

Site Analysis

Site Features

Sports Facilities:

Varndean College will retain and protect its existing sports pitches in line with the Local Plan and Sport England Guidance.

Car Parking:

There are two main areas of car parking with an overall number of 68 spaces across the college. The college has noted there is currently a shortfall of spaces scattered across the site, the masterplan will aim to rationalise and consolidate car parking on site as well as accommodating increases where necessary.

Connectivity and Accessibility:

An assessment of the college's circulation concluded the following:

- There is no level access to quad's
- There is no level access at the main entrance
- There is no level access to the Hutchins Wing
- Classes have to be timetabled to suit learners with mobility issues, rather than giving fully inclusive access to all students.
- There is a significant amount of 'teaching' space in 'temporary' accommodation. This means students have to walk outside during the winter.

KEY

- Soft Landscaping
- Hard Landscaping
- Car Park
- Link College Car Park
- Habitat
- Tree
- Sport England Pitch
- Sitting & Socialising Area
- Pedestrian Access Routes



Site Features Plan

Site Opportunities

Opportunity Areas:

Following investigations we have identified opportunity areas for development:

1. The temporary classroom 'village', the poorest quality accommodation on the college campus
2. Room 30-31, a poor-quality building in a location with potential for a new entrance
 - 2a. Under used loft space.
3. Potential location for new and improved sports facilities

Potential opportunities created by this development include:

- To improve the college's facilities
- To allow for the natural growth of the College over the coming years
- To reduce the college's running costs and carbon footprint
- To improve the public realm and pedestrian links
- To improve social spaces.



KEY

- Site Boundary
- Site Development Boundary
- Site Opportunity Area

Blue Line Site Area: 8.6 Ha
Red Line Site Development Area: 3.54 Ha

Site Opportunities Plan