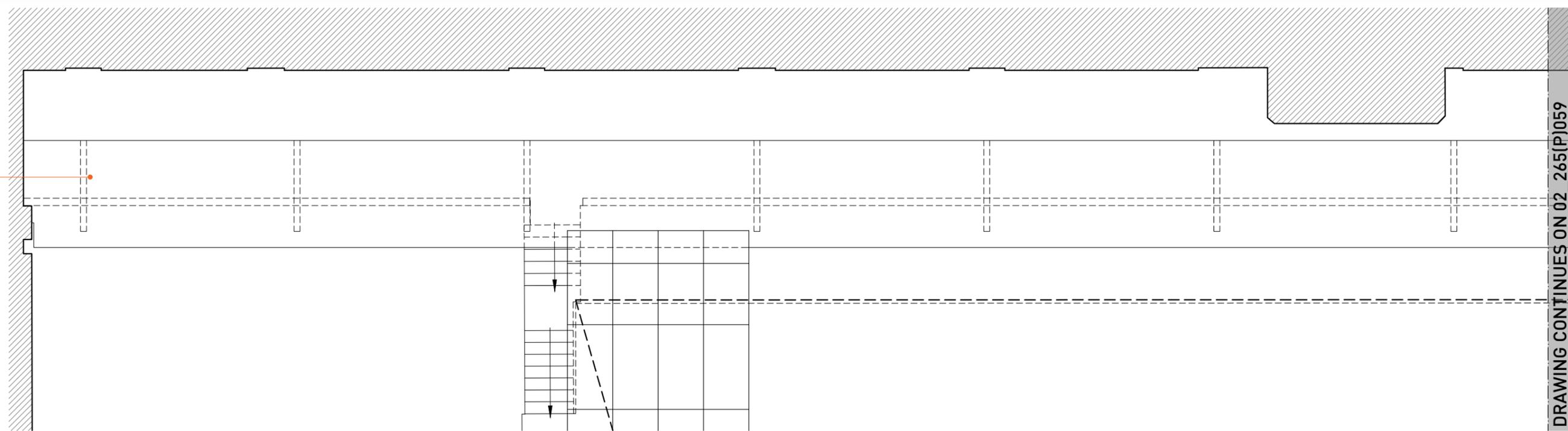
STAGE 3



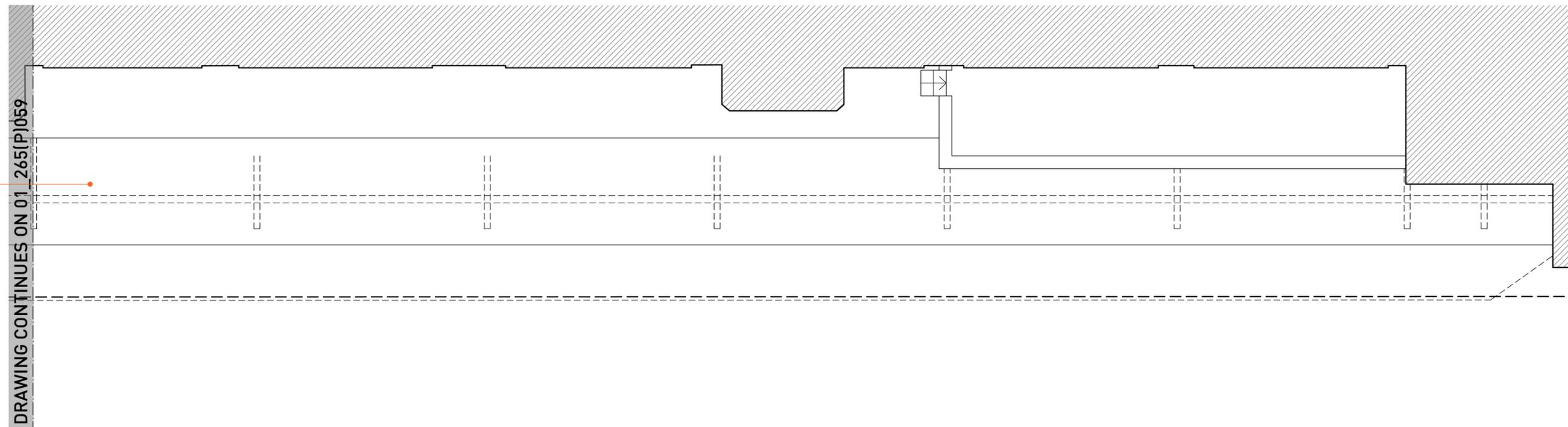
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED REFLECTED CEILING [4 of 4]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)058
Rev:	0



01 PROPOSED ROOF PLAN [1 of 2]
1:100 @ A3



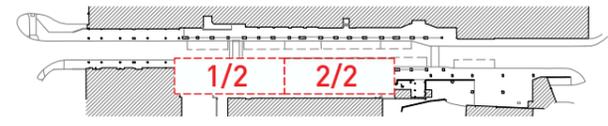
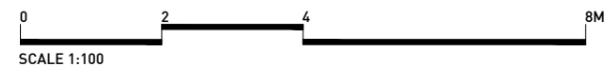
02 PROPOSED ROOF PLAN [2 of 2]
1:100 @ A3

NEW POLYCARBONATE CANOPY
BELOW EXISTING GLASS CANOPY

DRAWING CONTINUES ON 02_265(P)059

NEW POLYCARBONATE CANOPY
BELOW EXISTING GLASS CANOPY

DRAWING CONTINUES ON 01_265(P)059



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

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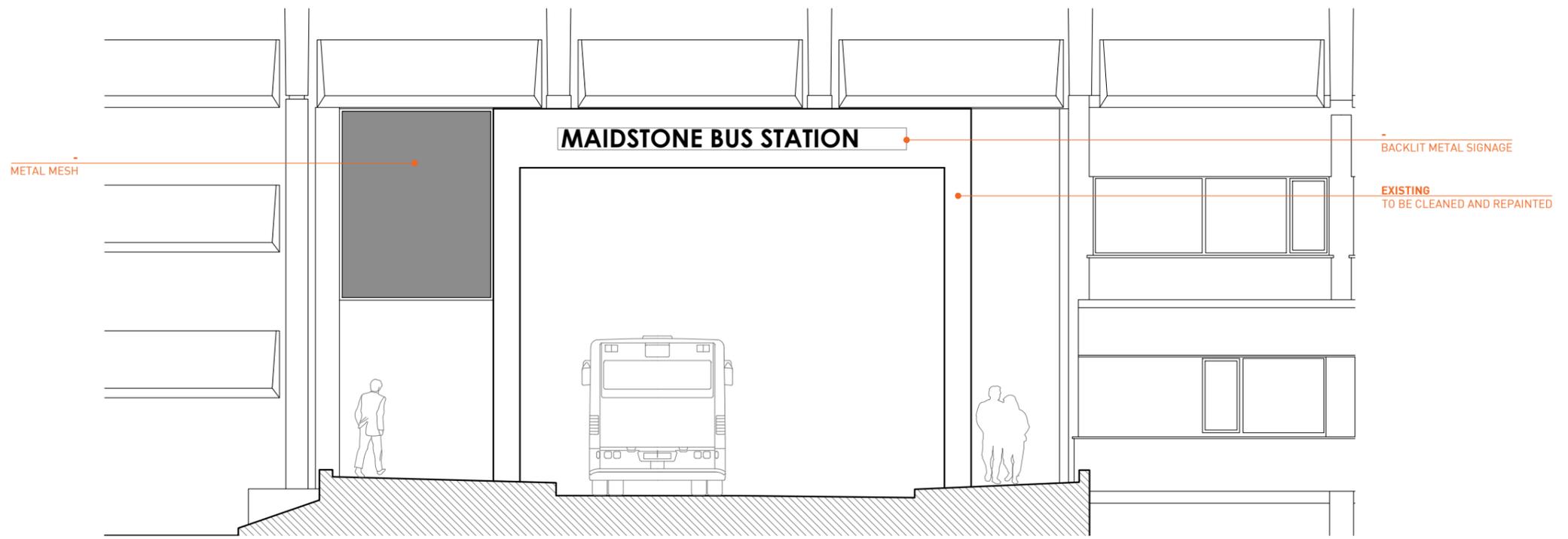
STAGE 3



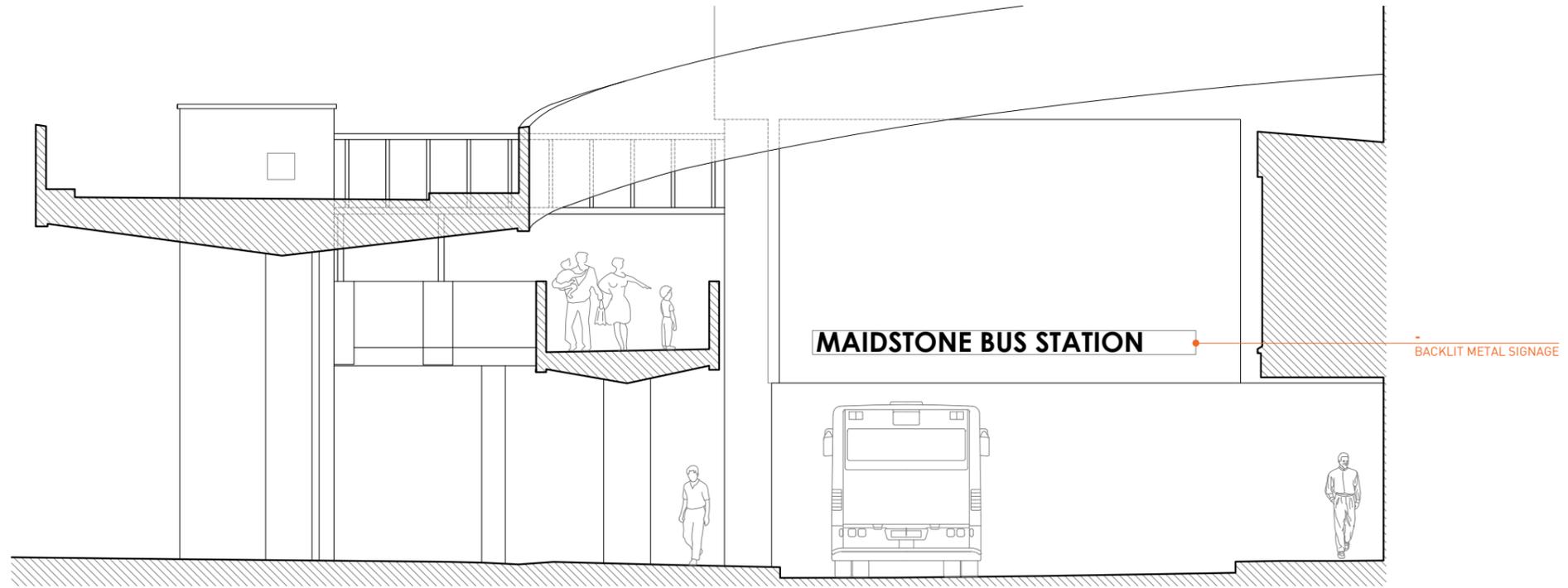
E: info@cf-architects.com
T: 01737 437 123 (Surrey Studio)
T: 01622 535 010 (Kent Studio)
W: cf-architects.com



Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED ROOF PLAN
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)059
Rev:	0

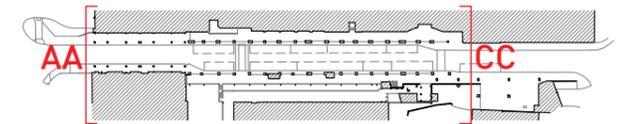
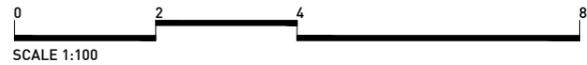


01 PROPOSED SECTION AA - SOUTH ELEVATION
1:100 @ A3



02 PROPOSED SECTION CC - NORTH ELEVATION
1:100 @ A3

98



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

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STAGE 3

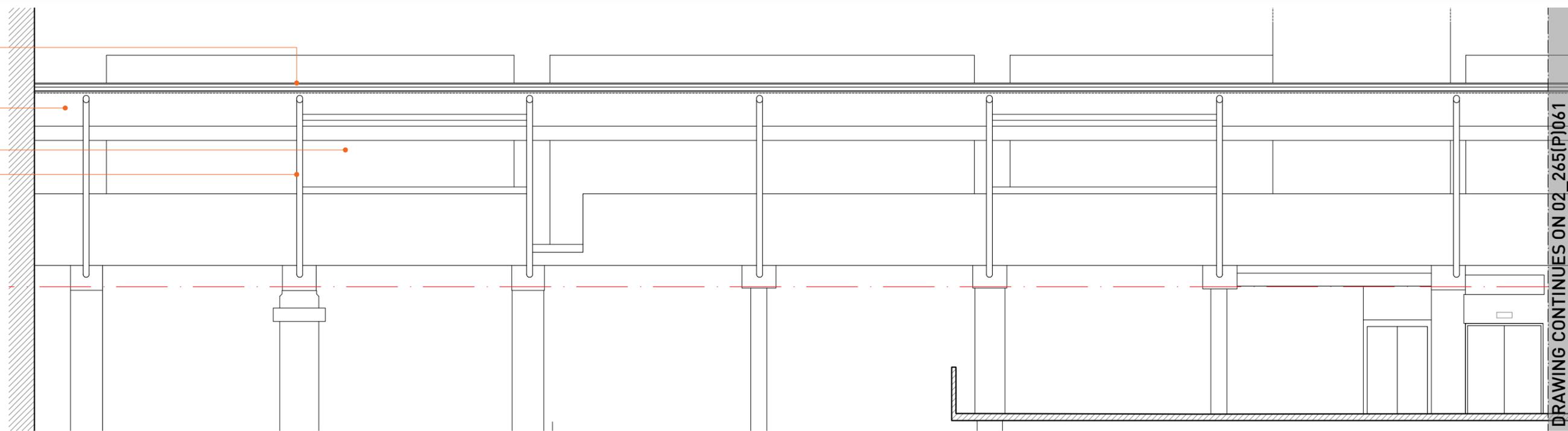
E: info@cf-architects.com
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CF ARCHITECTS

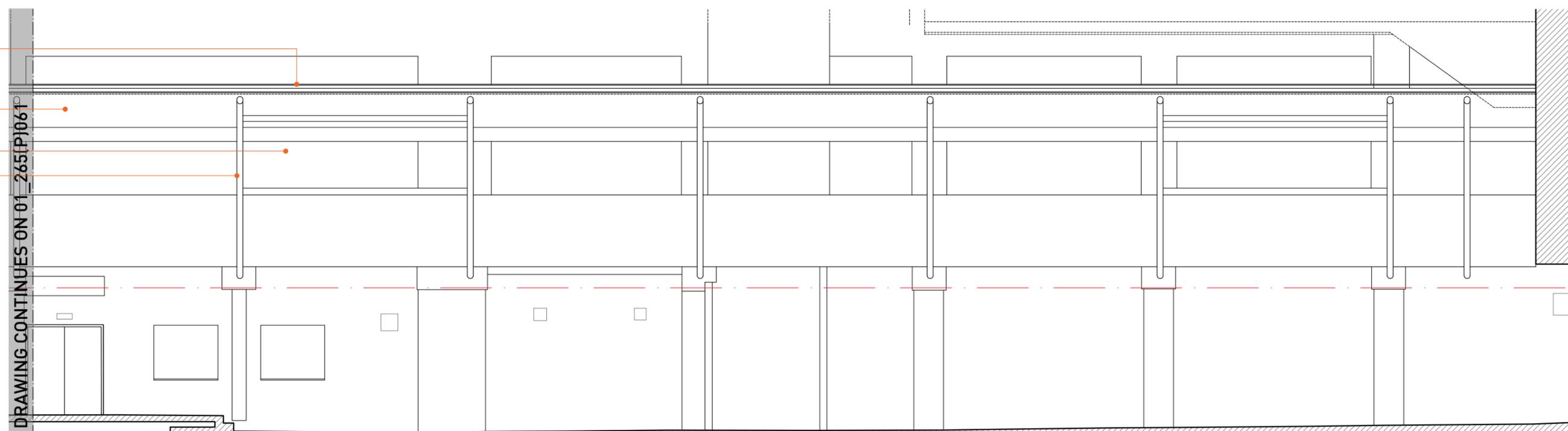
Project: MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG

Title: PROPOSED SECTION AA [SOUTH ELEVATION] & SECTION CC [NORTH ELEVATION]

Scale @A3: 1:100 Drawing and CAD File Number: 265(P)060 Rev: 0

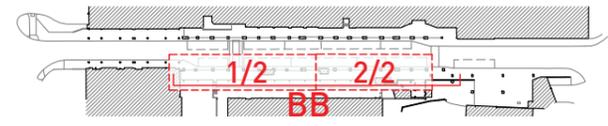
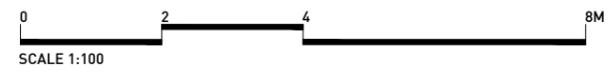


01 PROPOSED SECTION BB - EAST ELEVATION [1 of 2]
1:100 @ A3



02 PROPOSED SECTION BB - EAST ELEVATION [2 of 2]
1:100 @ A3

87



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

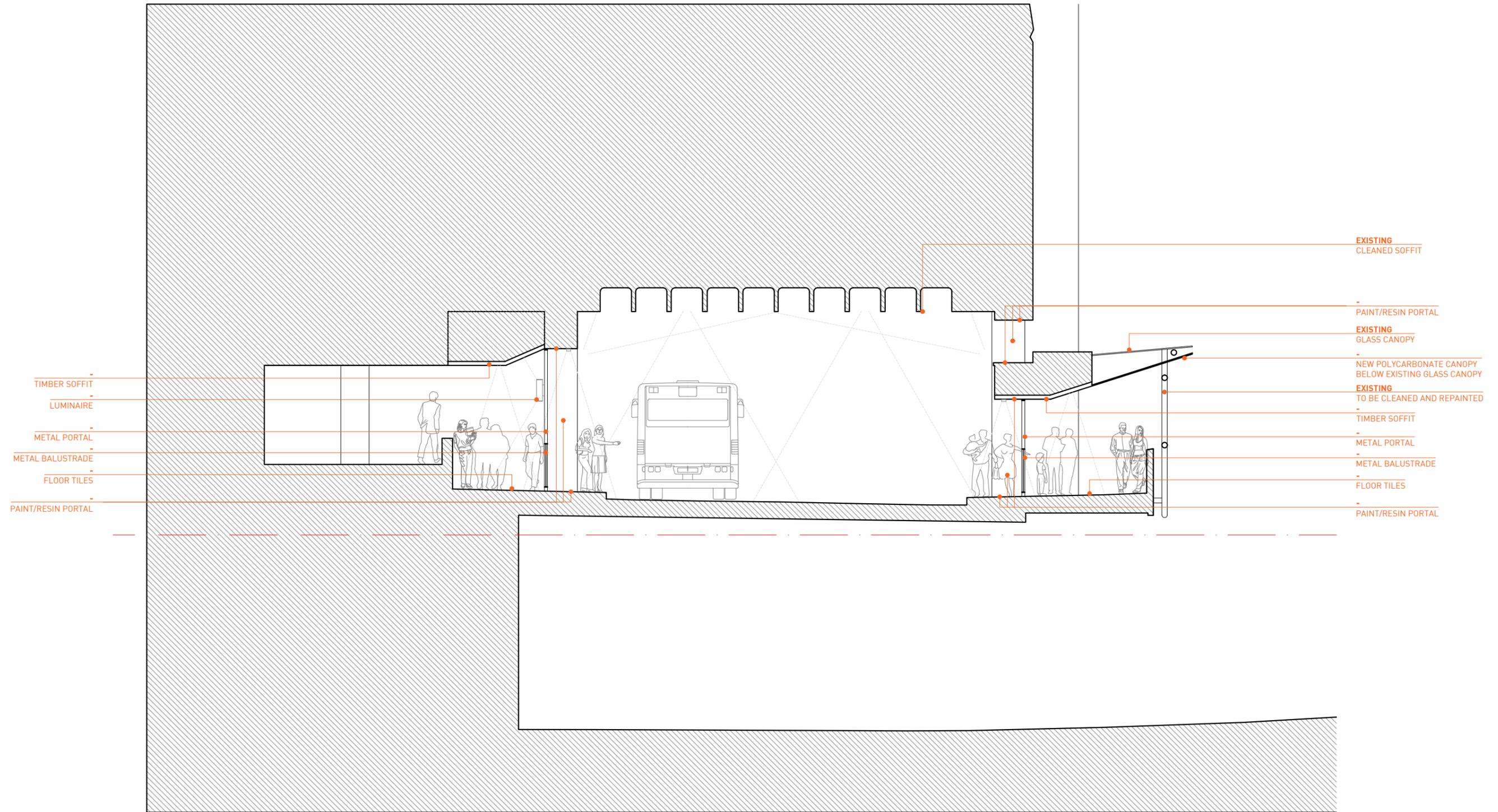
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STAGE 3

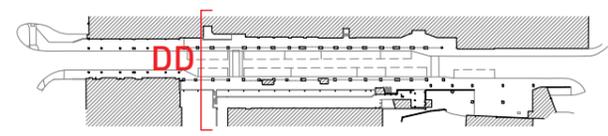
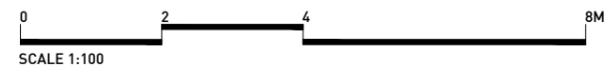
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED SECTION BB [EAST ELEVATION]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)061
Rev:	0



01 PROPOSED SECTION DD
1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

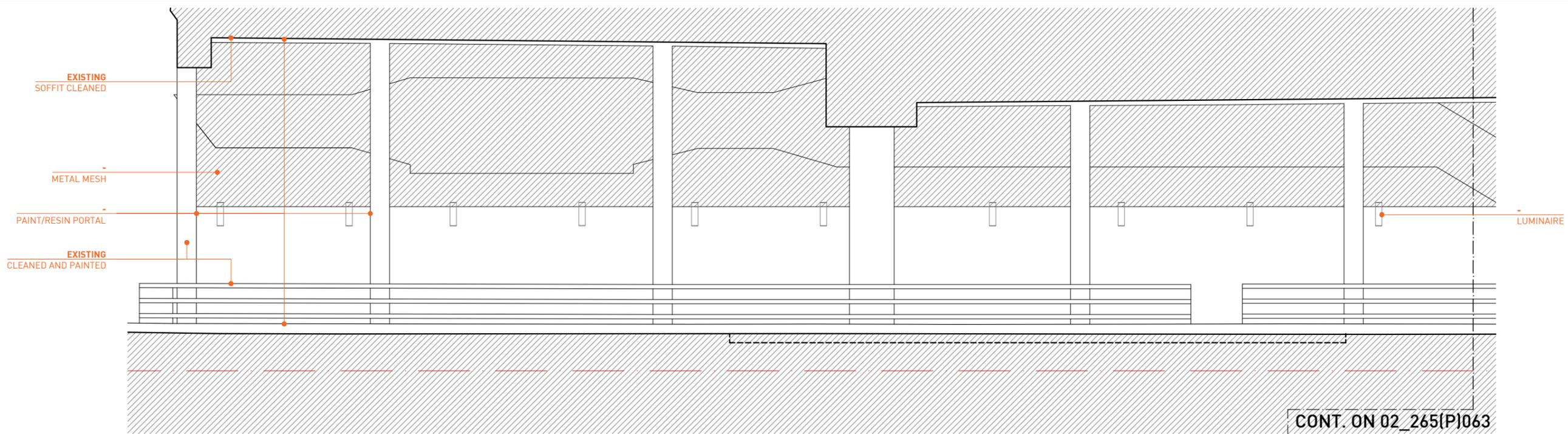
Do not Scale. Use figured dimensions only. All dimensions to be checked on site.
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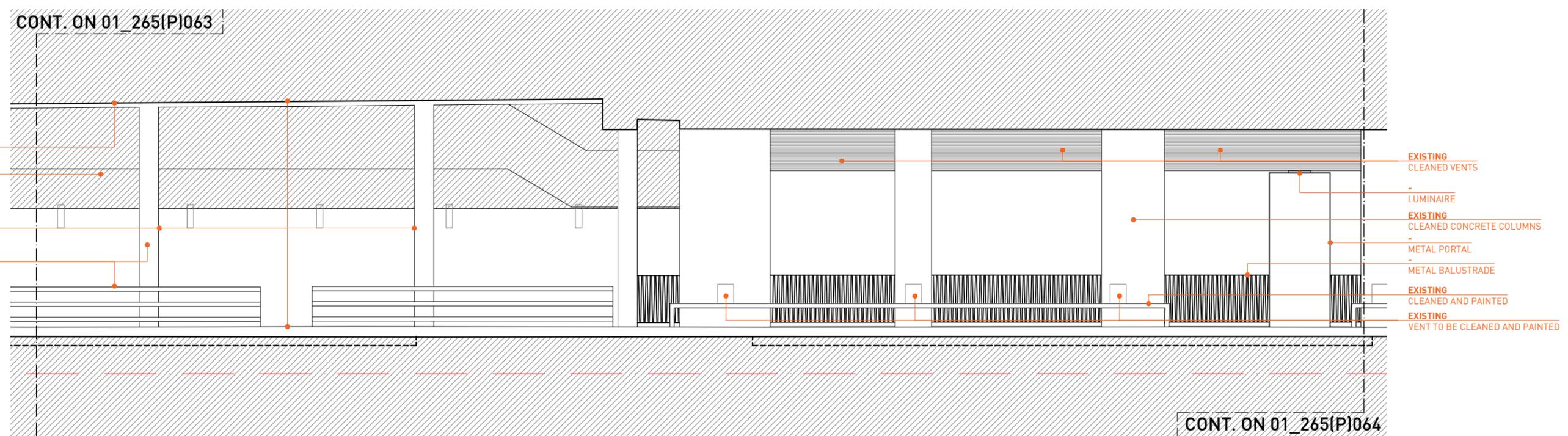
Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED SECTION DD
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)062
Rev:	0



01 PROPOSED SECTION EE [1 of 5]
1:100 @ A3

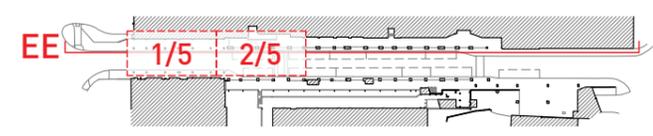
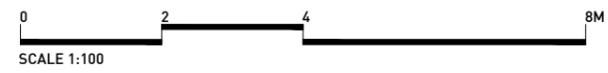
CONT. ON 02_265(P)063

68



02 PROPOSED SECTION EE [2 of 5]
1:100 @ A3

CONT. ON 01_265(P)064



Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED SECTION EE [1&2 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)063
Rev:	0

CONT. ON 02_265(P)063

EXISTING
CLEANED VENTS

LUMINAIRE

METAL PORTAL

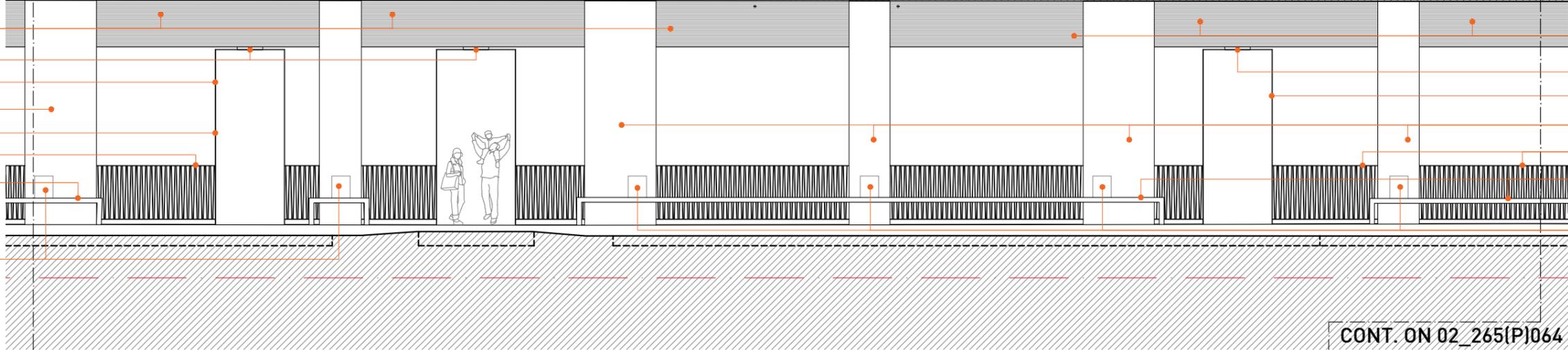
EXISTING
CLEANED CONCRETE COLUMNS

METAL PORTAL

METAL BALUSTRADE

EXISTING
CLEANED AND PAINTED

EXISTING
VENT TO BE CLEANED AND PAINTED



EXISTING
CLEANED VENTS

LUMINAIRE

METAL PORTAL

EXISTING
CLEANED CONCRETE COLUMNS

METAL BALUSTRADE

EXISTING
CLEANED AND PAINTED

EXISTING
VENT TO BE CLEANED AND PAINTED

CONT. ON 02_265(P)064

01 PROPOSED SECTION EE [3 of 5]
1:100 @ A3

CONT. ON 01_265(P)064

06

EXISTING
CLEANED VENTS

LUMINAIRE

METAL PORTAL

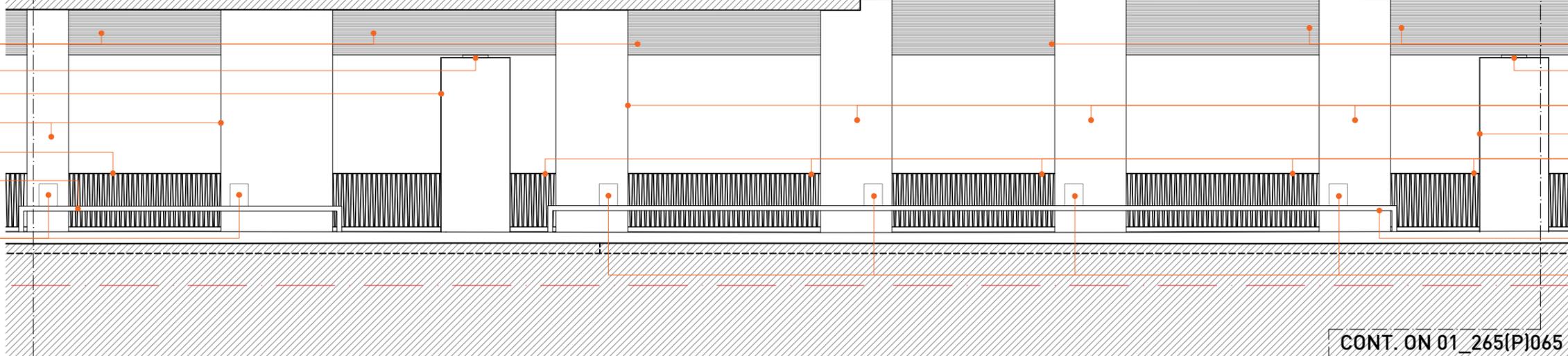
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METAL PORTAL

METAL BALUSTRADE

EXISTING
CLEANED AND PAINTED

EXISTING
VENT TO BE CLEANED AND PAINTED



EXISTING
CLEANED VENTS

LUMINAIRE

EXISTING
CLEANED CONCRETE COLUMNS

METAL PORTAL

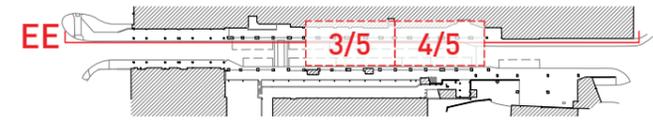
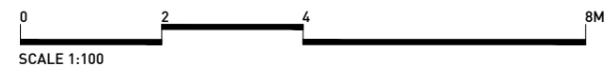
METAL BALUSTRADE

EXISTING
CLEANED AND PAINTED

EXISTING
VENT TO BE CLEANED AND PAINTED

CONT. ON 01_265(P)065

02 PROPOSED SECTION EE [4 of 5]
1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	04.02.2020	PTM 09: MEETING ISSUE	XX	XX
1	18.05.2020	ISSUED FOR STAGE 3	JD	FL

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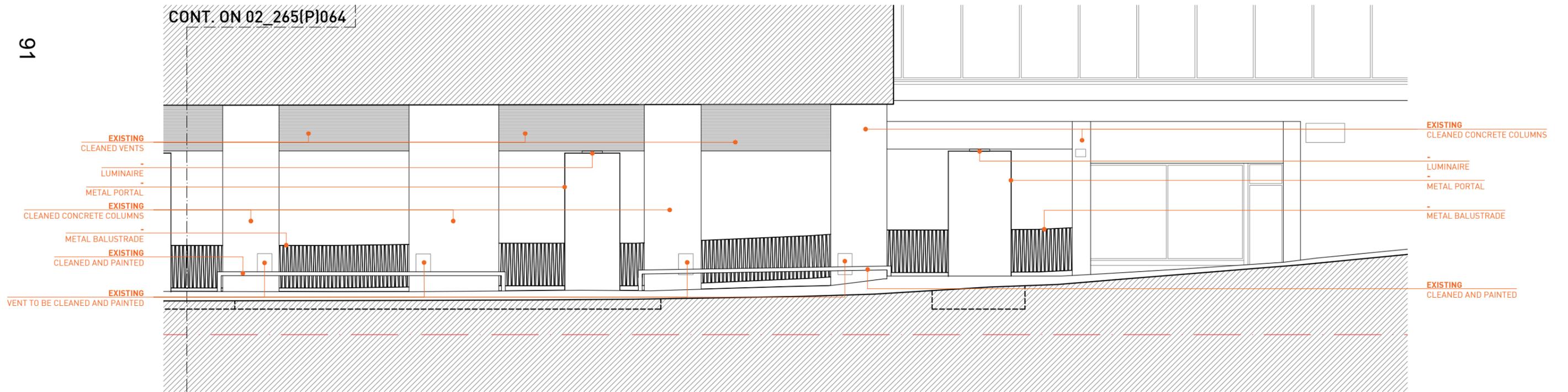
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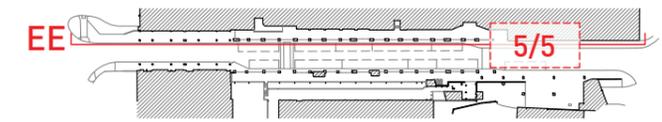
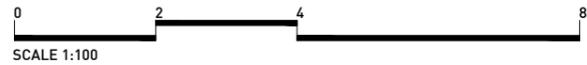
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED SECTION EE [3&4 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)064
Rev:	1

CONT. ON 02_265(P)064



01 PROPOSED SECTION EE [5 of 5]
1:100 @ A3



Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

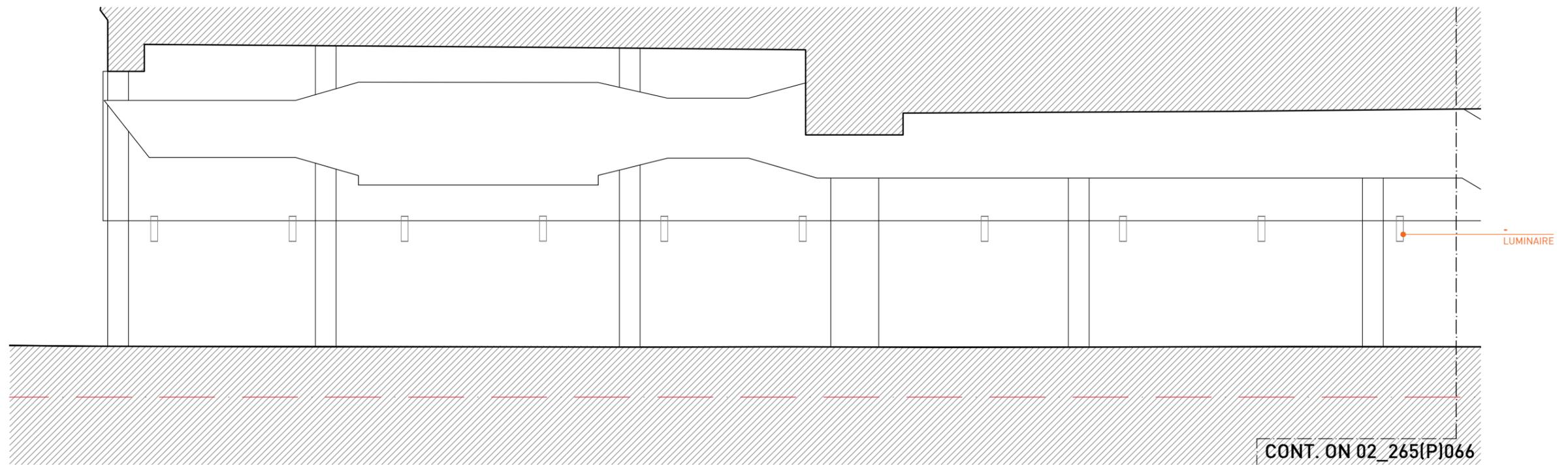
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STAGE 3

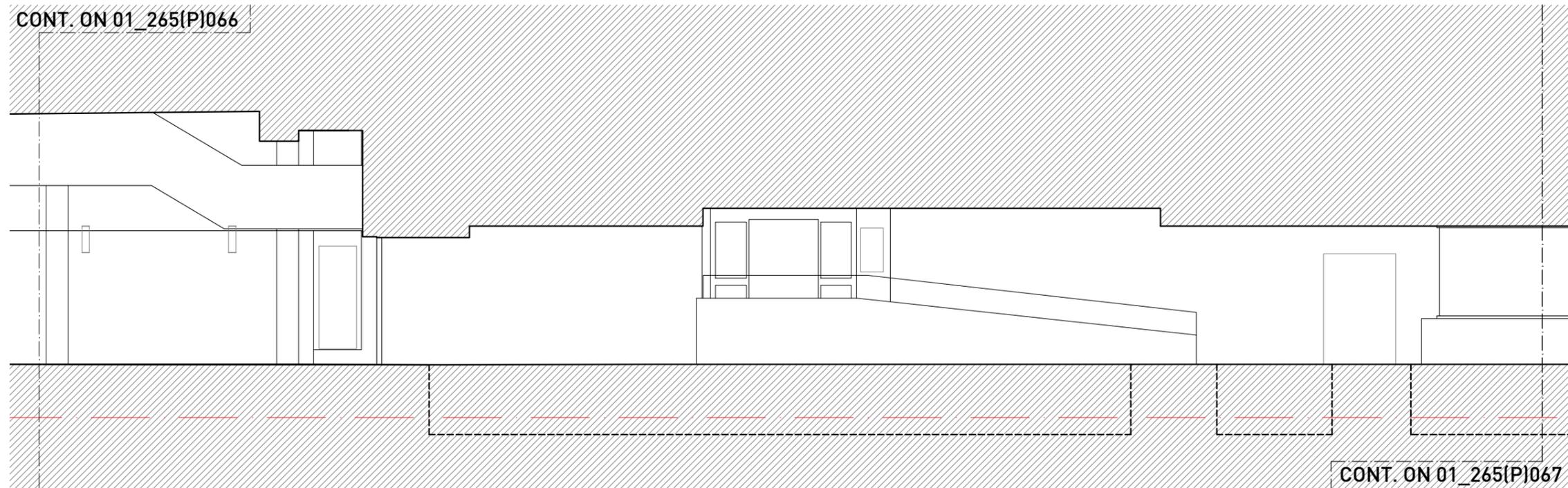
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED SECTION EE [5 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)065
Rev:	0

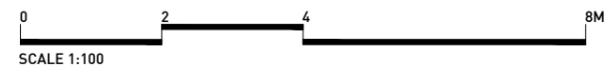


01 PROPOSED SECTION FF [1 of 5]
1:100 @ A3



02 PROPOSED SECTION FF [2 of 5]
1:100 @ A3

92



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

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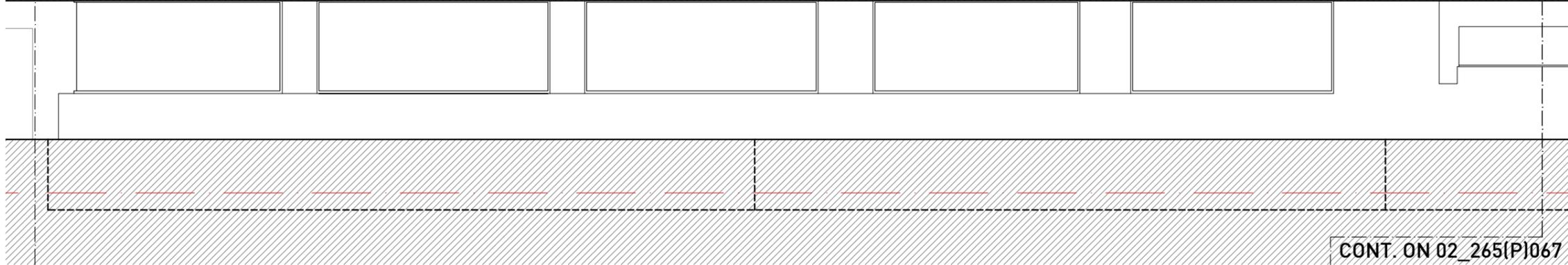
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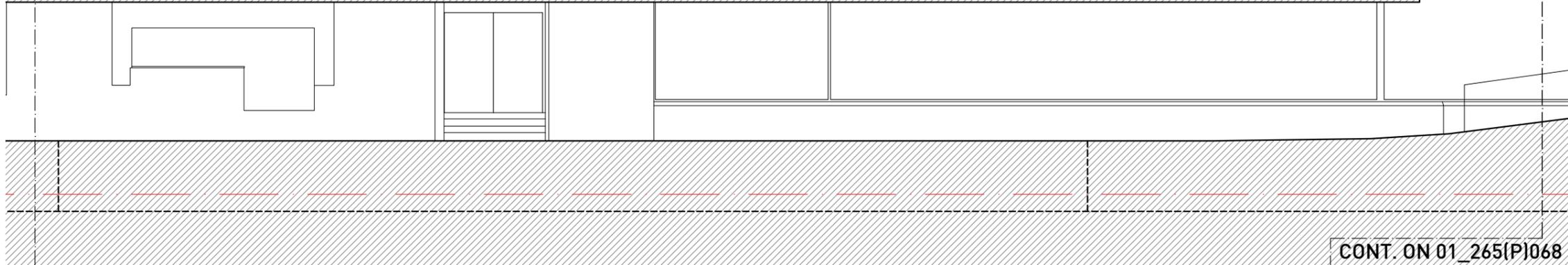
Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED SECTION FF [1&2 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)066
Rev:	0

CONT. ON 02_265(P)066



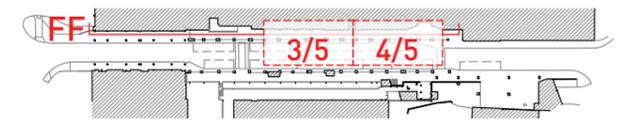
01 PROPOSED SECTION FF [3 of 5]
1:100 @ A3

CONT. ON 01_265(P)067



02 PROPOSED SECTION FF [4 of 5]
1:100 @ A3

03



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

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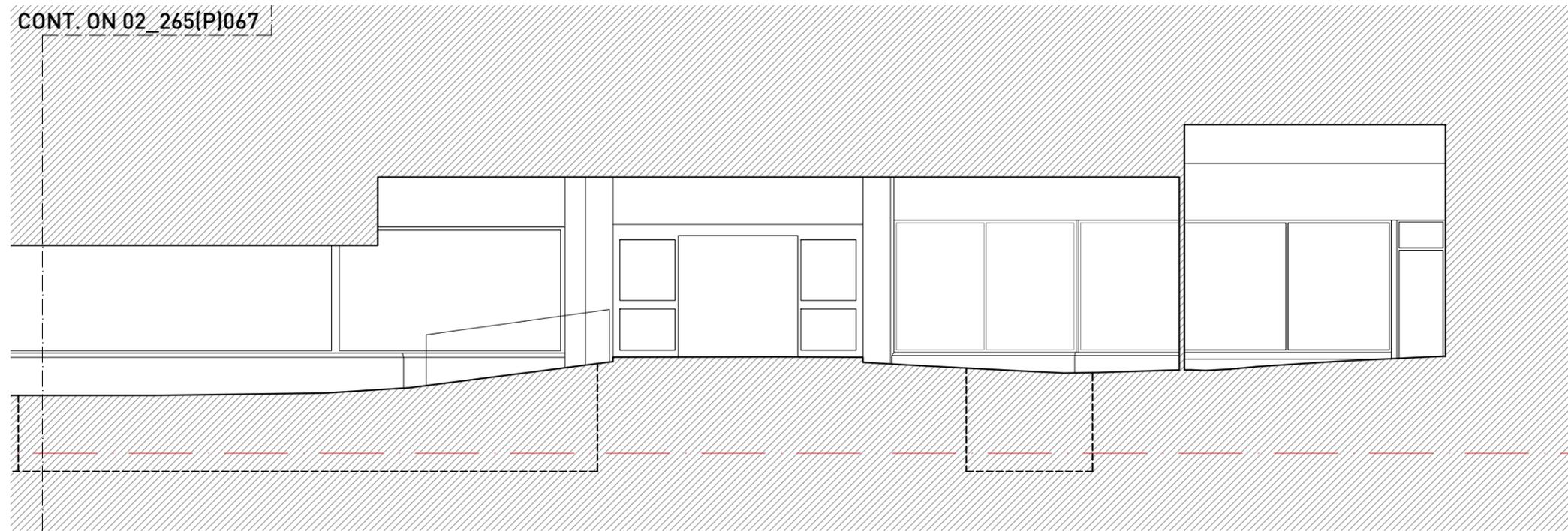
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 W: cf-architects.com

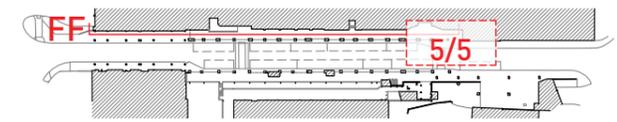
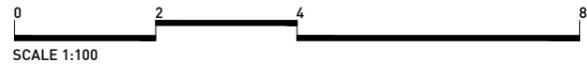


Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED SECTION FF [3&4 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)067
Rev:	0

CONT. ON 02_265(P)067



01 PROPOSED SECTION FF [5 of 5]
1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

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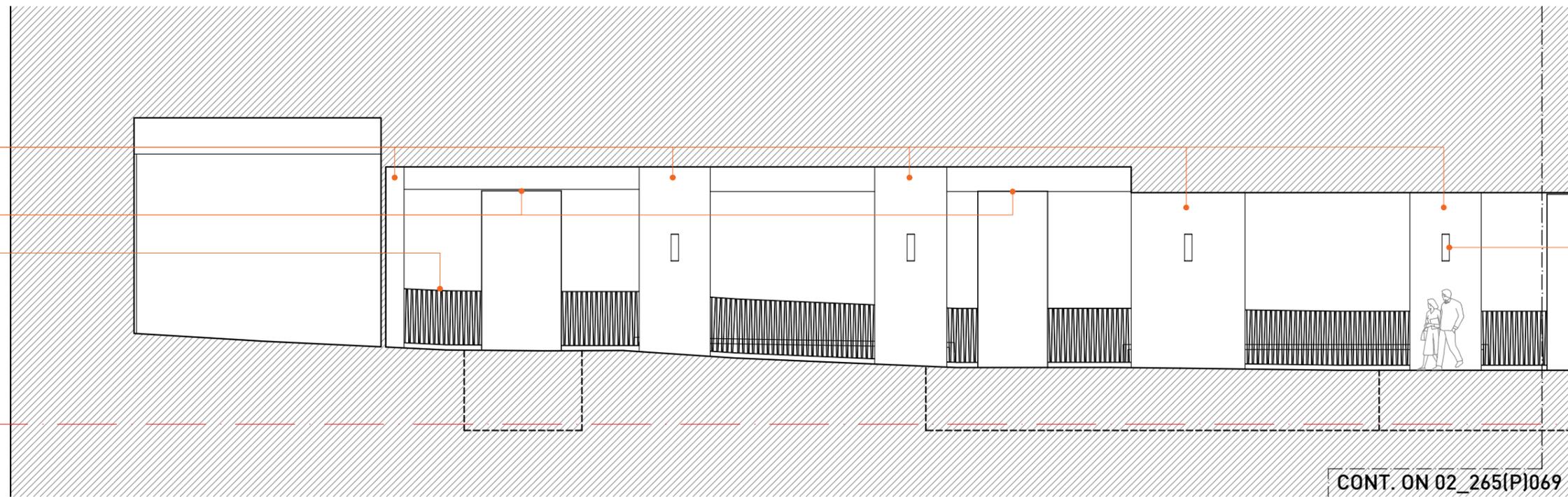
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED SECTION FF [5 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)068
Rev:	0

EXISTING
CLEANED CONCRETE COLUMNS

METAL PORTAL

METAL BALUSTRADE



01 PROPOSED SECTION GG [1 of 5]
1:100 @ A3

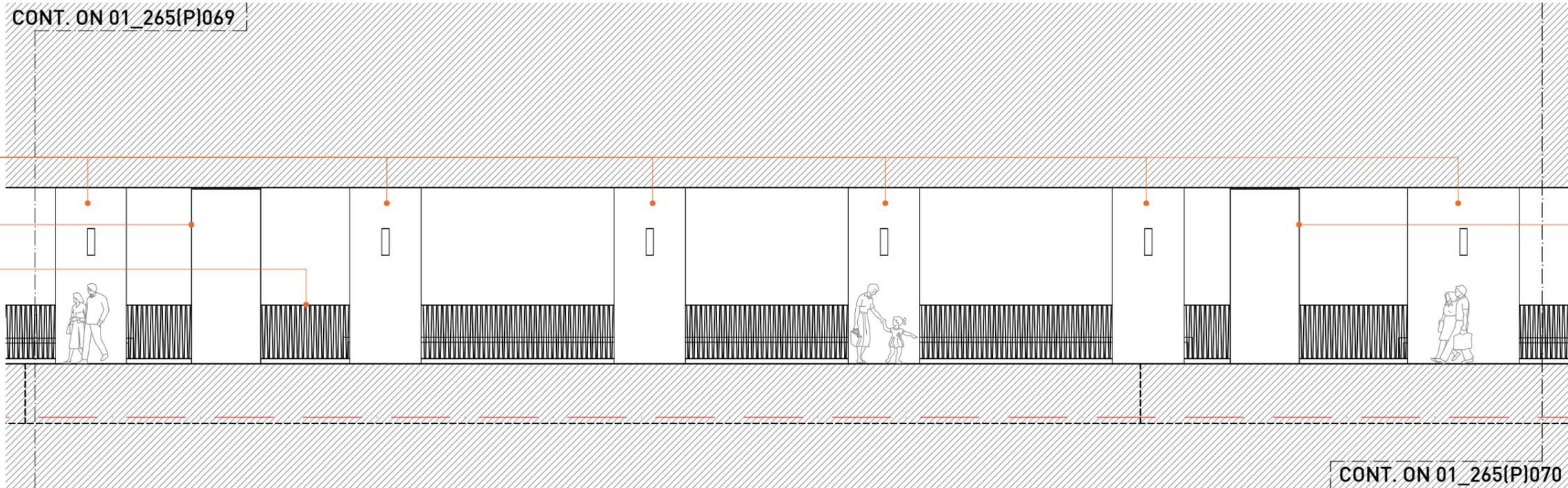
CONT. ON 01_265(P)069

95

EXISTING
CLEANED CONCRETE COLUMNS

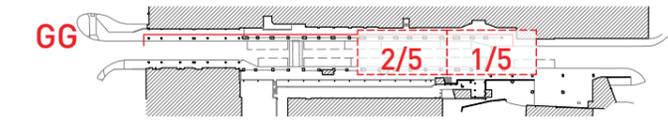
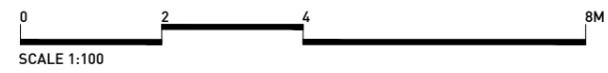
METAL PORTAL

METAL BALUSTRADE



02 PROPOSED SECTION GG [2 of 5]
1:100 @ A3

CONT. ON 01_265(P)070



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED SECTION GG [1&2 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)069
Rev:	0

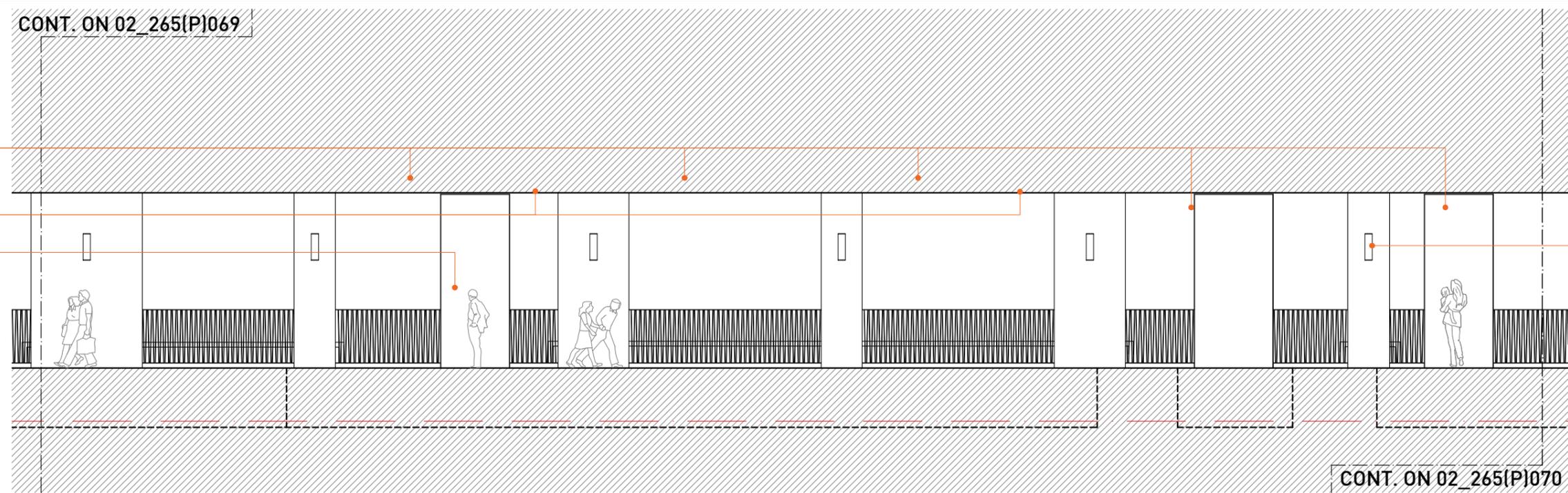
CONT. ON 02_265(P)069

EXISTING
CLEANED CONCRETE COLUMNS

METAL PORTAL

METAL BALUSTRADE

LUMINAIRE



CONT. ON 02_265(P)070

01 PROPOSED SECTION GG [3 of 5]
1:100 @ A3

CONT. ON 01_265(P)070

96

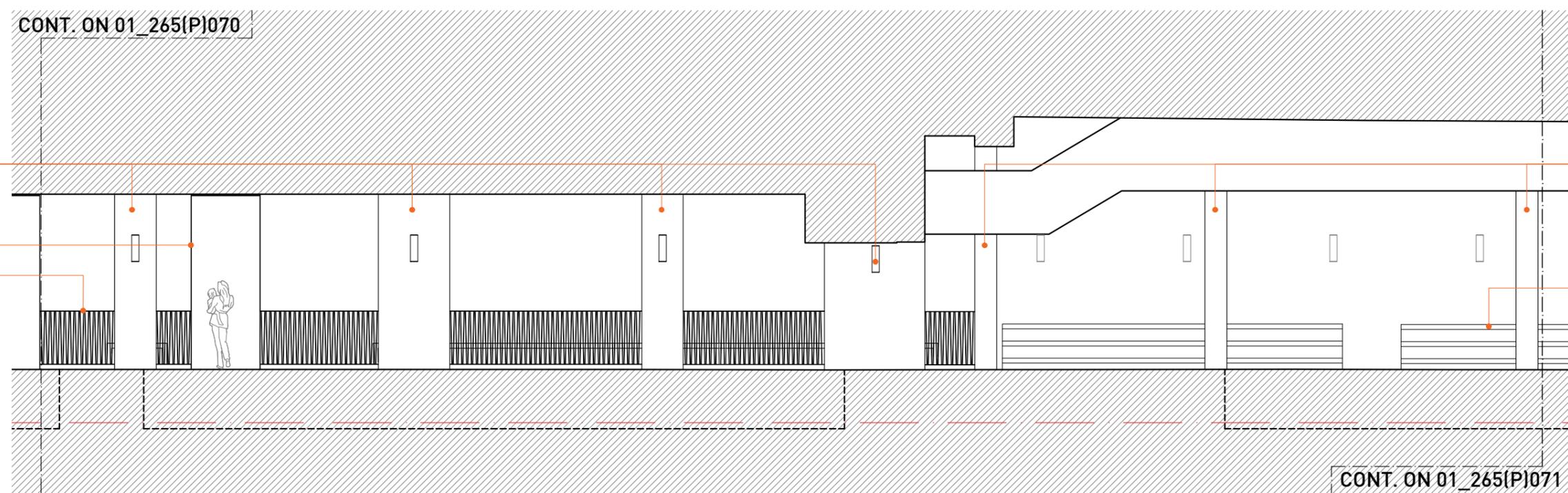
EXISTING
CLEANED CONCRETE COLUMNS

METAL PORTAL

METAL BALUSTRADE

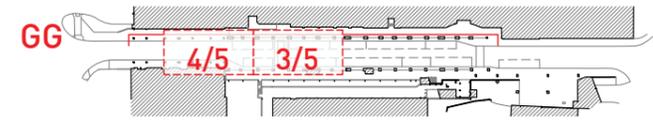
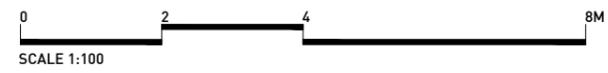
EXISTING
CLEANED CONCRETE COLUMNS

EXISTING
CLEANED AND PAINTED



CONT. ON 01_265(P)071

02 PROPOSED SECTION GG [4 of 5]
1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED SECTION GG [3&4 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)070
Rev:	0

CONT. ON 02_265(P)070

EXISTING
CLEANED CONCRETE COLUMNS

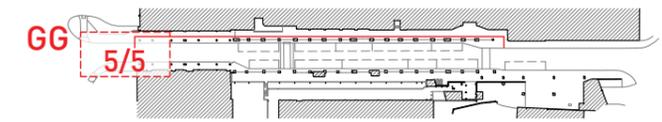
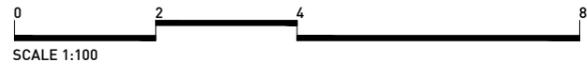
EXISTING
CLEANED AND PAINTED

EXISTING
CLEANED CONCRETE COLUMNS

LUMINAIRE

EXISTING
CLEANED AND PAINTED

01 PROPOSED SECTION GG [5 of 5]
1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

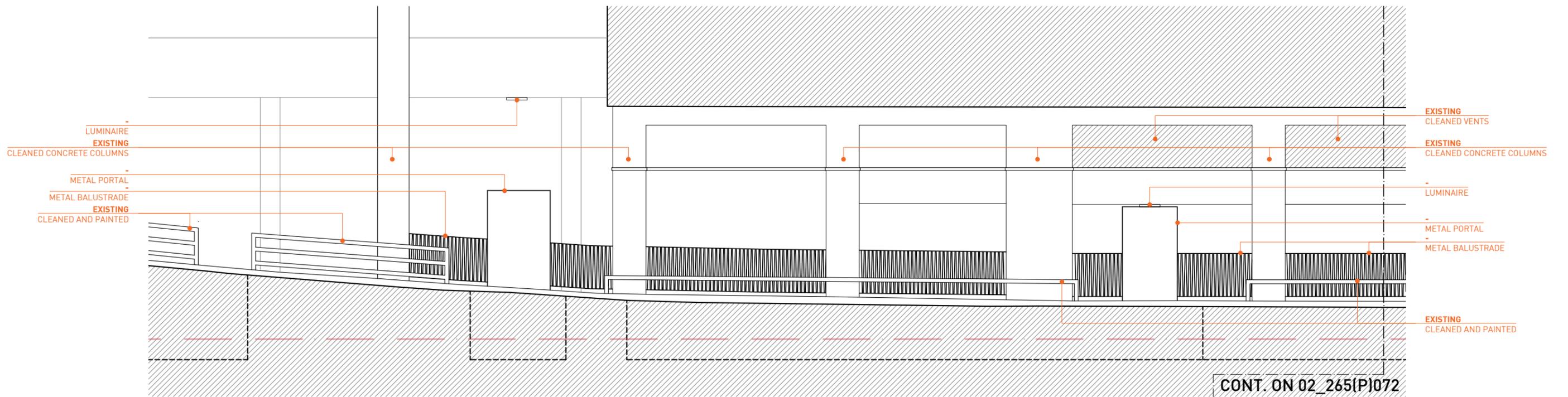
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STAGE 3

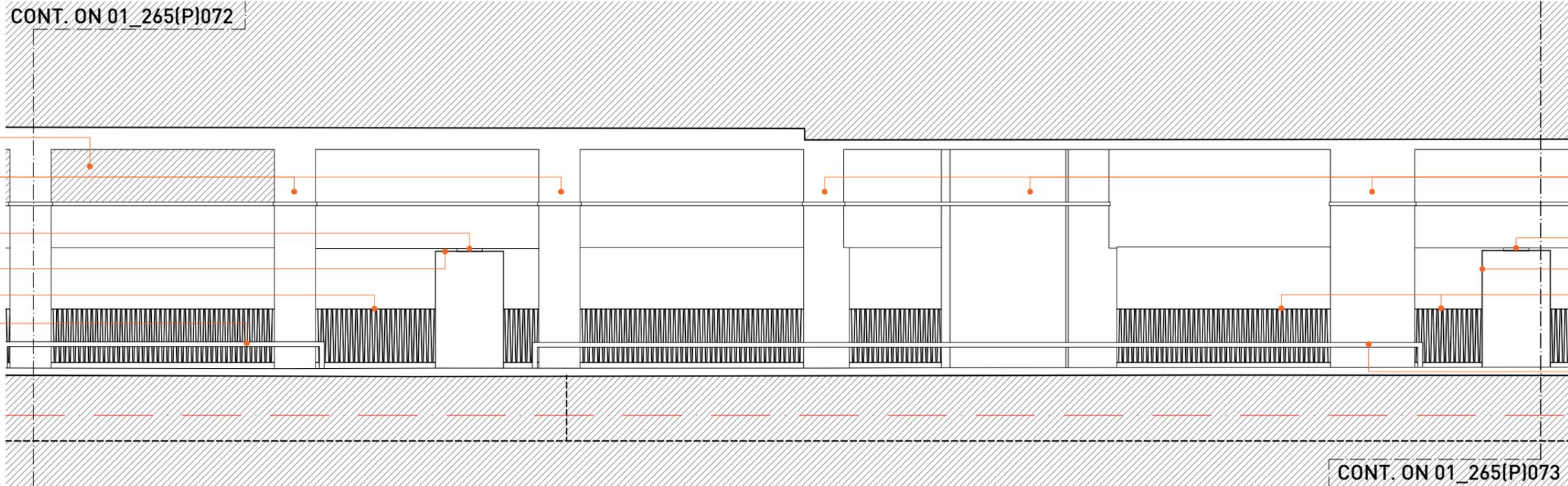
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED SECTION GG [5 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)071
Rev:	0

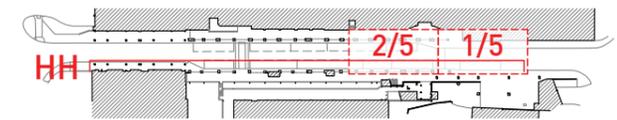
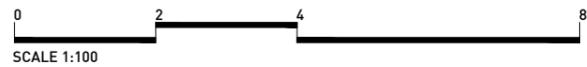


01 PROPOSED SECTION HH [1 of 5]
1:100 @ A3



02 PROPOSED SECTION HH [2 of 5]
1:100 @ A3

86



Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

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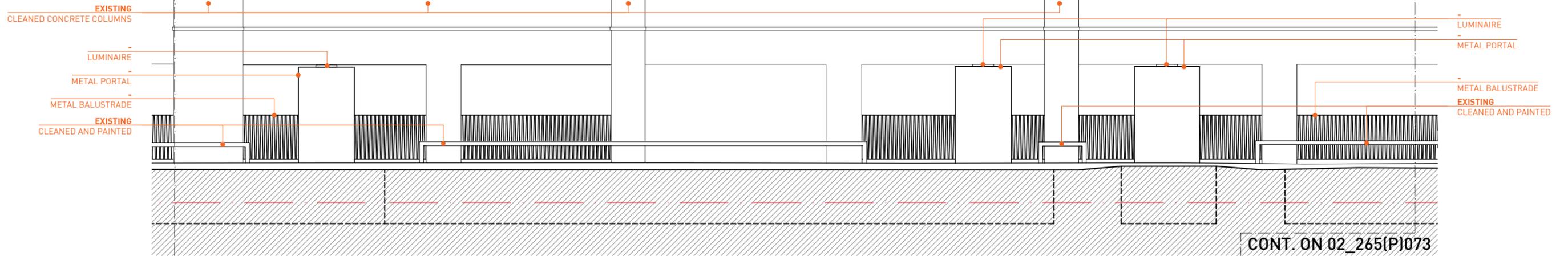
STAGE 3

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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED SECTION HH [1&2 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)072
Rev:	0

CONT. ON 02_265(P)072

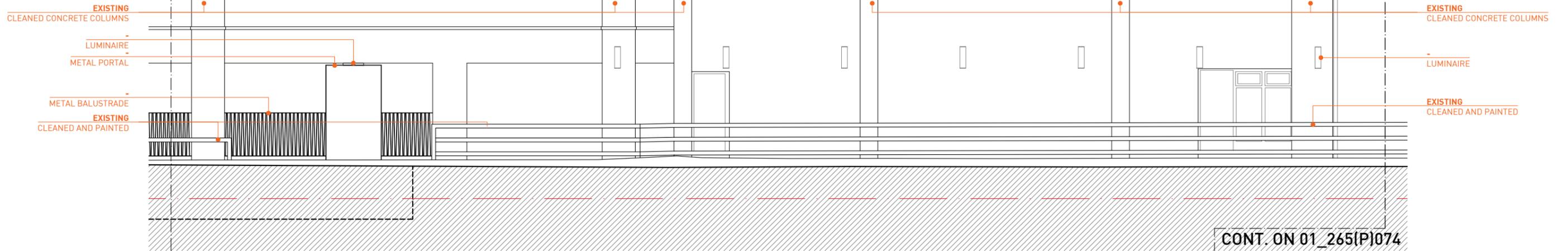


01 PROPOSED SECTION HH [3 of 5]
1:100 @ A3

CONT. ON 02_265(P)073

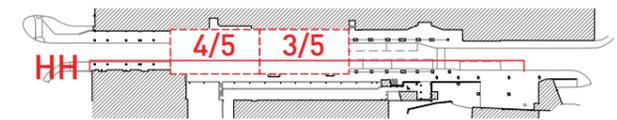
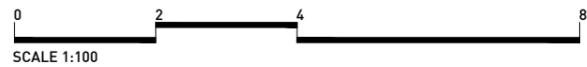
CONT. ON 01_265(P)073

66



02 PROPOSED SECTION HH [4 of 5]
1:100 @ A3

CONT. ON 01_265(P)074



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

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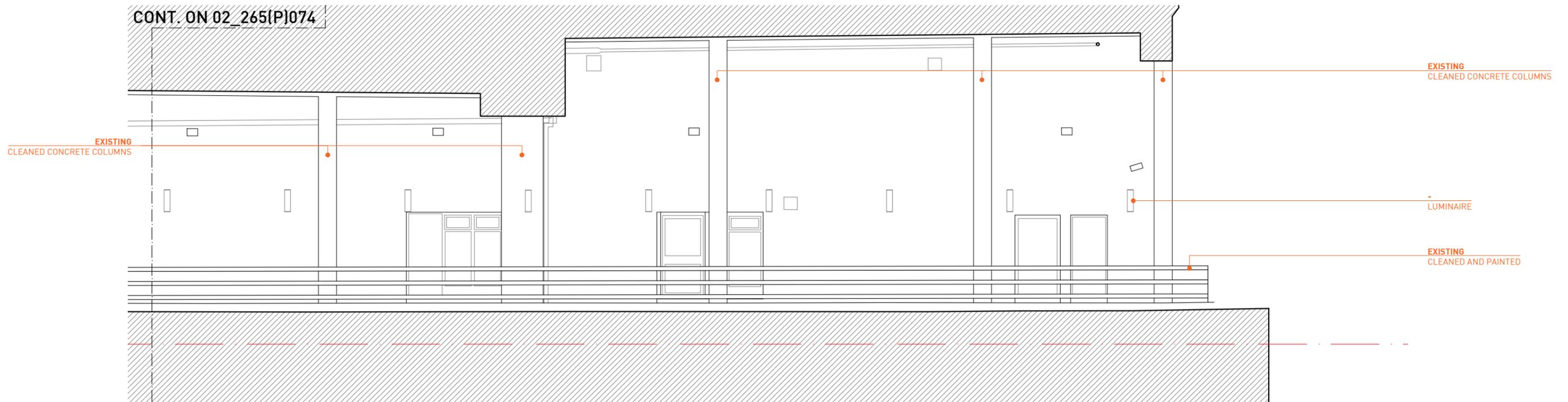
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CFARCHITECTS

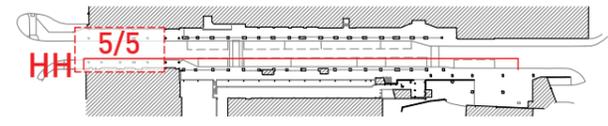
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Title:	PROPOSED SECTION HH [3&4 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)073
Rev:	0

CONT. ON 02_265(P)074

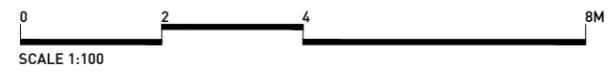
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01 PROPOSED SECTION HH [5 of 5]
1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3



Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

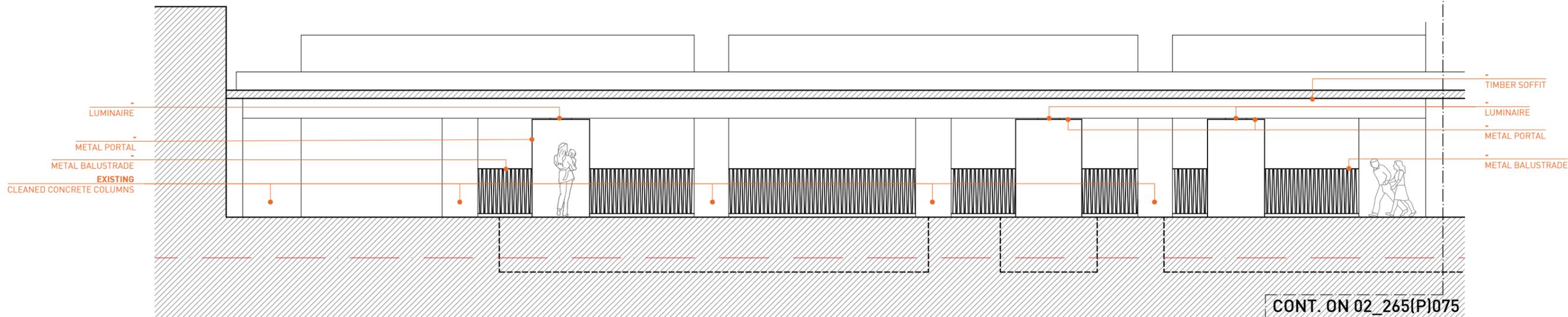
Do not Scale. Use figured dimensions only. All dimensions to be checked on site.
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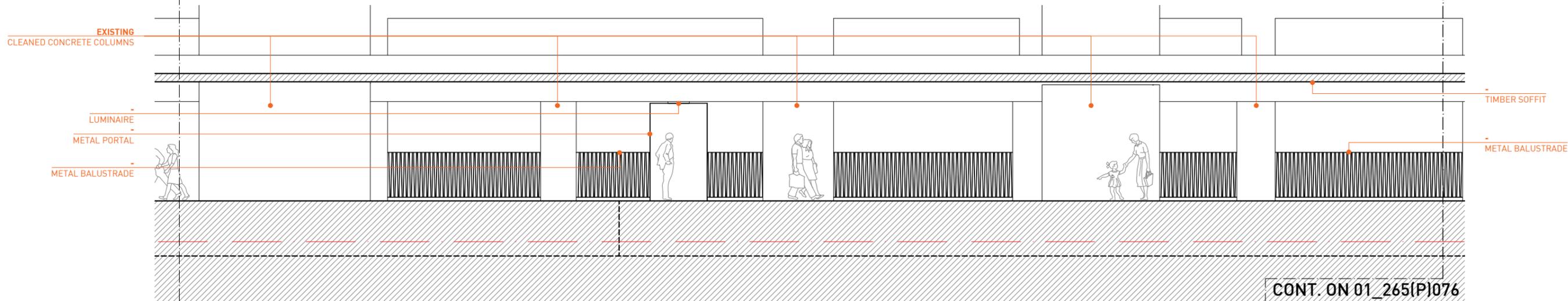
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Title:	PROPOSED SECTION HH [5 of 5]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)074
Rev:	0



01 PROPOSED SECTION II [1 of 4]
1:100 @ A3

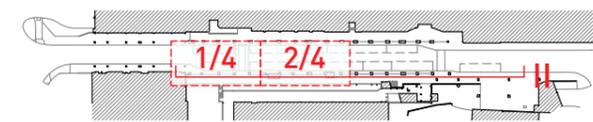
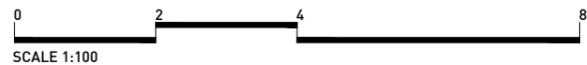
CONT. ON 01_265(P)075

101



02 PROPOSED SECTION II [2 of 4]
1:100 @ A3

CONT. ON 01_265(P)076



KEY - PROPOSED SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

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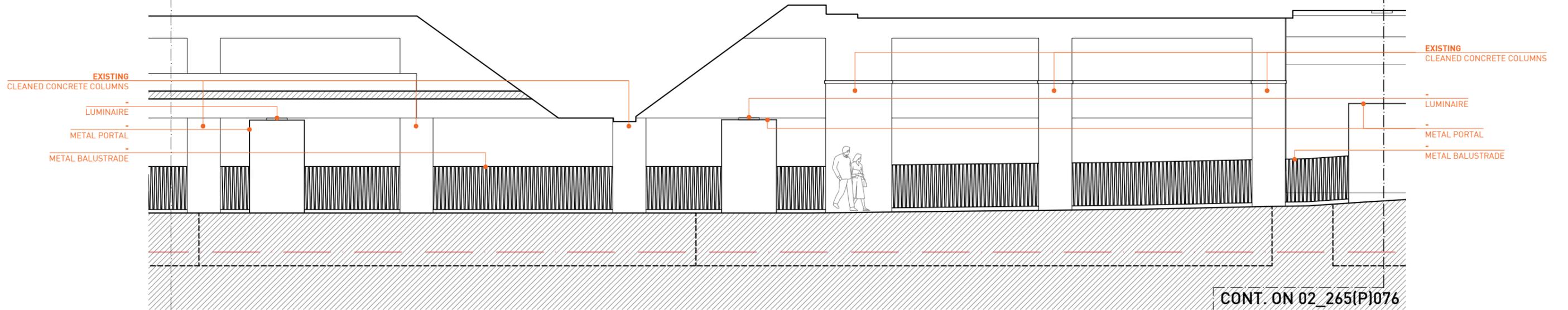
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Project: MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG

Title: PROPOSED SECTION II [1&2 of 4]

Scale @A3: 1:100 Drawing and CAD File Number: 265(P)075 Rev: 0

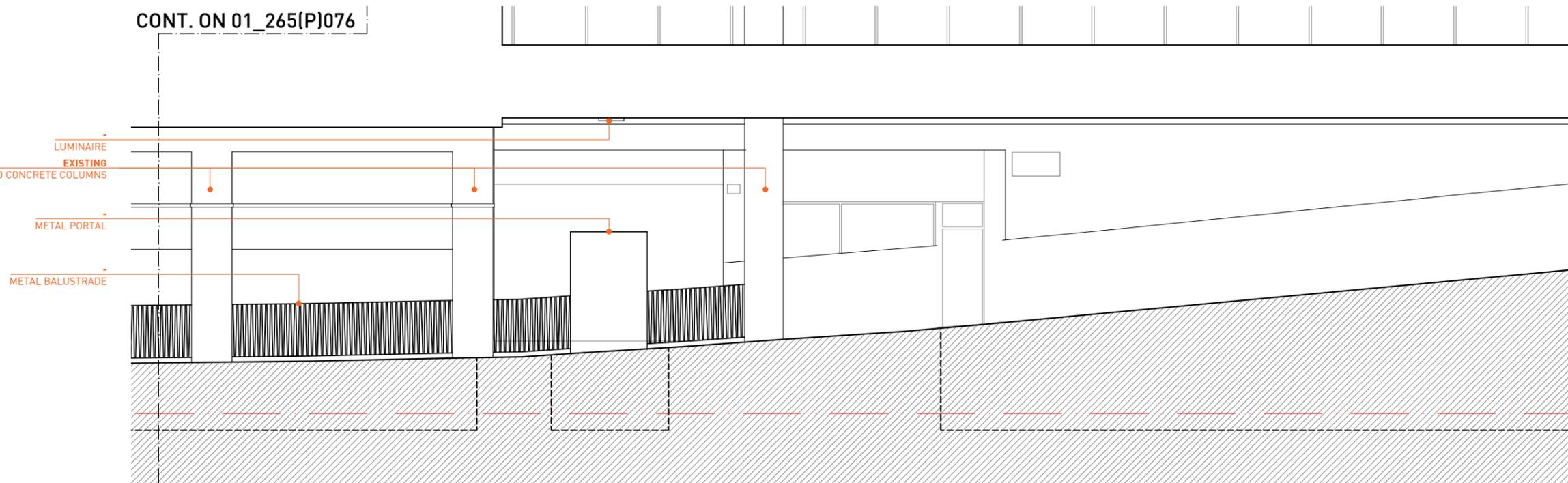
CONT. ON 02_265(P)075



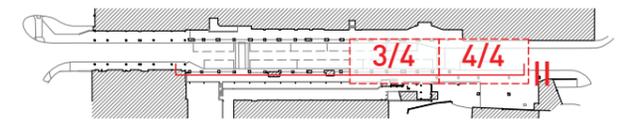
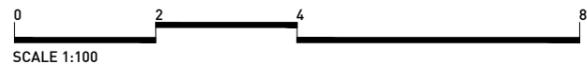
01 PROPOSED SECTION II [3 of 4]
1:100 @ A3

CONT. ON 01_265(P)076

102



02 PROPOSED SECTION II [4 of 4]
1:100 @ A3



KEY - SITE PLAN
1:2500 @ A3

Rev	Date	Description	Drawn	Check
0	18.05.2020	ISSUED FOR STAGE 3	JD	FL

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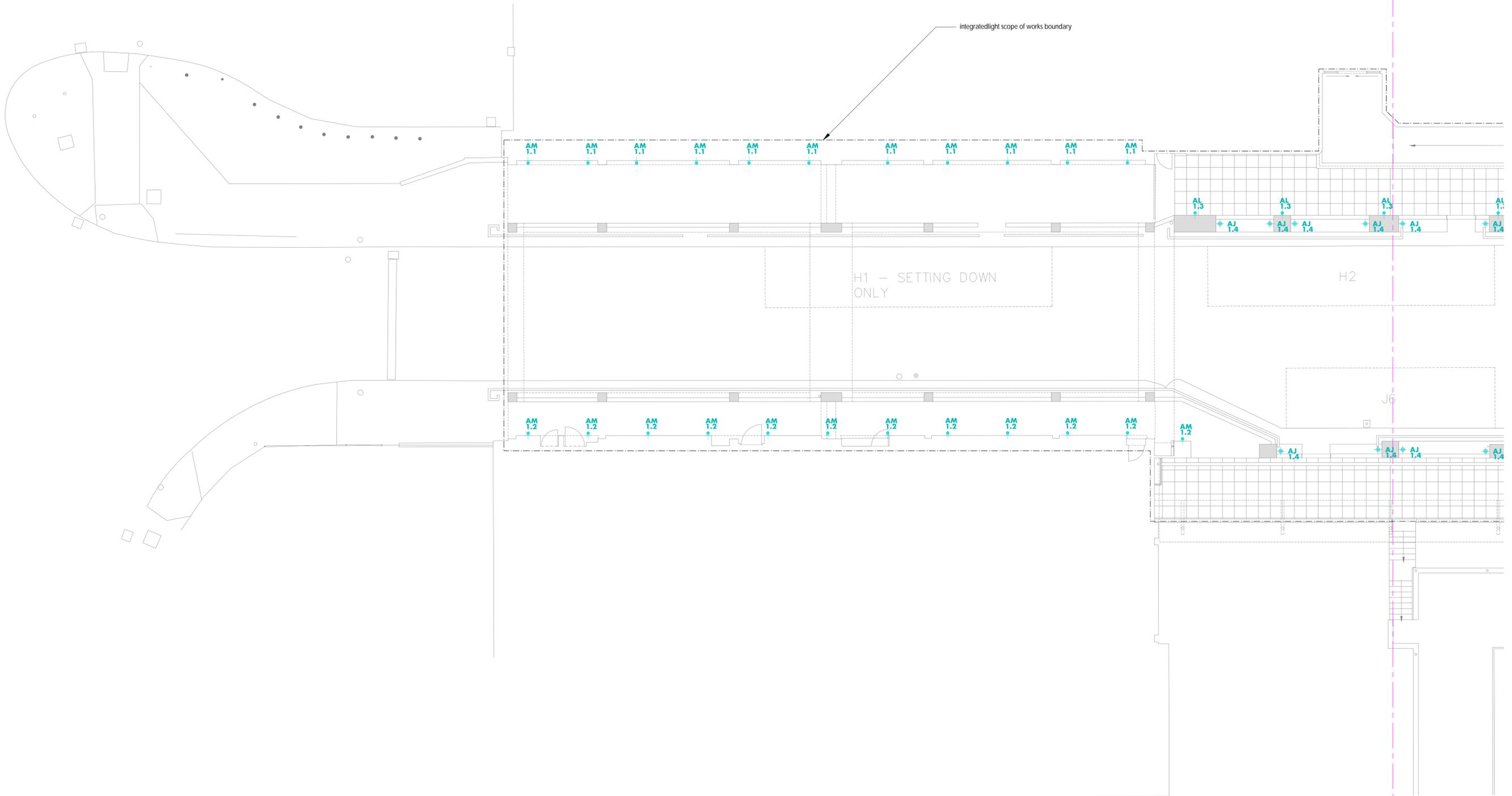
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Project:	MAIDSTONE BUS STATION, MAIDSTONE, ME14 1BG
Title:	PROPOSED SECTION II [3&4 of 4]
Scale @A3:	1:100
Drawing and CAD File Number:	265(P)076
Rev:	0

12.0 Lighting Design Drawings



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Please refer to integratedlight project risk assessment document for associated risks under the CDM regulations (only where applicable).

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The reference by each symbol refers to the specific luminaire type (please refer to lighting equipment schedules and specifications for further details).

The numeric code assigned to each symbol (where applicable) refers to a logical control channel reference (please refer to lighting control channel schedules for further details).

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Project:
**Maidstone Bus Station
Maidstone, Kent, UK**

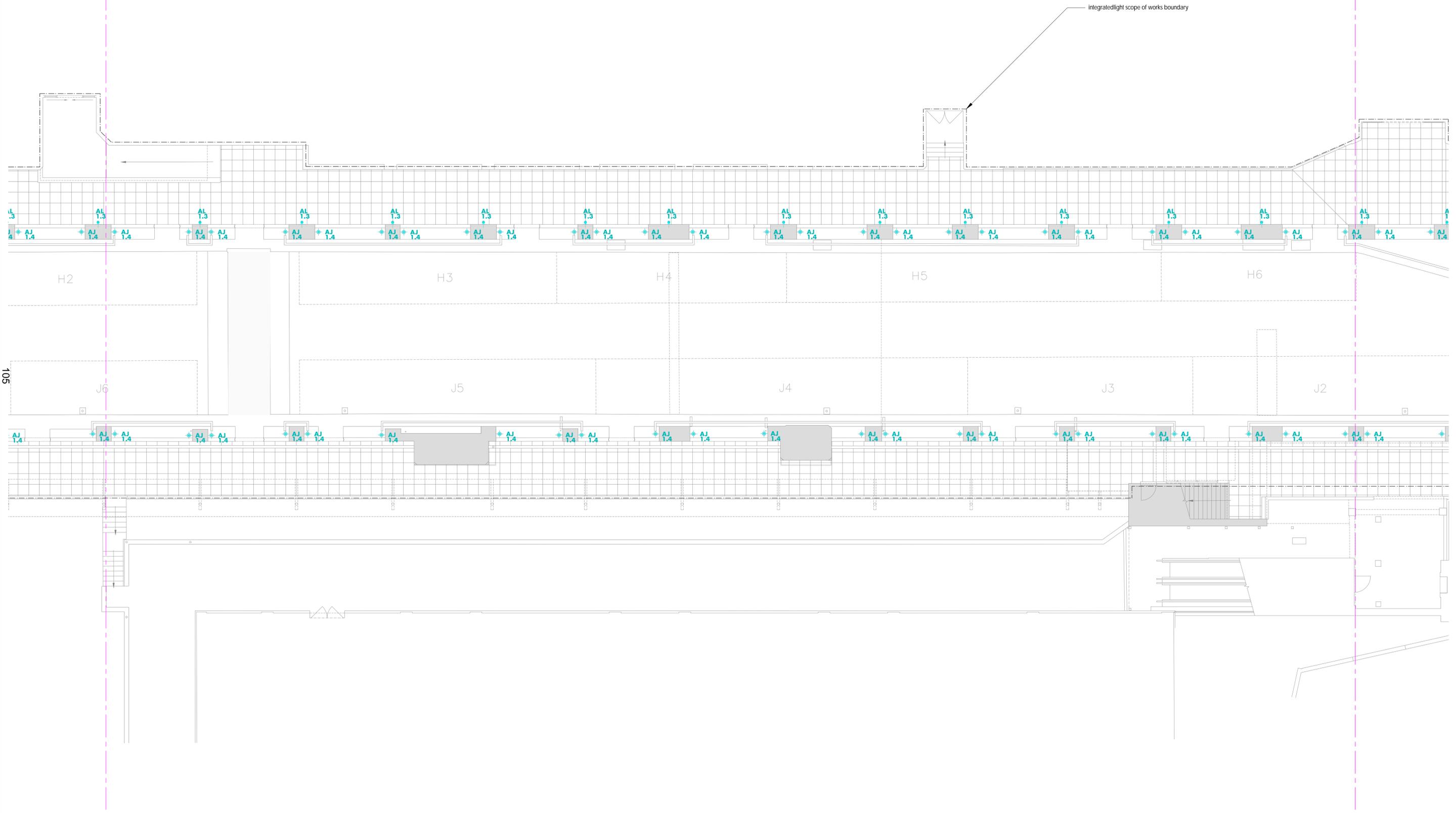
Drawing Title:
**Preliminary Lighting Layout
Ground Floor Plan
Sheet #1**

Drawing Number:
643 - LA - 001

Project No: **643** Revision: **01**

Scale: **1:100** ISO: **A1**

Rev:	Date:	By:	Description:
00	17/04/20	CB	Stage 03 DRAFT
01	24/04/20	CB	Stage 03 INFORMATION ONLY



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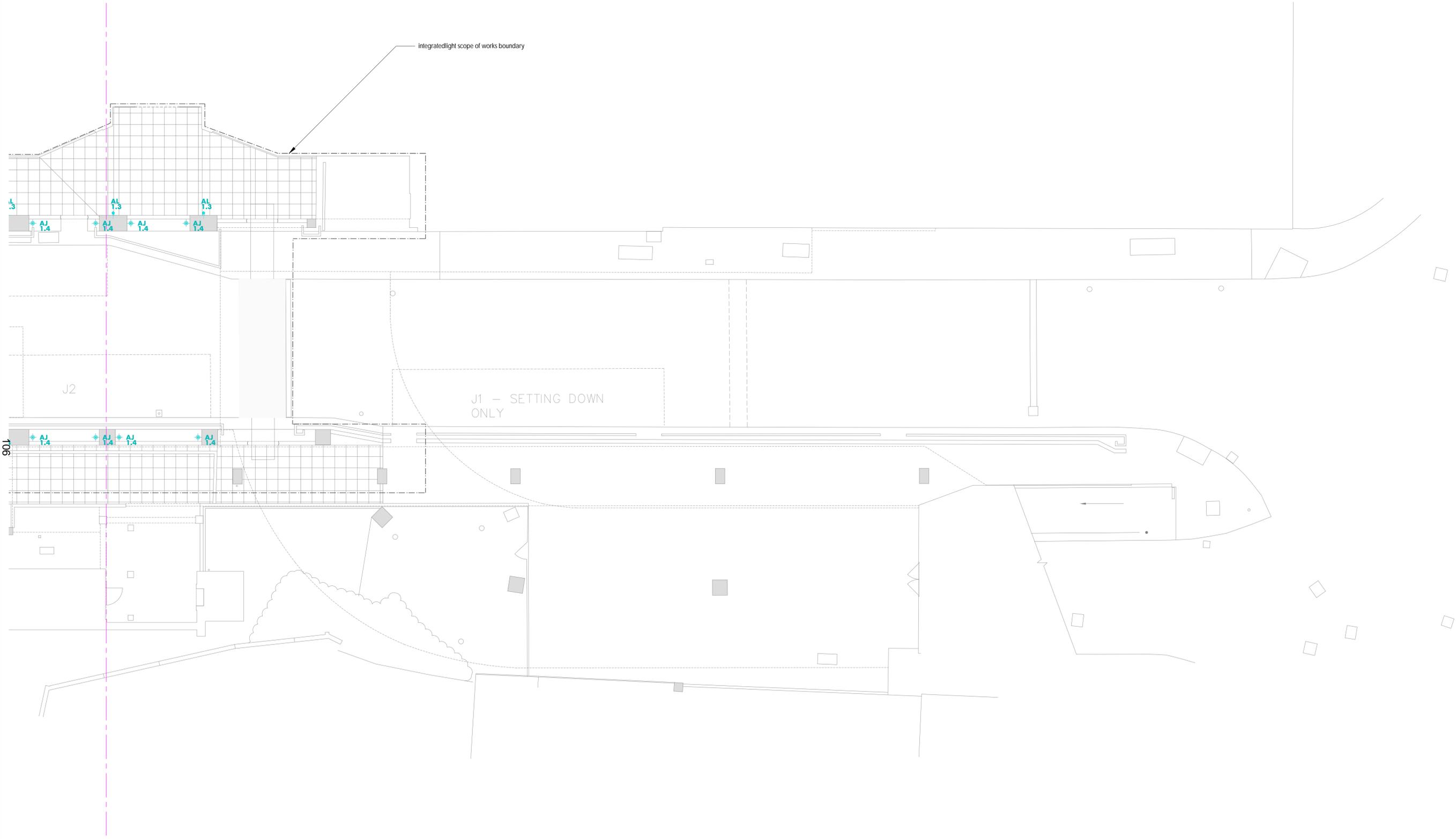
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Project:
**Maidstone Bus Station
Maidstone, Kent, UK**
Drawing Title:
**Preliminary Lighting Layout
Ground Floor Plan
Sheet #2**

Drawing Number:
643 - LA - 002
Project No: **643** Revision: **01**
Scale: **1:100** ISO: **A1**

Rev:	Date:	By:	Description:
00	17/04/20	CB	Stage 03 DRAFT
01	24/04/20	CB	Stage 03 INFORMATION ONLY

643-LA-002 Sheet #2
643-LA-003 Sheet #3



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Project:
**Maidstone Bus Station
Maidstone, Kent, UK**

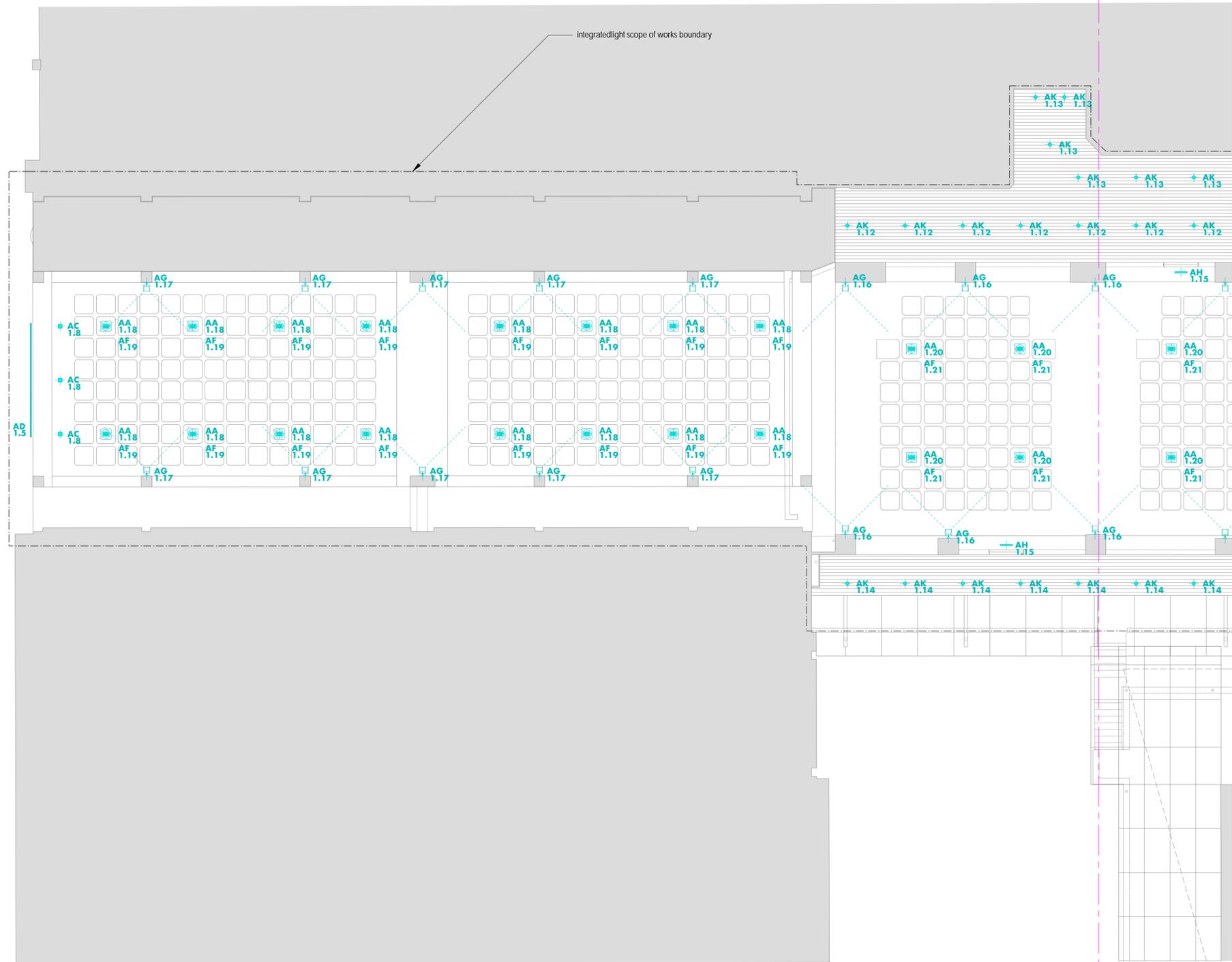
Drawing Title:
**Preliminary Lighting Layout
Ground Floor Plan
Sheet #3**

Drawing Number:
643 - LA - 003

Project No: **643** Revision: **01**

Scale: **1:100** ISO: **A1**

Rev:	Date:	By:	Description:
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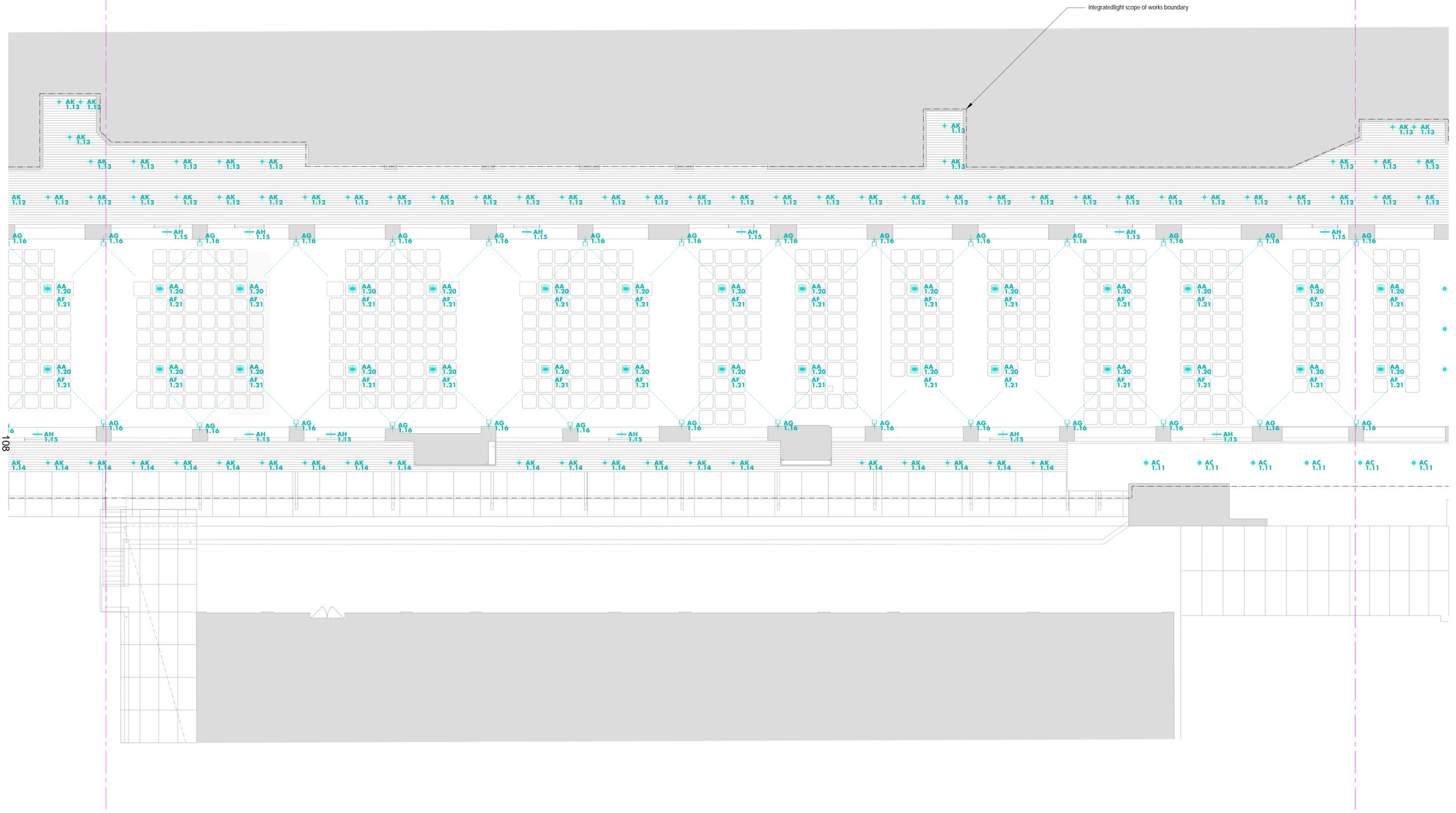
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Project:
Maidstone Bus Station
Maidstone, Kent, UK
 Drawing Title:
Preliminary Lighting Layout
Ground Floor RCP
Sheet #1

Drawing Number:
643 - LA - 004
 Project No: **643** Revision: **01**
 Scale: **1:100** ISO: **A1**

Rev:	Date:	By:	Description:
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01	24/04/20	CB	Stage 03 INFORMATION ONLY



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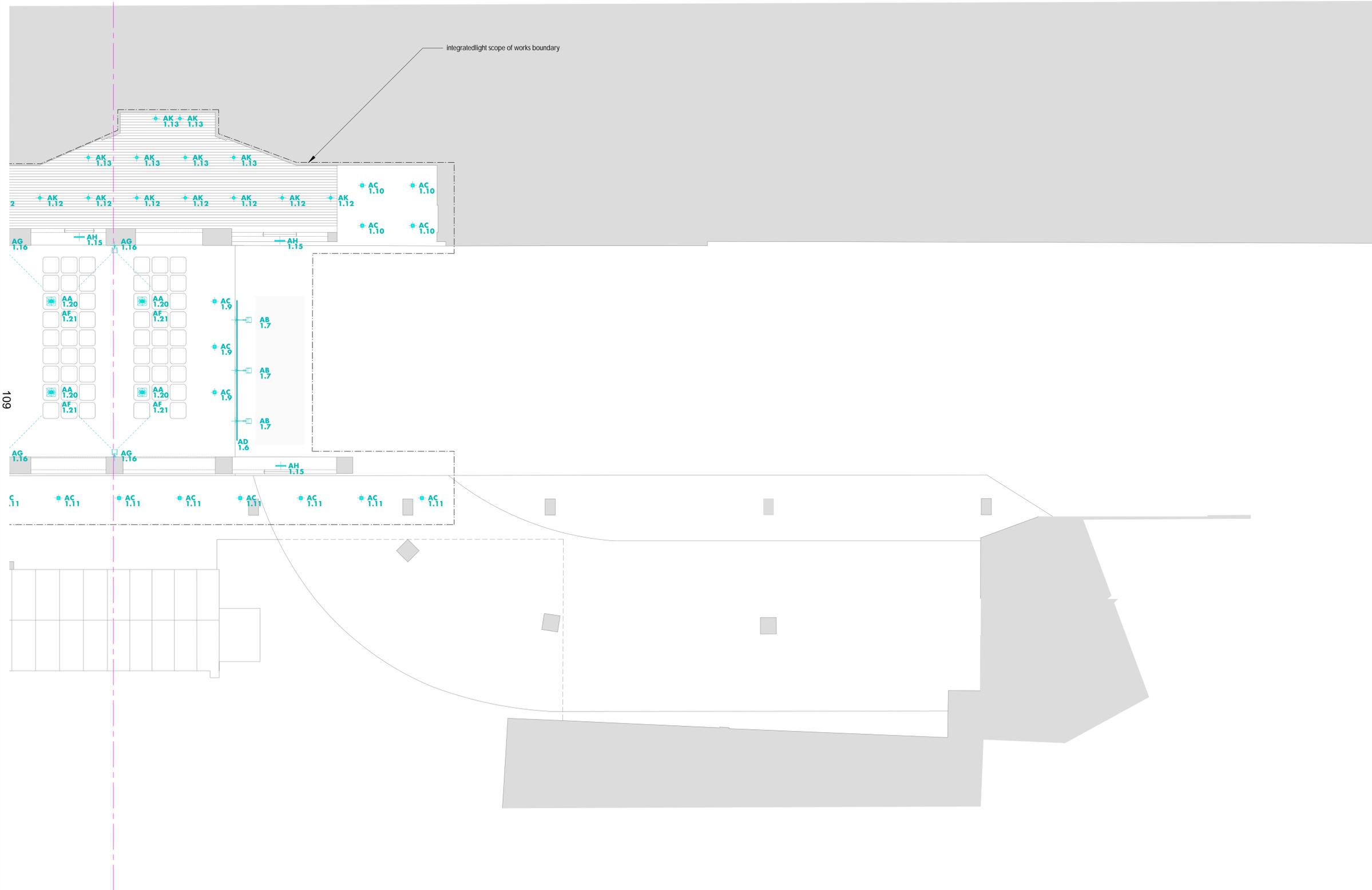
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Project:
**Maidstone Bus Station
Maidstone, Kent, UK**
Drawing Title:
**Preliminary Lighting Layout
Ground Floor RCP
Sheet #2**

Drawing Number:
643 - LA - 005
Project No: **643** Revision: **01**
Scale: **1:100** ISO: **A1**

Rev:	Date:	By:	Description:
00	17/04/20	CB	Stage 03 DRAFT
01	24/04/20	CB	Stage 03 INFORMATION ONLY

643-LA-005 Sheet #2
643-LA-006 Sheet #3



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Project:
**Maidstone Bus Station
Maidstone, Kent, UK**

Drawing Title:
**Preliminary Lighting Layout
Ground Floor RCP
Sheet #3**

Drawing Number:
643 - LA - 006

Project No: **643** Revision: **01**

Scale: **1:100** ISO: **A1**

Rev:	Date:	By:	Description:
00	17/04/20	CB	Stage 03 DRAFT
01	24/04/20	CB	Stage 03 INFORMATION ONLY

PRELIMINARY LIGHTING EQUIPMENT COST SCHEDULE

Project Maidstone Bus Station
Maidstone, UK

Project # 643
Doc # 643-PLCR-001

Rev 00

Rev	Date	Author	Comments
00	24/04/2020	CB	Scheme Design (Stage 3) Information

Reference	Lighting Function	Luminaire and Lamp Description	Quantity	Unit Cost	Accessory Cost	Total Cost	Notes
AA	General Downlighting	Exterior quality surface suspended roadway luminaire with a 230V/38W 5000lm 4000K LED light source.	48	£350	£0	£16,800	
AB	General Downlighting	Exterior quality surface mounted floodlight luminaire with a 230V/19.4W 3130lm 4000K LED light source.	3	£700	£0	£2,100	
AC	General Downlighting	Exterior quality surface mounted downlight luminaire with a 230V/33.6W 4640lm 4000K LED light source.	20	£375	£0	£7,500	
AD	Signage Lighting	Exterior quality concealed flexible LED accent system utilising a 230V/15W 1600lm (per linear metre) 4300K LED light source.	2	£2,300	£0	£4,600	
AF	Accent Lighting	Exterior quality surface mounted floodlight luminaire with a 230V/17.6W 2940lm 4000K LED light source.	48	£325	£0	£15,600	
AG	Uplighting	Exterior quality surface mounted floodlight luminaire with a 230V/19.4W 3130lm 3000K LED light source.	42	£525	£0	£22,050	White lighting uplighting to concrete coffers only; see OPTION for full colour enhancement scheme
AH	General Downlighting	Exterior quality surface mounted linear downlight luminaire with a 230V/15.8W 2850lm 3000K LED light source.	14	£600	£0	£8,400	
AJ	Uplighting	Exterior quality in-ground recessed uplight luminaire with a 230V/16.7W 2800lm 3000K LED light source.	59	£450	£0	£26,550	
AK	General Downlighting	Exterior quality surface mounted downlight luminaire with a 230V/11.5W 2025lm 3000K LED light source.	78	£275	£0	£21,450	
AL	Up/Down Lighting	Exterior quality wall mounted Up/Down luminaire with a 2x 230V/16W 1908lm (combined output) 3000K LED light source.	17	£500	£0	£8,500	
AM	General Downlighting	Exterior quality wall mounted downlight luminaire with a single 230V/16W 954lm 3000K LED light source.	23	£300	£0	£6,900	
CON	Control System	Architectural grade Lighting Control System and User Interface in order to group, dim up / down and automated lighting scenes		£5,000	£0	£5,000	PC Sum only
Sub Total						£145,450	

ENHANCEMENT OPTION (DYNAMIC COLOUR CHANGE UPLIGHTING TO COFFERED CEILING) FOR CONSIDERATION -

AG*	Uplighting	Exterior quality surface mounted RGBW colour-change floodlight luminaire with a 230V/50W 2434lm RGBW LED light	42	£852	£0	£35,784	Enhancement OPTION for consideration; full RGBW color-change uplighting to concrete coffers
LPC	Control System	Architectural grade lighting playback controller hardware and software to control dynamic nature of RGBW luminaires above	1	£1,744	£0	£1,744	Controls equipment required in addition to CON system listed above
Sub Total						£37,528	

IMPORTANT NOTES

- 1 This schedule shall be read as preliminary and estimated lighting equipment and lamp costs only. This is not a Final Lighting Equipment Cost Schedule.
- 2 Unit costs supplied include the following items (where applicable):
 - Luminaires
 - Control gear / Power supplies
 - Accessories
- 3 Exclusions. The following items are specifically excluded from this schedule (as they are to be designed by others):
 - Emergency Lighting
 - Wiring
 - Power and Data distribution infrastructure
 - Installation
 - Associated building works, fixing details, joinery details, bracketry, etc.
- 4 Costs are estimated UK costs unless otherwise stated. Costs are shown in UK Pounds Sterling unless otherwise stated.
- 5 Costs shown do NOT include VAT (or the equivalent relevant local sales taxes)
- 6 All quantities must be checked by Quantity Surveyor. Quantities shown in this schedule are estimated only. Integratedlight cannot be held responsible for final take-offs of quantities from drawings.
- 7 integratedlight will not be held responsible for the content of electronic versions of this document if they are in any way changed by any other party.

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PRELIMINARY LOGICAL CONTROL CHANNEL SCHEDULE

Project Maidstone Bus Station
Maidstone, UK

Project # 643
Doc # 643-PLCS-001

Rev 00

113

Rev	Date	Author	Comments
00	24/04/2020	CB	Scheme Design (Stage 3) Information

Zone	Area	Channel	Ref	Lighting Function	Quantity	Lamp Type	Control Type	Lamp Load Per Unit (W)	Lamp Load Total (W)	Power Control Type	Control Data Type	Notes
RP Entrance	West Concourse	1.1	AM	General Downlighting	11	LED INT	LED	16	176	SW	NONE	Fixture is non-dimmable fixed output only
RP Entrance	East Concourse	1.2	AM	General Downlighting	12	LED INT	LED	16	192	SW	NONE	Fixture is non-dimmable fixed output only
Main Zone	West Concourse	1.3	AL	Up/Down Lighting	17	LED INT	LED	32	544	SW	NONE	Fixture is non-dimmable fixed output only
Main Zone	Structural Columns	1.4	AJ	Uplighting	59	LED INT	LED	16.7	985	SW	DALI	Fully dimmable fixture via DALI control protocol
RP Entrance	Building Façade (Entrance)	1.5	AD	Accent Lighting	1	LED INT	LED	285	285	SW	DALI	Allowance only at this stage; assume 1 metre LED per sign 'letter'
KS Entrance	Building Façade (Entrance)	1.6	AD	Accent Lighting	1	LED INT	LED	285	285	SW	DALI	Allowance only at this stage; assume 1 metre LED per sign 'letter'
KS Entrance	Building Façade (Entrance)	1.7	AB	General Downlighting	3	LED INT	LED	19.4	58	SW	DALI	Fully dimmable fixture via DALI control protocol
RP Entrance	Tunnel Entrance Transition	1.8	AC	General Downlighting	3	LED INT	LED	33.6	101	SW	DALI	Fully dimmable fixture via DALI control protocol
KS Entrance	Tunnel Entrance Transition	1.9	AC	General Downlighting	3	LED INT	LED	33.6	101	SW	DALI	Fully dimmable fixture via DALI control protocol
KS Entrance	West Concourse	1.10	AC	General Downlighting	4	LED INT	LED	33.6	134	SW	DALI	Fully dimmable fixture via DALI control protocol
KS Entrance	East Concourse	1.11	AC	General Downlighting	10	LED INT	LED	33.6	336	SW	DALI	Fully dimmable fixture via DALI control protocol
Main Zone	West Concourse	1.12	AK	General Downlighting	39	LED INT	LED	11.5	449	SW	DALI	Fully dimmable fixture via DALI control protocol
Main Zone	West Concourse	1.13	AK	General Downlighting	16	LED INT	LED	11.5	184	SW	DALI	Fully dimmable fixture via DALI control protocol
Main Zone	East Concourse	1.14	AK	General Downlighting	23	LED INT	LED	11.5	265	SW	DALI	Fully dimmable fixture via DALI control protocol
Main Zone	Portal Entrances	1.15	AH	General Downlighting	14	LED INT	LED	15.8	221	SW	DALI	Fully dimmable fixture via DALI control protocol
Main Zone	Structural Columns	1.16	AG	Uplighting	32	LED INT	LED	19.4	621	SW	DALI	Fully dimmable fixture via DALI control protocol
Main Zone	Structural Columns	1.17	AG	Uplighting	10	LED INT	LED	19.4	194	SW	DALI	Fully dimmable fixture via DALI control protocol
Main Zone	Tunnel Coffered Ceiling	1.18	AA	General Downlighting	16	LED INT	LED	38	608	SW	DALI	Fully dimmable fixture via DALI control protocol
Main Zone	Tunnel Coffered Ceiling	1.19	AF	Accent Lighting	16	LED INT	LED	17.6	282	SW	DALI	Fully dimmable fixture via DALI control protocol
Main Zone	Tunnel Coffered Ceiling	1.20	AA	General Downlighting	32	LED INT	LED	38	1216	SW	DALI	Fully dimmable fixture via DALI control protocol
Main Zone	Tunnel Coffered Ceiling	1.21	AF	Accent Lighting	32	LED INT	LED	17.6	563	SW	DALI	Fully dimmable fixture via DALI control protocol

Total Lamp Load 7799

IMPORTANT NOTES

- 1 This schedule shall be read as preliminary and estimated lighting lamp loads only, as part of Stage 3 Services; Design Development. This is not a Final Lighting Control Channel Schedule.
- 2 Electrical loads shown in this schedule are nominal lamp loads only. Ballast and transformer losses (or any other loads which may exist within a luminaire) are not included in this schedule.
- 3
- | | | |
|------------|---------|--|
| Lamp Types | CC | Cold Cathode |
| | CFLU | Compact Fluorescent |
| | FLU | Linear Fluorescent |
| | HID | High Intensity Discharge |
| | LED INT | Light Emitting Diode (chips integral to the fitting) |
| | LED MOD | Light Emitting Diode (module or removable lamp type arrangement) |
| | LV | Low Voltage ≤24V (Tungsten Halogen/Xenon) |
| | T | Tungsten (Mains Voltage) |
| | TH | Tungsten Halogen (Mains Voltage) |
- 4
- | | | |
|--------------------|---------|------------------------|
| Control Gear Types | ELEC B | Electronic ballast |
| | ELEC TX | Electronic transformer |
| | LED | Electronic LED driver |
| | MAG B | Magnetic ballast |
| | MAG TX | Magnetic transformer |
- 5
- | | | |
|---------------------|------|--|
| Power Control Types | CON | Constant, i.e. unswitched by the lighting control system |
| | LDIM | Leading Edge Dimming |
| | TDIM | Trailing Edge Dimming |
| | SDIM | Sine Wave Dimming |
| | PWM | Pulse Width Modulation Dimming |
| | SW | Switched by the lighting control system |
- 6
- | | | |
|--------------------|-------|---|
| Control Data Types | 0-10V | 0-10V Analogue |
| | 1-10V | 1-10V Analogue |
| | DMX | DMX512 (Digital Multiplex) |
| | DALI | DALI (Digital Addressable Lighting Interface) |
| | DSI | Tridonic DSI (Digital Serial Interface) |
| | NONE | None required |
| | PROP | Proprietary |
| | OTHER | Other, not detailed in above list |
- 7 All electrical loads must be checked by Electrical Engineer and Contractor.
- 8 All quantities must be checked by Quantity Surveyor. Quantities shown in this schedule are estimated only. Integratedlight cannot be held responsible for final take-offs of quantities from drawings.
- 9 integratedlight will not be held responsible for the content of electronic versions of this document if they are in any way changed by any other party.

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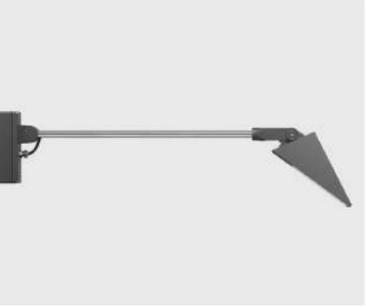
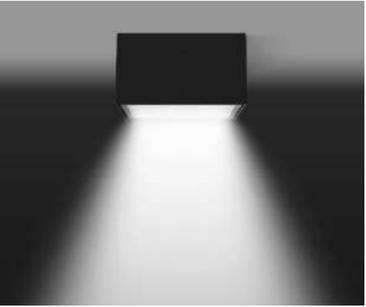
PRELIMINARY LIGHTING EQUIPMENT SCHEDULE

Project Maidstone Bus Station
Maidstone, UK

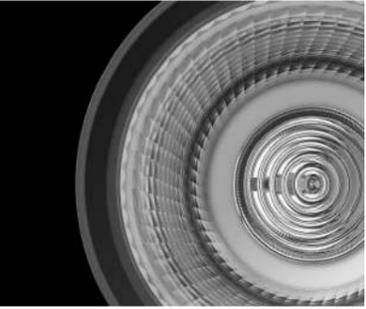
Project # 643
Doc # 643-PLES-001

Rev 00

Rev	Date	Author	Comments
00	24/04/2020	CB	Scheme Design (Stage 3) Information

Reference	Lighting Function	Description / Notes	Lamp Type	Control Type	Accessories	Typical Luminaire Image	Preliminary Quantity	Manufacturer / Supplier
AA	General Downlighting	<p>Exterior quality surface suspended roadway luminaire with a 230V/38W 5000lm 4000K LED light source. Graphite grey finish with a clear front safety glass and roadway optical lenses. Powder coated die-cast aluminium housing construction. DALI controllable (fully dimmable fixture).</p> <p>All cabling, conduits, containment routes and connections, etc. to Electrical Engineer's details and specification. All fixings, mountings and bracketry to Architect's details and specification. Further details shall be provided and co-ordinated with other parties during Stage 4 Technical Design stage.</p>	LED INT	LED	Suspension rod infrastructure Secondary (safety) bond		48	<p>THORN LIGHTING Flow</p> <p>Detailed Ordering Code TBC at Stage 4</p>
AB	General Downlighting	<p>Exterior quality surface mounted floodlight luminaire with a 230V/19.4W 3130lm 4000K LED light source. Graphite grey finish with a clear front safety glass and pure aluminium asymmetrical throw reflector. Luminaire housing made of aluminium alloy, aluminium and stainless steel construction. DALI controllable (fully dimmable fixture).</p> <p>All cabling, conduits, containment routes and connections, etc. to Electrical Engineer's details and specification. All fixings, mountings and bracketry to Architect's details and specification. Further details shall be provided and co-ordinated with other parties during Stage 4 Technical Design stage.</p>	LED INT	LED	N/A		3	<p>BEGA LED Surface Floodlights</p> <p>Detailed Ordering Code TBC at Stage 4</p>
AC	General Downlighting	<p>Exterior quality surface mounted downlight luminaire with a 230V/33.6W 4640lm 4000K LED light source. Graphite grey finish with a clear front safety glass and pure aluminium symmetrical wide beam reflector. Luminaire housing made of aluminium alloy, aluminium and stainless steel construction. DALI controllable (fully dimmable fixture).</p> <p>All cabling, conduits, containment routes and connections, etc. to Electrical Engineer's details and specification. All fixings, mountings and bracketry to Architect's details and specification. Further details shall be provided and co-ordinated with other parties during Stage 4 Technical Design stage.</p>	LED INT	LED	N/A		20	<p>BEGA LED Compact Downlights</p> <p>Detailed Ordering Code TBC at Stage 4</p>
AD	Signage Lighting	<p>Exterior quality concealed and integrated flexible LED accent system utilising a 230V/15W 1600lm (per linear metre) 4300K LED light source. PCB fully encapsulated within flexible membrane to provide at least IP66 ingress protection. DALI controllable (fully dimmable system).</p> <p>All cabling, conduits, containment routes and connections, etc. to Electrical Engineer's details and specification. All fixings, mountings and bracketry to Architect's details and specification. Further details shall be provided and co-ordinated with other parties during Stage 4 Technical Design stage. Note an allowance of 1 metre system per individual signage 'letter' has been allowed for this stage and further detailed requirements shall be specified at Technical Design stage.</p>	LED INT	LED	Remote DALI dimmable control unit Remote PSU Fixing / Installation clips Signage Letters (by others)		2	<p>LED-LINEAR LIGHTING SOLUTIONS Vario LED Flex Hydra</p> <p>Detailed Ordering Code TBC at Stage 4</p>

Reference	Lighting Function	Description / Notes	Lamp Type	Control Type	Accessories	Typical Luminaire Image	Preliminary Quantity	Manufacturer / Supplier
AF	Accent Lighting	<p>Exterior quality surface mounted floodlight luminaire with a 230V/17.6W 2940lm 4000K LED light source. Graphite grey finish with a clear front safety glass and pure aluminium symmetrical wide beam reflector. Luminaire housing made of aluminium alloy, aluminium and stainless steel construction. Mounting bracket with G1/2 threaded connection Thread length: 14 mm. DALI controllable (fully dimmable fixture).</p> <p>All cabling, conduits, containment routes and connections, etc. to Electrical Engineer's details and specification. All fixings, mountings and bracketry to Architect's details and specification. Further details shall be provided and co-ordinated with other parties during Stage 4 Technical Design stage. Note custom variation required; luminaire to be supplied with a blue colour filter front glass - detailed to be provided during Technical Design stage.</p>	LED INT	LED	Dichroic Colour Filter Glass (Colour TBC) Tube Clamp Secondary (safety) bond		48	BEGA LED Surface Floodlights Detailed Ordering Code TBC at Stage 4
AG	Uplighting	<p>Exterior quality surface mounted floodlight luminaire with a 230V/19.4W 3130lm 3000K LED light source. Graphite grey finish with a clear front safety glass and pure aluminium asymmetrical throw reflector. Luminaire housing made of aluminium alloy, aluminium and stainless steel construction. DALI controllable (fully dimmable fixture).</p> <p>All cabling, conduits, containment routes and connections, etc. to Electrical Engineer's details and specification. All fixings, mountings and bracketry to Architect's details and specification. Further details shall be provided and co-ordinated with other parties during Stage 4 Technical Design stage.</p>	LED INT	LED	N/A		42	BEGA LED Surface Floodlights Detailed Ordering Code TBC at Stage 4
AI	General Downlighting	<p>Exterior quality surface mounted linear downlight luminaire with a 230V/15.8W 2850lm 3000K LED light source. Graphite grey finish with a clear front safety glass and pure aluminium symmetrical wide beam reflector. Luminaire housing made of aluminium alloy, aluminium and stainless steel construction. DALI controllable (fully dimmable fixture).</p> <p>All cabling, conduits, containment routes and connections, etc. to Electrical Engineer's details and specification. All fixings, mountings and bracketry to Architect's details and specification. Further details shall be provided and co-ordinated with other parties during Stage 4 Technical Design stage.</p>	LED INT	LED	N/A		14	BEGA LED Ceiling-Mounted Downlights Detailed Ordering Code TBC at Stage 4
AJ	Uplighting	<p>Exterior quality in-ground recessed uplight luminaire with a 230V/16.7W 2800lm 3000K LED light source. Luminaires and installation housings made of highly corrosion-resistant aluminium BEGA Tricoat® coating technology. Cover ring made of stainless steel. Fully adjustable optical assembly - 25degree tilt. DALI controllable (fully dimmable fixture).</p> <p>All cabling, conduits, containment routes and connections, etc. to Electrical Engineer's details and specification. All fixings, mountings and bracketry to Architect's details and specification. Further details shall be provided and co-ordinated with other parties during Stage 4 Technical Design stage.</p>	LED INT	LED	Installation housing Terminal box (if required by contractor)		59	BEGA Drive-Over In-Ground Luminaires Detailed Ordering Code TBC at Stage 4

Reference	Lighting Function	Description / Notes	Lamp Type	Control Type	Accessories	Typical Luminaire Image	Preliminary Quantity	Manufacturer / Supplier
AK	General Downlighting	<p>Exterior quality surface mounted downlight luminaire with a 230V/11.5W 2025lm 3000K LED light source. Graphite grey finish with a clear front safety glass and pure aluminium symmetrical wide beam reflector. Luminaire made of aluminium alloy, aluminium and stainless steel. BEGA Unidure® coating technology. DALI controllable (fully dimmable fixture).</p> <p>All cabling, conduits, containment routes and connections, etc. to Electrical Engineer's details and specification. All fixings, mountings and bracketry to Architect's details and specification. Further details shall be provided and co-ordinated with other parties during Stage 4 Technical Design stage.</p>	LED INT	LED	N/A		78	<p>BEGA LED Compact Downlights</p> <p>Detailed Ordering Code TBC at Stage 4</p>
AL	Up/Down Lighting	<p>Exterior quality wall mounted Up/Down luminaire with a 2x 230V/16W 1908lm (combined output) 3000K LED light source.</p> <p>A wall mounted, architectural LED luminaire for decorative facade lighting, with 2 window, medium optical symmetrical light distribution. 10 LEDs driven at 900mA. Class I electrical, IP65, IK08. Housing constructed from die-cast aluminium, powder coated textured anthracite finish. Fixed output LED driver (non dimmable fixture).</p> <p>All cabling, conduits, containment routes and connections, etc. to Electrical Engineer's details and specification. All fixings, mountings and bracketry to Architect's details and specification. Further details shall be provided and co-ordinated with other parties during Stage 4 Technical Design stage.</p>	LED INT	LED	N/A		17	<p>THORN LIGHTING Cesar Wall</p> <p>Detailed Ordering Code TBC at Stage 4</p>
AM	General Downlighting	<p>Exterior quality wall mounted downlight luminaire with a single 230V/16W 954lm 3000K LED light source.</p> <p>A wall mounted, architectural LED luminaire for decorative facade lighting, with single (1No) window, medium optical symmetrical light distribution. 5 LEDs driven at 900mA. Class I electrical, IP65, IK08. Housing constructed from die-cast aluminium, powder coated textured anthracite finish. Fixed output LED driver (non dimmable fixture).</p> <p>All cabling, conduits, containment routes and connections, etc. to Electrical Engineer's details and specification. All fixings, mountings and bracketry to Architect's details and specification. Further details shall be provided and co-ordinated with other parties during Stage 4 Technical Design stage.</p>	LED INT	LED	N/A		23	<p>THORN LIGHTING Cesar Wall</p> <p>Detailed Ordering Code TBC at Stage 4</p>

IMPORTANT NOTES

1 This schedule shall be read as preliminary and estimated lighting equipment types and lamp loads only, as part of Stage 3 Services; Design Development. This is not a Final Lighting Equipment Specification.

2 Electrical loads shown in this schedule are nominal lamp loads only. Ballast and transformer losses (or any other loads which may exist within a luminaire) are not included in this schedule.

3	Lamp Types	CC	Cold Cathode
		CFLU	Compact Fluorescent
		FLU	Linear Fluorescent
		HID	High Intensity Discharge
		LED INT	Light Emitting Diode (chips integral to the fitting)
		LED MOD	Light Emitting Diode (module or removeable lamp type arrangement)
		LV	Low Voltage ≤24V (Tungsten Halogen/Xenon)
		T	Tungsten (Mains Voltage)
		TH	Tungsten Halogen (Mains Voltage)

4	Control Gear Types	ELEC B	Electronic ballast
		ELEC TX	Electronic transformer
		LED	Electronic LED driver
		MAG B	Magnetic ballast
		MAG TX	Magnetic transformer

5 All electrical loads must be checked by Electrical Engineer and Contractor.

6 integratedlight will not be held responsible for the content of electronic versions of this document if they are in any way changed by any other party.

7 Preliminary quantities shown in this schedule are estimated only and must be read as preliminary based on Stage 03 Design Development lighting design work only; These are not final required luminaire quantities (such quantities can only be determined precisely during Stage 04 Technical Design stage).

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ECONOMIC REGENERATION AND LEISURE COMMITTEE

14 July 2020

Update on Covid-19 Business Grants

Final Decision-Maker	ECONOMIC REGENERATION AND LEISURE COMMITTEE
Lead Head of Service	<i>William Cornall</i>
Lead Officer and Report Author	John Foster
Classification	Public
Wards affected	<i>All</i>

Executive Summary

The report provides a summary of the Council's approach to managing business grants and other support provided by Government to businesses in response to the Covid 19 crises.

Purpose of Report

Noting

This report makes the following recommendations to this Committee:

1. That the content of the report be noted.

Timetable

Meeting	Date
Economic Regeneration and Leisure Committee	14 July 2020

Update on Covid-19 Business Grants

1. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
Impact on Corporate Priorities	<p><i>The four Strategic Plan objectives are:</i></p> <ul style="list-style-type: none"> • <i>Embracing Growth and Enabling Infrastructure</i> • <i>Safe, Clean and Green</i> • <i>Homes and Communities</i> • <i>A Thriving Place</i> <p>• <i>The activity set out in the report directly supports local businesses through the Covid 19 crises and the objective Thriving Place.</i></p>	Head of Regeneration and Economic Development
Cross Cutting Objectives	<p><i>The four cross-cutting objectives are:</i></p> <ul style="list-style-type: none"> • <i>Heritage is Respected</i> • <i>Health Inequalities are Addressed and Reduced</i> • <i>Deprivation and Social Mobility is Improved</i> • <i>Biodiversity and Environmental Sustainability is respected</i> <p>• <i>The report recommendation neither supports or impairs the achievement of the cross cutting objectives.</i></p>	Head of Regeneration and Economic Development
Risk Management	<ul style="list-style-type: none"> • <i>Refer to paragraph 5 of the report</i> 	Head of Regeneration and Economic Development
Financial	<ul style="list-style-type: none"> • <i>The grants set out in the report are fully funded from central Government. The cost of administering the grant should be met from New Burdens costs.</i> 	Section 151 Officer & Finance Team
Staffing	<ul style="list-style-type: none"> • <i>We will deliver the recommendations with</i> 	Head of Regeneration

	<i>our current staffing, albeit some staff were seconded from other areas of the Council to support this work.</i>	and Economic Development
Legal	<ul style="list-style-type: none"> <i>The Council is able to give out Small Business Fund and Retail Hospitality and Leisure grants under section 31 of the Local Government Act 2003 but some small businesses are not eligible. The Local Discretionary Grant Scheme is an additional fund aimed at ineligible small businesses. Central government has provided funding for the Council to allocate grants and make payments under the Scheme.</i> 	Team Leader (Corporate Governance), MKLS
Privacy and Data Protection	<ul style="list-style-type: none"> <i>Accepting the recommendations will increase the volume of data held by the Council. We will hold that data in line with our retention schedules.</i> 	Policy and Information Team
Equalities	<ul style="list-style-type: none"> <i>The recommendations do not propose a change in service therefore will not require an equalities impact assessment</i> 	Policy & Information Manager
Public Health	<ul style="list-style-type: none"> <i>The report highlights how the council has delivered the COVID-19 Business Grants schemes which are a response to the economic implications caused by a public health crisis which has had and will continue to have connotations on the wider determinants of health. The outbreak of COVID-19 has shown that health and work/business are inextricably linked.</i> 	Senior Public Health Officer
Crime and Disorder	<ul style="list-style-type: none"> <i>The recommendation will not have a negative impact on Crime and Disorder. The Community Protection Team have been consulted and mitigation has been proposed</i> 	Head of Regeneration and Economic Development
Procurement	<ul style="list-style-type: none"> <i>No procurement issues are relevant.</i> 	Head of Service & Section 151 Officer

2. INTRODUCTION AND BACKGROUND

2.1 The closure of much of the economy, announced by Government due to Covid 19, has had significant impacts on businesses and employees. To mitigate this impact the Government's response was to introduce several measures to support them. The Council very quickly set up a cross disciplinary group with the objective of providing co-ordinated support to local businesses. The Council has worked closely with partners to publicise details of support available via its website and social media and administered various programmes of support.

2.2 The Government's response to the Covid19 crisis and its impact on the economy was to launch a raft of grant and loan schemes for businesses and charities together with the Job Retention Scheme and other initiatives including:

- all retail, hospitality, and leisure businesses in England to receive a 100% business rates holiday for the next 12 months
- grant funding of £25,000 for retail, hospitality, and leisure businesses with property with a rateable value between £15,000 and £51,000
- increase in grants to small businesses eligible for Small Business Rate Relief or rural rate relief from £3,000 to £10,000
- the Coronavirus Business Interruption Loan Scheme offering loans from £1,000 to £5 million, and ensuring businesses can access the first 6 months of that finance interest free, as Government will cover the first 6 months of interest payments
- support for liquidity amongst large firms, with a major new scheme being launched by the Bank of England to help them bridge COVID-19 disruption to their cash flows through loans
- Bounce back Loan Fund, a 100% Government guaranteed small business loan of between £2,000 and £50,000, interest free for the first 12 months.
- Corona Virus Job Retention Scheme, where employers with a PAYE scheme can access support to continue paying 80% of their employees' salary for those that would otherwise have been laid off.
- Self-Employment Income Support Scheme Grant for self-employed individuals or partnerships, 80% of profits up to a cap of £2,500 per month.
- confirmation that Government advice to avoid pubs, clubs and theatres etc. is sufficient for businesses to claim on their insurance where they have appropriate business interruption cover for pandemics in place
- relaxation in planning regulations to allow pubs and restaurants to start providing takeaways without a planning application.

2.3 The Council worked with other Local Authorities in Kent and Medway to commission a hotline service, delivered by the Kent and Medway Growth Hub, which can offer businesses advice and guidance about all these schemes. The take up of this service by Maidstone based businesses is the highest in Kent following extensive promotion by the Economic Development Team.

Business Rates Relief

- 2.4 The Government made several changes for retail business rates relief. Prior to Covid19 small retail businesses received 33% relief. This was raised to 50% for small businesses, then increased from 50% to 100%; this was subsequently applied for all retail premises and extended to the hospitality and leisure sector where all premises now have a business rates payment holiday for a year irrespective of size.
- 2.5 The Business Rates team reissued Business Rates bills to those eligible businesses in the retail, hospitality, and leisure sectors stating that they will not pay business rates in 2020-21. There was no need for businesses to apply for the relief.

Small Business Grant Fund and the Retail Hospitality and Leisure Fund

- 2.6 The Council was allocated £27,608,000 by the Government to deliver the Small Business Grant Fund and the Retail, Hospitality and Leisure Fund to local businesses. Cross departmental work between Economic Development, Business Rates, Finance, Audit, Communications and the Digital Teams has resulted, as of 18th June, in the payment of 98.21% of the fund to over 2,100 of the 2,222 potentially eligible businesses. This performance is the highest in Kent and 22nd in the country.

Discretionary Grant Scheme

- 2.7 The Government recognised that some small and micro businesses and local charities were not eligible for the grants mentioned in paragraph 2.7 and launched a Discretionary Grant scheme. The cost of the scheme is funded by Government up to a cap for Maidstone borough of £ £1,425,250, with the expectation that most grants would be £10,000 or less. MBC produced a Grant Policy and launched its scheme by the 18th May and publicised it extensively. The deadline for grant applications was the 8th June; 316 applications were received. Following assessment of these applications to check eligibility and need, payments have been made commencing from the 15th June.

3. RISK

- 3.1 This report is presented for information only and has no risk management implications.

4. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK

- 4.1 In consultation with the Leader of the Council and the Chairman of Economic Regeneration and Leisure Committee, an officer decision was then made setting out the policy by which Discretionary Grants awards would be made.

5. REPORT APPENDICES

None

6. BACKGROUND PAPERS

N/A

**ECONOMIC REGENERATION
AND LEISURE COMMITTEE**

14 July 2020

Update on the MedTech Innovation Programme

Final Decision-Maker	Economic Regeneration and Leisure Committee
Lead Head of Service	John Foster - Head of Regeneration and Economic Development
Lead Officer and Report Author	Sean Henry - Compliance and Projects Manager
Classification	Public
Wards affected	All

Executive Summary

This report updates the Committee on the business support programme aspect of the part European Economic Development Fund (ERDF) funded Innovation Centre.

Purpose of Report

To update the Committee on commencement of the delivery phase of the MedTech Innovation Programme.

This report makes the following recommendations to this Committee:

1. The committee is asked to note the contents of this report.

Timetable

Meeting	Date
Economic Regeneration and Leisure Committee	18 July 2020

Update on the MedTech Innovation Programme

1. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
Impact on Corporate Priorities	<p><i>The relevant Strategic Plan objectives are:</i></p> <ul style="list-style-type: none"> <i>Embracing Growth and Enabling Infrastructure</i> <i>A Thriving Place</i> 	Head of Regeneration and Economic Development
Cross Cutting Objectives	<p><i>The four cross-cutting objectives are:</i></p> <ul style="list-style-type: none"> <i>Deprivation is reduced and Social Mobility is Improved</i> <p><i>The report recommendation supports the achievement(s) of the 'Deprivation is reduced and Social Mobility is Improved' cross cutting objectives by holding workshops in areas with high levels of deprivation.</i></p>	Head of Regeneration and Economic Development
Risk Management	<ul style="list-style-type: none"> <i>Already covered in the risk section.</i> 	Head of Regeneration and Economic Development
Financial	<ul style="list-style-type: none"> <i>The proposals set out in the recommendation are all within already approved budgetary headings and so need no new funding for implementation.</i> 	Section 151 Officer & Finance Team
Staffing	<ul style="list-style-type: none"> <i>We will deliver the recommendation with our current staffing.</i> 	Head of Regeneration and Economic Development
Legal	<ul style="list-style-type: none"> <i>All necessary contracts for the delivery of the programme are in place.</i> 	Legal Team
Privacy and Data Protection	<ul style="list-style-type: none"> <i>Accepting the recommendations will increase the volume of data held by the Council. All ERDF funded programmes</i> 	Policy and Information Team

	<i>require documentation retention of 25 years. We will hold that data in line with our retention schedules.</i>	
Equalities	<ul style="list-style-type: none"> An equalities impact assessment has been carried out on the project. 	Policy & Information Manager
Public Health	<ul style="list-style-type: none"> <i>We recognise that the recommendations will not negatively impact on population health or that of individuals.</i> 	Public Health Officer
Crime and Disorder	<ul style="list-style-type: none"> <i>Not applicable</i> 	Head of Service or Manager
Procurement	<ul style="list-style-type: none"> <i>Procurement for the MedTech Innovation Programme has been completed.</i> 	Head of Service & Section 151 Officer

2. INTRODUCTION AND BACKGROUND

- 2.1 The Policy and Resources Committee approved entering into a European Regional Development Fund (ERDF) Funding Agreement on 19 September 2019 for the creation of an Innovation Centre based on Kent Medical Campus to provide space for SMEs in the sectors of MedTech, Health and Lifescience.
- 2.2 It is anticipated that the Innovation Centre will support 270 jobs and generate a further £120m of additional gross value added (GVA) to the local economy over the next decade.
- 2.3 Part of the ERDF agreement was a £390,000 MedTech Innovation business support programme. Helping small and medium size enterprises across the South East Local Enterprise Partnership area, including Kent, Medway, East Sussex, Essex, Southend and Thurrock with the aim of enhancing the competitiveness of the SMEs.
- 2.4 The programme will foster the development of a regional ecosystem of supportive industry partners, such as universities industry specialists, and a pipeline of sustainable businesses that have potential to move into the Innovation Centre as tenants once completed.
- 2.5 As with the Innovation Centre, the support programme will be for companies in the early stages of development and looking to grow, in the sectors of MedTech, Health and Lifescience. The programmes target is to support 185 businesses in total over the next 3 years, creating 159 new jobs and introducing 133 new products to the market.

- 2.6 Following a tender process last year NCL Technology Ventures was selected ltd deliver the MedTech Innovation Programme. NCL Technology Ventures are a venture capitalist firm which invests in technology start-ups. The company itself was created out of another ERDF programme and they administer KCC's £50m Kent Life Science Fund matching public and private sector funds into Kent Businesses. NCL Technology Ventures work with companies in the sector and after three months of lockdown, they are still in very high demand to provide support.
- 2.7 The support will be delivered via a mixture of one on one support and one to many workshops, substituted by webinars until safe to do so. The level of intensity of support given to each SME will depend on their stage of development, with more developed propositions receiving more face to face support.
-

3. AVAILABLE OPTIONS

- 3.1 *The Committee is requested to note the contents of this report and accompanying presentation.*
-

4. RISK

- 4.1 This report is presented for information only and has no risk management implications.

5. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK

- 5.1 This report follows the previous approval of the Policy and Resources Committee to proceed with the programme in September 2019.
-