

Varndean College, Surrenden Road

BH2022/03486



Brighton & Hove
City Council

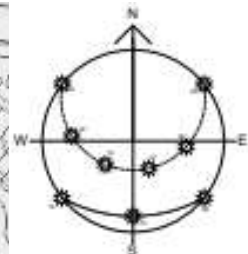
Application Description

- Outline application with matters of appearance and landscaping reserved for an educational masterplan scheme comprising replacement of temporary classrooms with a new teaching block; demolition of a single storey teaching building to enable construction of a new entrance block and student cafe with new pedestrian access and associated reorganisation of the north car park; erection of a loft extension to the main building to provide administration space; and a new sports hall with associated parking and new pedestrian entrance from Surrenden Road.

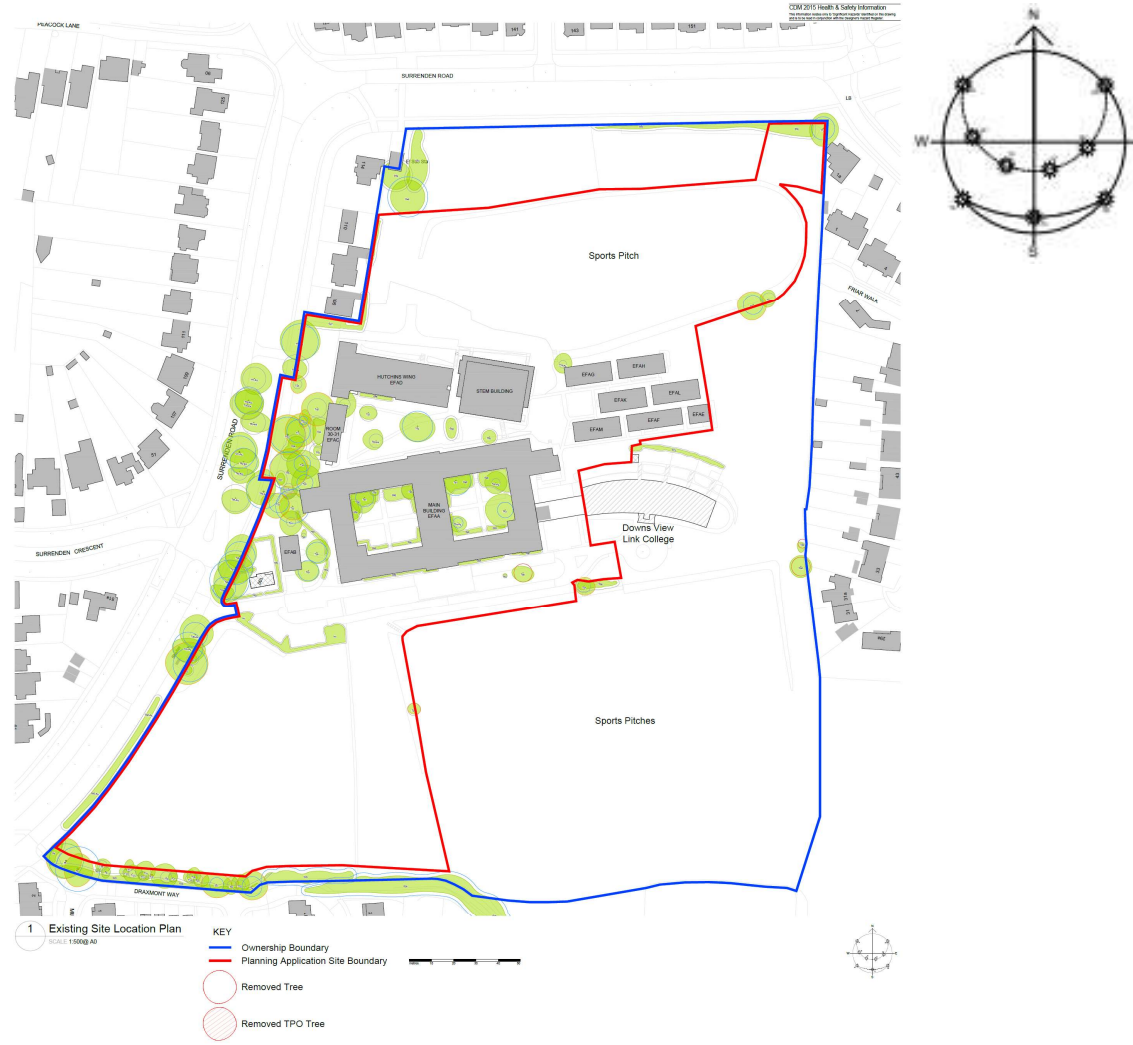
Note: Only scale, layout and access details are provided.

Detailed building appearance and landscaping are to be determined at a later date – plans are only indicative.

Map of application site



Existing Block Plan



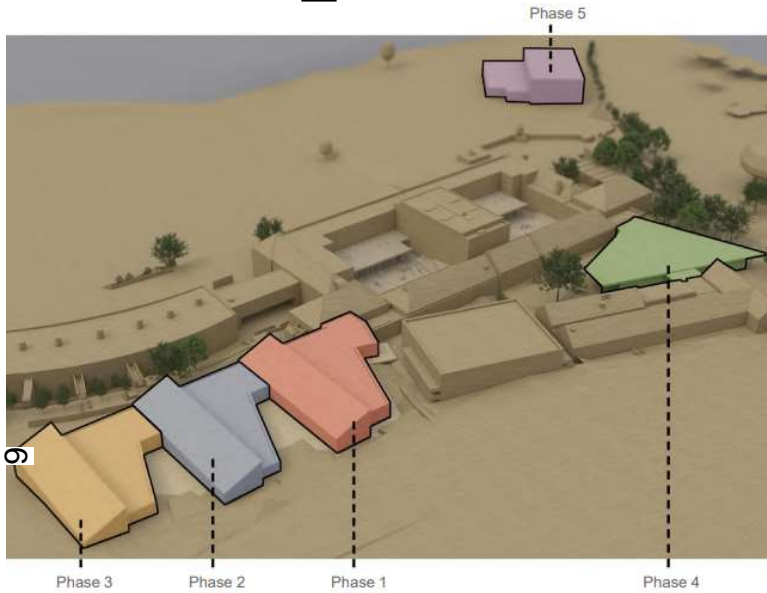
4

1001 B

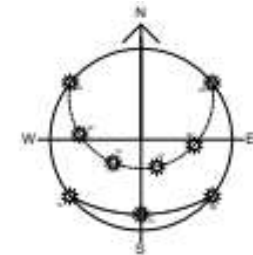
Proposed Block Plan



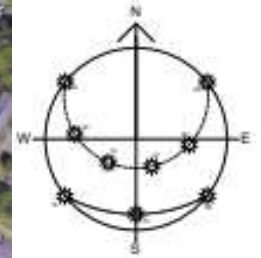
Proposed Phasing Plan



- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5

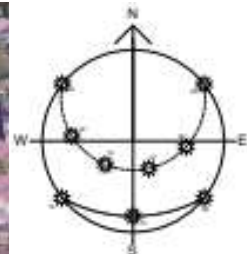


Aerial photo of site

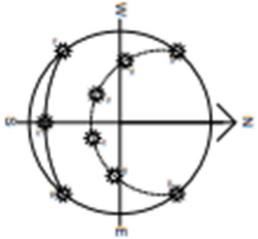


Brighton & Hove
City Council

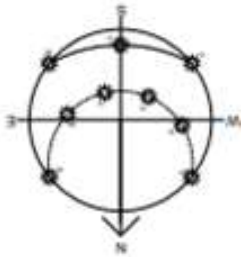
3D Aerial photo of site



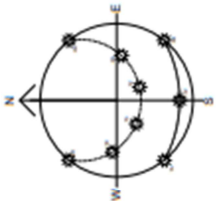
3D Aerial photo of site



3D Aerial photo of site



3D Aerial photo of site



Site photos



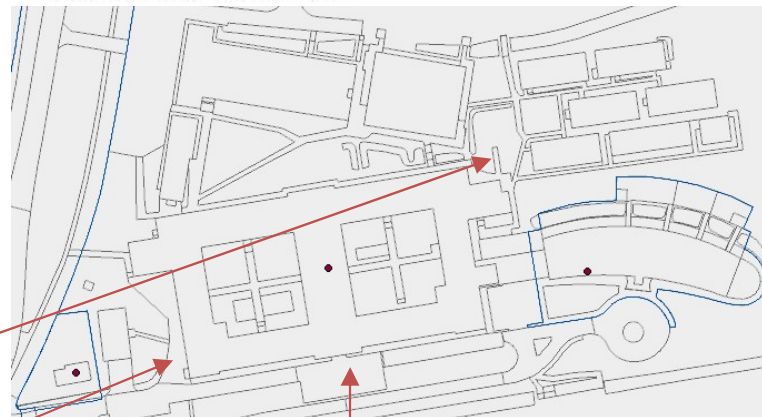
Main Building Entrance



Main Building East Entrance



Temporary Classrooms



Temporary Classrooms

Main Building East Entrance

Main Building Entrance

Site photos



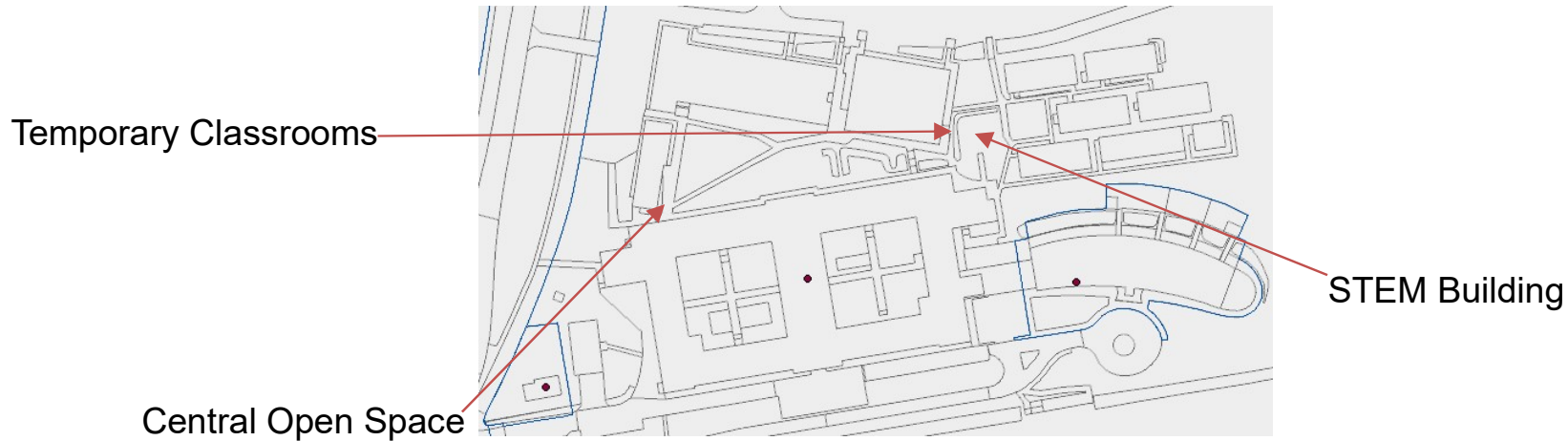
Central Open Space



STEM Building



Temporary Classrooms



Street photos of site – entrance on Surrenden Road



Street photos of site - entrance



Brighton & Hove
City Council

Street photos of site – panorama from north



16



Street photos of site – from north east



Brighton & Hove
City Council

Street photos of site – from north east



Brighton & Hove
City Council

Proposed Indicative Floor Plan Level 00



0105 D

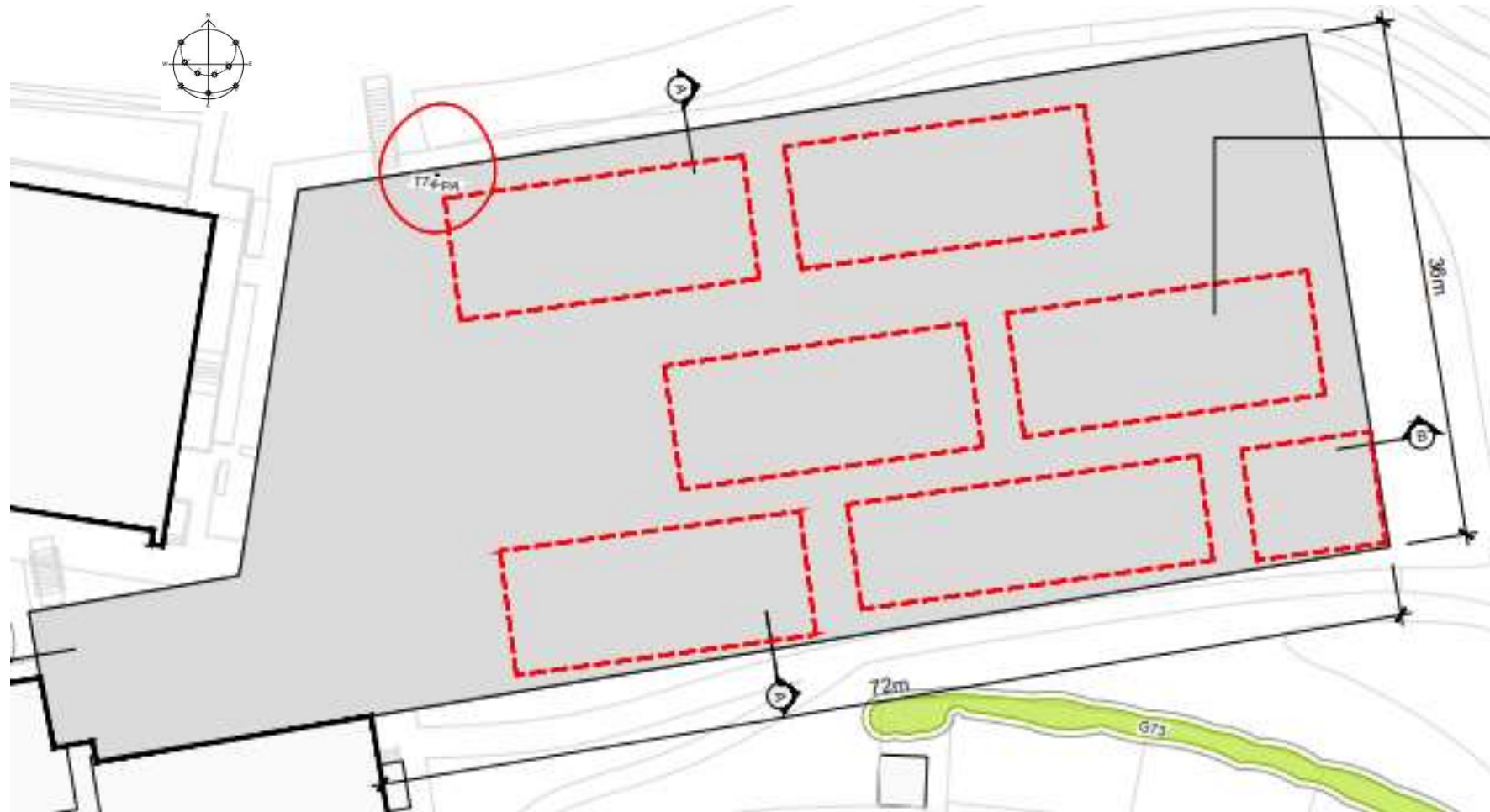
Proposed Indicative Floor Plan Level 01



Proposed Indicative Floor Plan Level 02



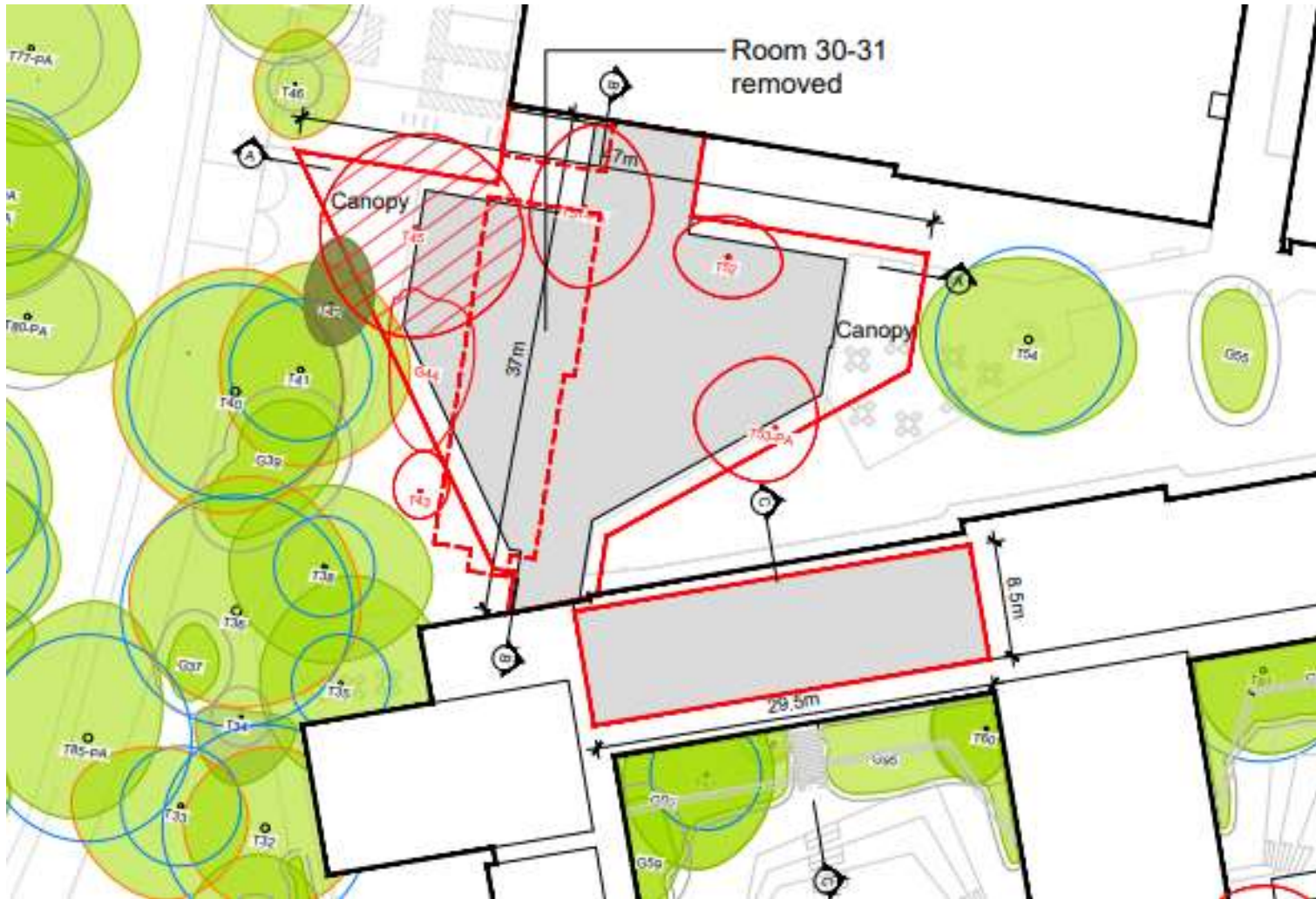
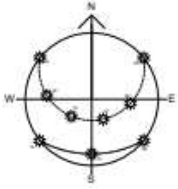
Proposed Plan: Teaching Building



22

1003 B

Proposed Plan: Entrance Building & Loft

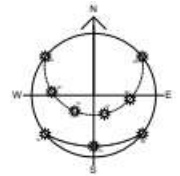
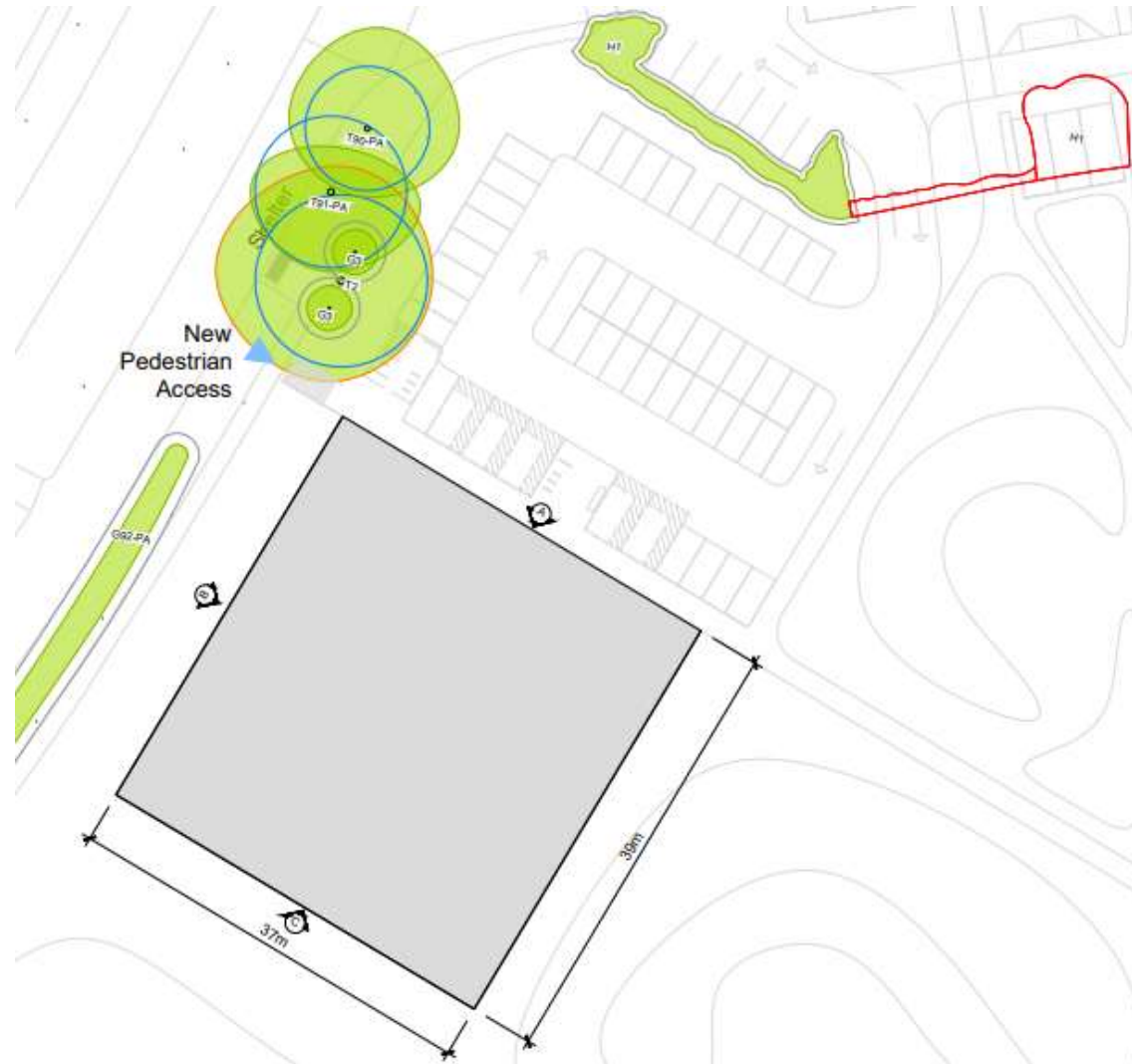


23

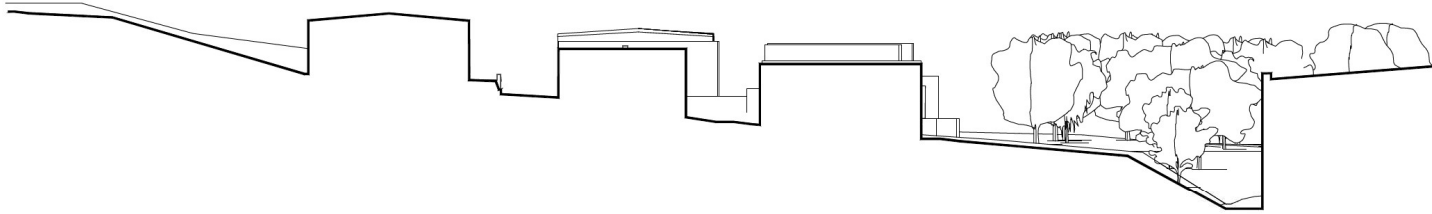
1004 C



Proposed Plan: Sports Building

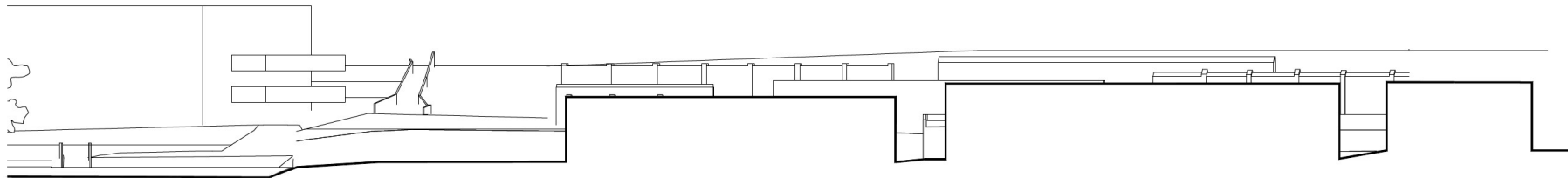


Existing Site Sections: Teaching Building



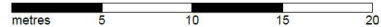
2 Existing Section A

SCALE 1:250@ A1



4 Existing Section B

SCALE 1:250@ A1

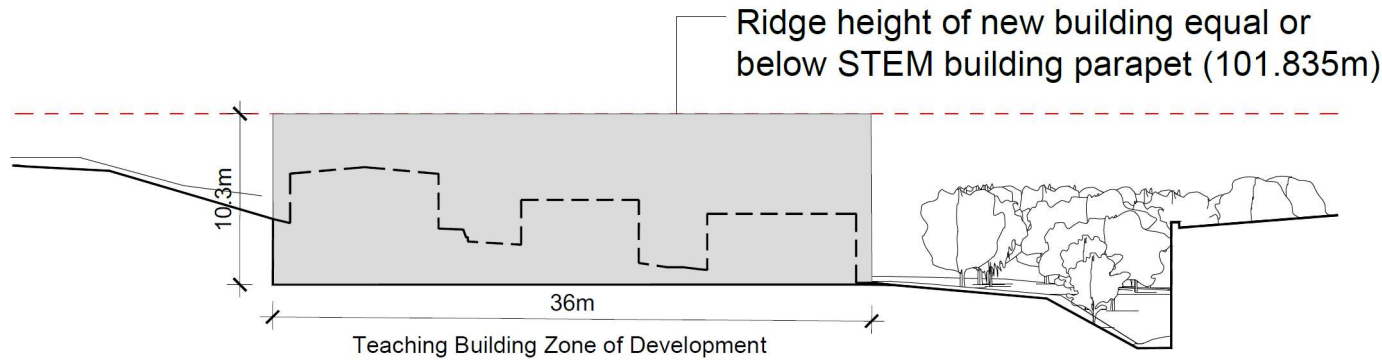


Brighton & Hove
City Council

25

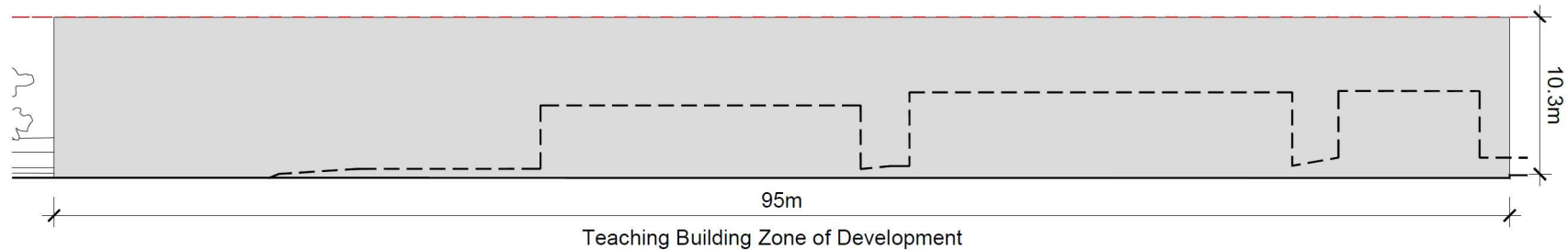
1003 B

Proposed Site Sections: Teaching Building



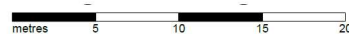
3 Proposed Section A

SCALE 1:250@ A1

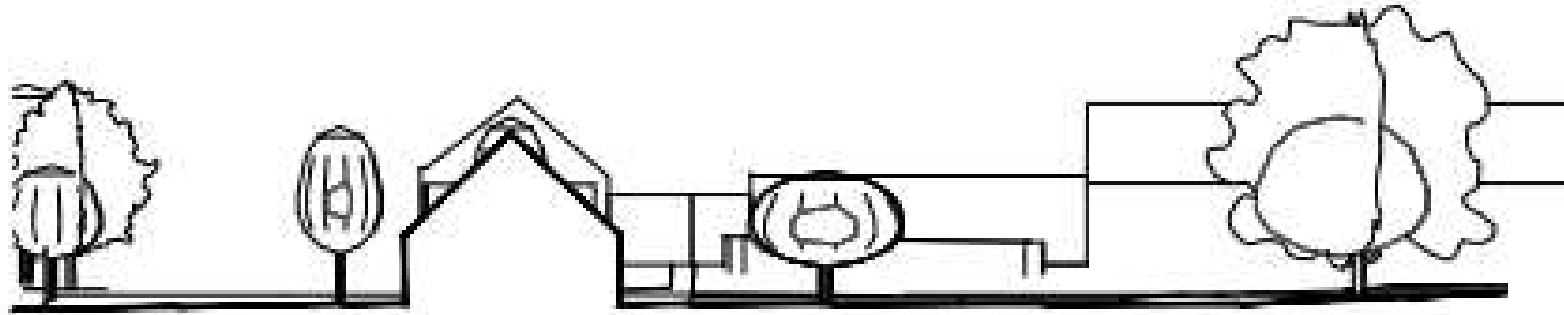


5 Proposed Section B

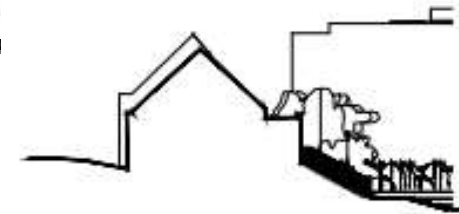
SCALE 1:250@ A1



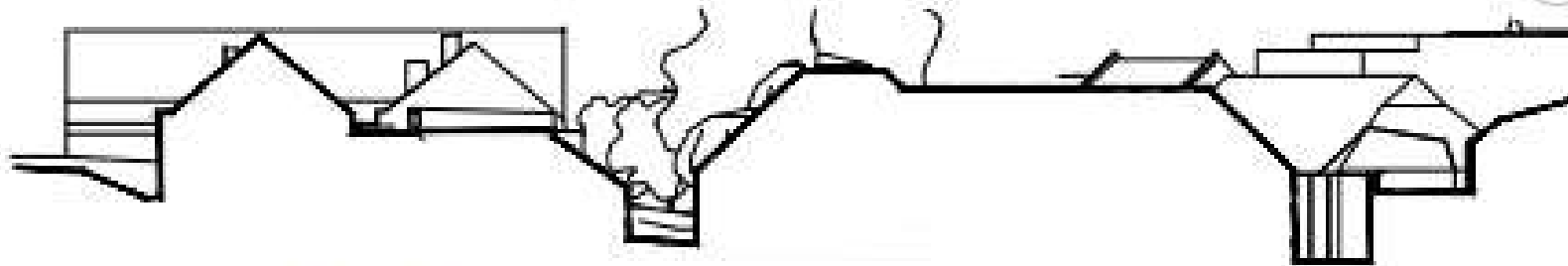
Existing Site Sections: Entrance Building



2 Existing Section A
SCALE 1:250@ A1

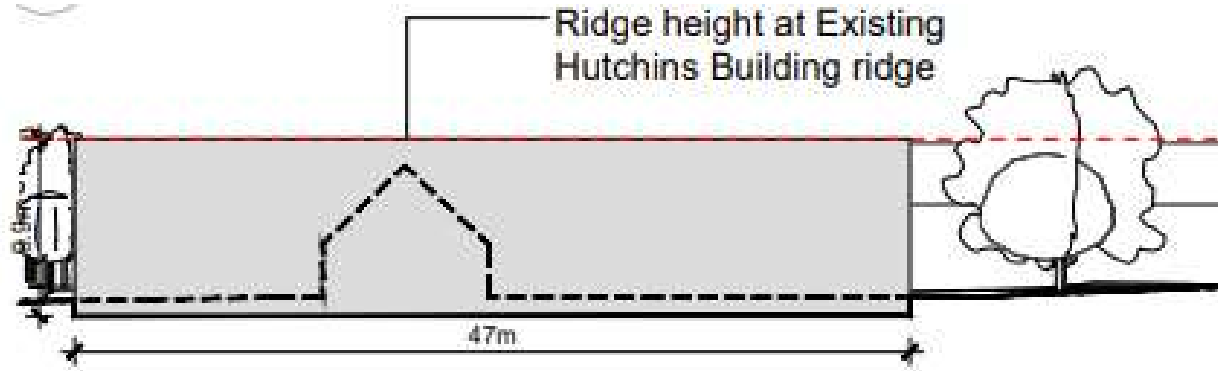


6 Existing Section C
SCALE 1:250@ A1

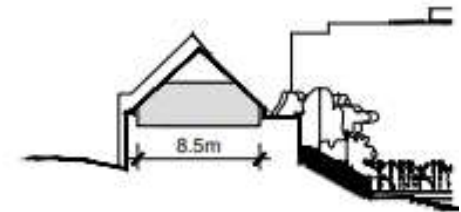


4 Existing Section B
SCALE 1:250@ A1

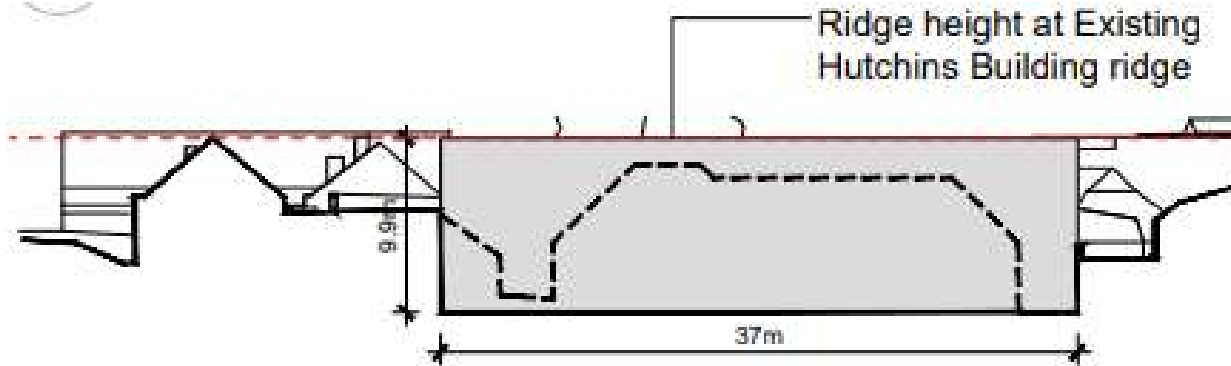
Proposed Site Sections: Entrance Building



3 Proposed Section A
SCALE 1:250@ A1



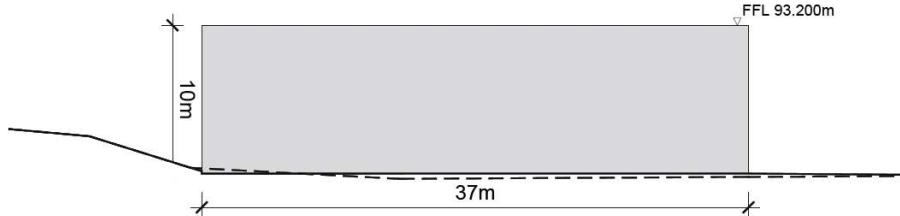
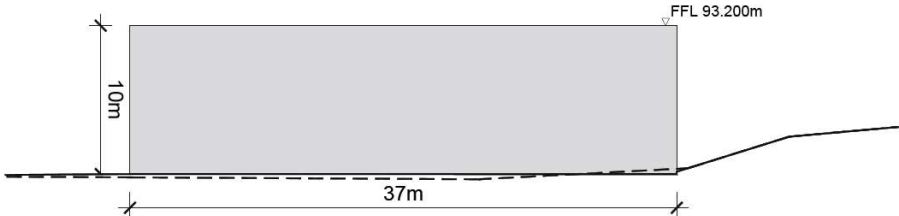
7 Proposed Section C
SCALE 1:250@ A1



5 Proposed Section B
SCALE 1:250@ A1

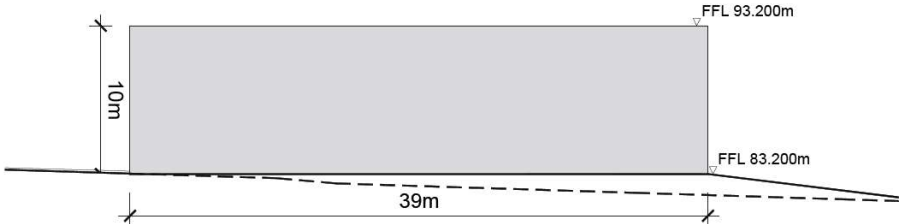
Proposed Site Sections: Sports Building

29

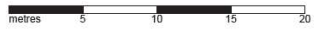


2 Proposed Elevation A (North)
SCALE 1:250@ A1

4 Proposed Elevation C (South)
SCALE 1:250@ A1



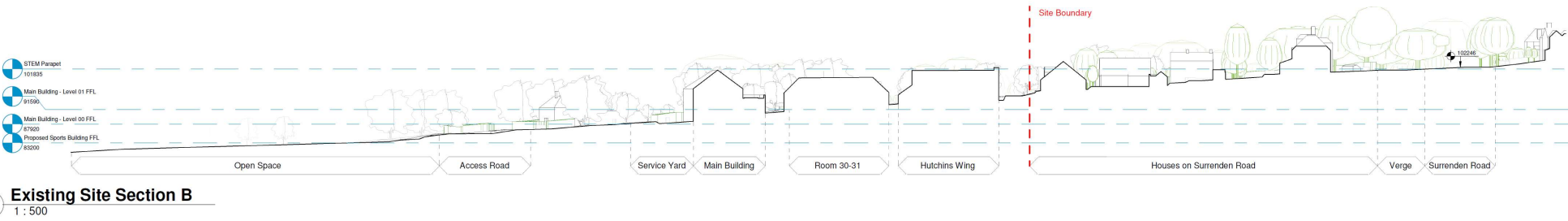
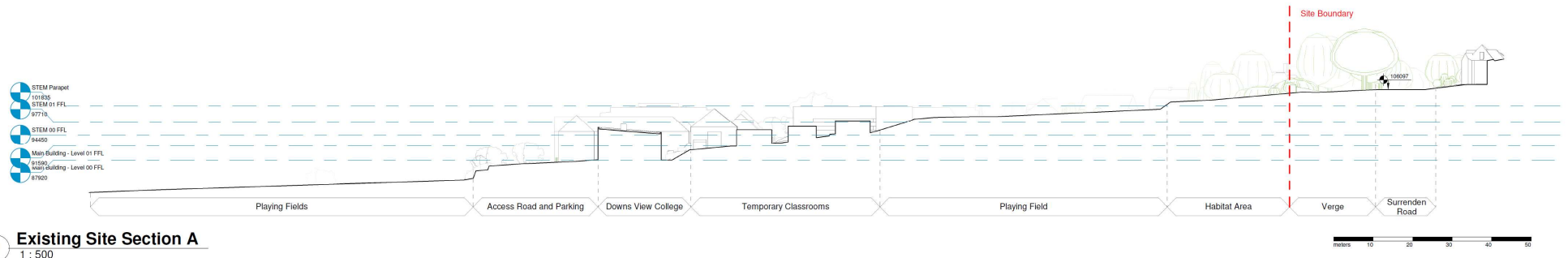
3 Proposed Elevation B (West)
SCALE 1:250@ A1



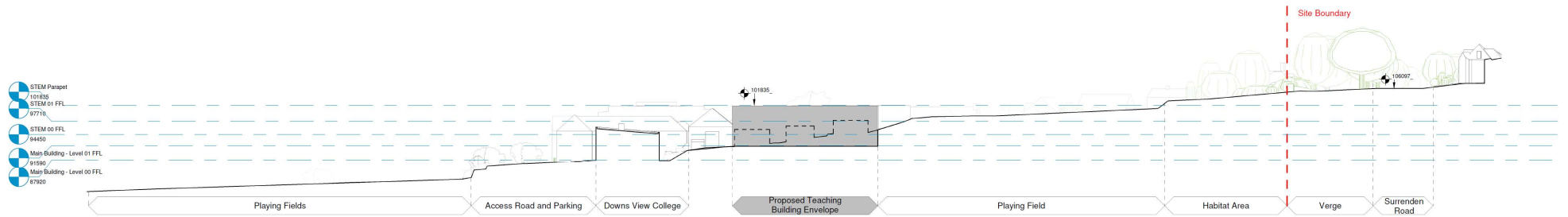
1005 B



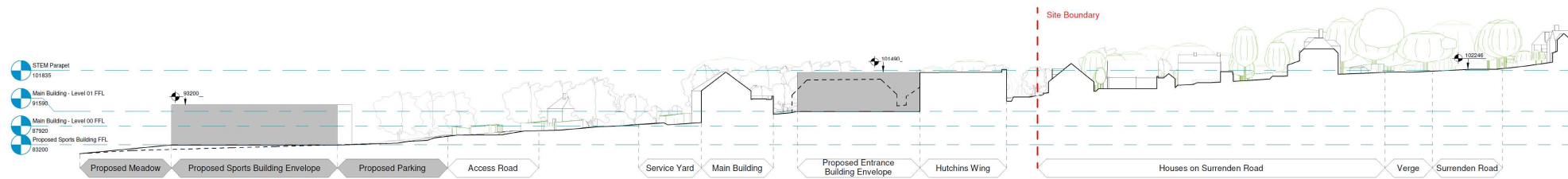
Existing Site Sections



Proposed Site Sections



2 Proposed Site Section A
1 : 500



4 Proposed Site Section B
1 : 500

Strategic view (from north)



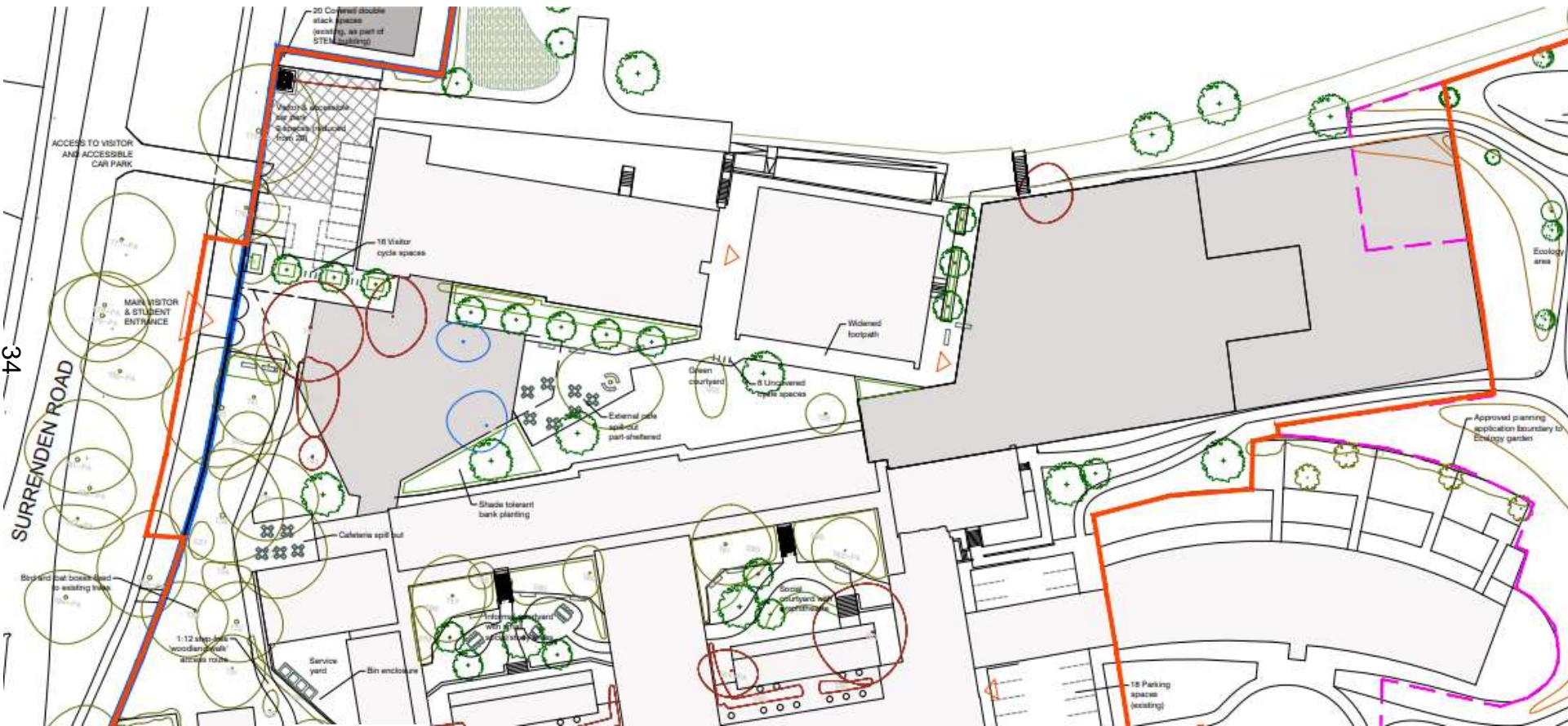
1. Strategic View 17 of the Urban Design Framework Supplementary Planning Document. Surrenden Road – Indicative view showing development envelope in white

Proposed Visual from north



33

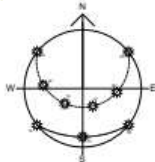
Landscape General Arrangement Plan



- Application boundary
- Previously approved application boundary for ecology area (shown for context)
- Site ownership boundary
- Proposed tree
- Existing tree retained
- Existing tree proposed removed
- Existing memorial tree proposed relocated or replaced
- Cycle stands
- Primary/secondary access points
- Chalk wildlife mounds approx 1m height
- Grass meadow
- Planting bed
- Hedgerow














34

MHDS119_PL02 C

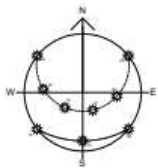


Landscape General Arrangement Plan



-  Application boundary
-  Previously approved application boundary for ecology area (shown for context)
-  Site ownership boundary
-  Proposed tree
-  Existing tree retained
-  Existing tree proposed removed
-  Existing memorial tree proposed relocated or replaced
-  Cycle stands
-  Primary/secondary access points
-  Chalk wildlife mounds approx 1m height
-  Grass meadow
-  Planting bed
-  Hedgerow

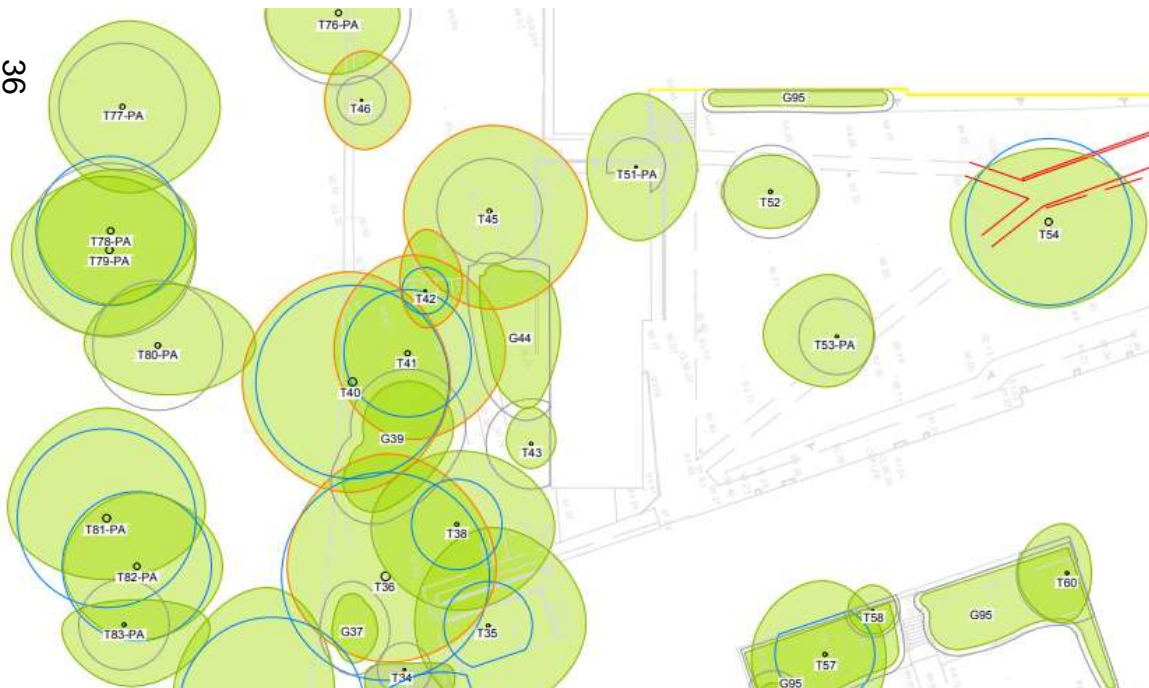
MHDS119_PL02 C



Tree constraints & retention plans



36



Arboricultural Impact Assessment,
Method Statement and Preliminary Tree
Protection Plan PJC-6119-22-02 Rev 02

Key Considerations in the Application

- Principle of development
- Layout of the proposed buildings
- Scale of the proposed buildings
- Access to the proposed buildings
- Phasing
- Trees

S106 table

- A sustainable transport contribution of £30,000 for a new uncontrolled pedestrian crossing on Surrenden Road
- Travel plan including monitoring fees
- Biodiversity Net Gain monitoring fees of £7,000

Conclusion and Recommendation

- The proposed development would help to address a pressing need for enhancing city-wide educational, sporting and performance space and reducing disparities, to which great weight is given.
- The layout and scale of the proposed buildings are well-designed and fit-for-purpose with access for all, providing a betterment of the existing situation.
- There are also sustainability, landscape and biodiversity benefits of the proposal.
- There would be no significantly adverse impacts on the character and appearance of the area, including the strategic view.
- There would be no material impact on neighbouring amenity.
- The impact on highways, trees and on archaeological remains is considered acceptable subject to conditions.
- As such, the LPA can support the expansion of this college and the proposed development, in outline, is therefore **recommended for approval**.

