

**Varndean College,
Surrenden Road**

BH2020/00947



**Brighton & Hove
City Council**

Application Description

Application for Variation of Condition 2 of approved application BH2018/02404:

Erection of a two storey Science, Technology, Engineering and Mathematics (STEM) centre with associated cycle parking and landscaping alterations.



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Condition 2:

Approved wording:

- The 2 no. temporary classroom structures (nos. 40-72 and 48-50 shown on the site plan 957.18.51revC received on the 28/09/2018) shall be removed from the site within 18 months of the date of this permission or with 3 month of commencement of the use of the STEM building hereby approved, whichever is soonest, and the land returned to its former condition within 2 months of removal.

Proposed wording:

- The 2no temporary classroom structures (nos. 40-72 and 47 shown on the site plan 957.18.51 Rev.D) shall be removed from the site **within 3 months of the commencement of the use of the STEM** building hereby approved, and the land returned to its former condition within 2 months of removal.



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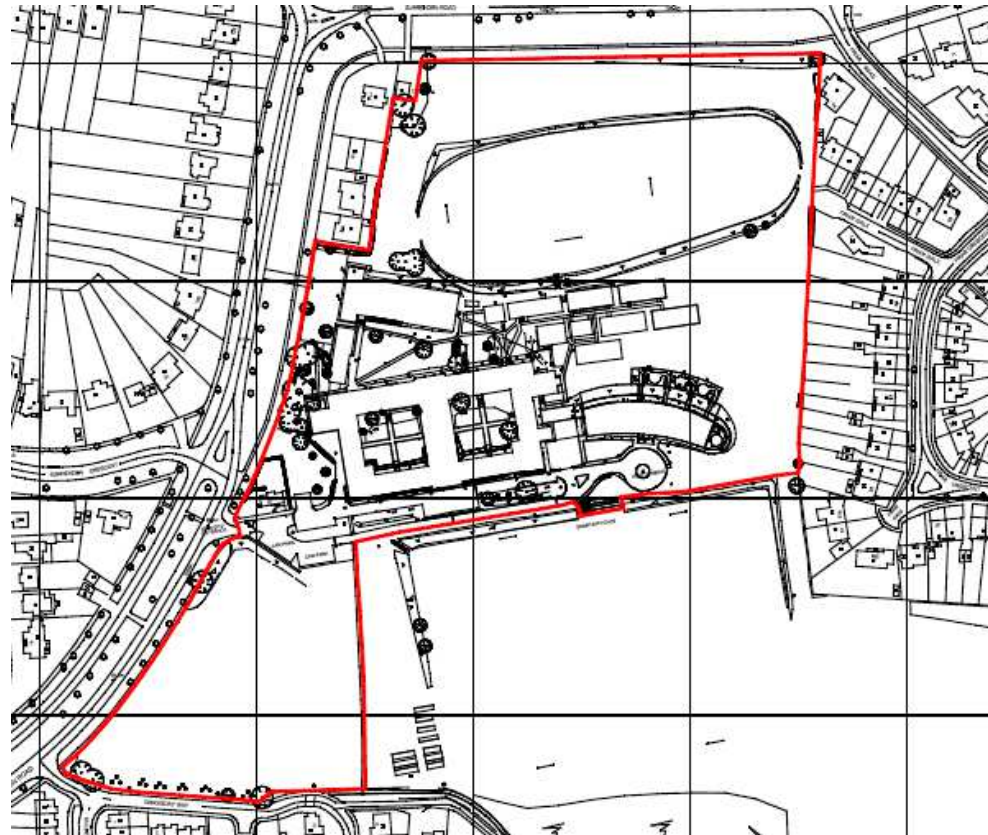
Proposed Amendments:

- Removal of temporary classroom 47 instead of temporary classroom 48-50;
- Removal of 2x temporary classrooms within 3 months of the first use of the STEM building - instead of by 17 July 2020 (18 months from date of original permission).



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Site Location Plan



Aerial photo(s) of site



3D Aerial photo of site



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Approved Plan

STEM building

Temporary classroom buildings to be removed within three months of completion and occupation of STEM Building.



Proposed Plan

STEM building

Temporary Classrooms to be removed within 3 months of first use of the STEM building

Remainder of Temporary Classrooms to be removed from site by 19 July 2024



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Wider Views of Classrooms



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Classrooms to be removed



Classroom 48-50 to be retained



STEM Building

Classroom 48-50



Key Considerations

Timescales

- The STEM building is now in situ;
- Given the COVID-19 situation, the College is currently closed to most pupils and work on site has ceased;
- The use of the STEM building is therefore unlikely to commence on schedule and removal of the temporary classrooms would be challenging prior to the 18 month deadline (17 July 2020).



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Key Considerations

Removal of Temporary Classroom 47 instead of 48-50

- Classroom 47 - Suffering subsidence;
- Classroom 48-50 - Superior condition to other temporary classrooms on site; more efficient in terms of flexible teaching space, general maintenance and energy efficiency;
- Main power supply for entire cluster of temporary classrooms runs through classroom 48-50;
- Therefore removal of classroom 48-50 is logistically challenging.



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Conclusion and Planning Balance

Timescales

- Proposal to allow the College more time to remove the temporary classroom buildings is reasonable and justified in the current circumstances.

Removal of Temporary Classrooms

- Given the design, scale and massing of the approved scheme as a whole and taking account of the challenging logistics and the superior condition of classroom 48-50, the amendment to remove classroom 47 instead is relatively minor in nature;
- The development as a whole would remain appropriate to the character of the area, with no impact on neighbour amenity, transport or ecology.



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