

EXISTING SITE OVERVIEW

Withdean Sports Complex is located in Withdean, a suburb of Brighton and is surrounded with Tongdean Lane to the north and Withdean Road to the East. The south is surrounded by Withdean Woods Nature Reserve and housing development to the west and north.

This site is well connected, with easy access to roads, nearby leisure facilities, and public transport links including local bus routes and train station. It also offers accessible parking options for visitors.

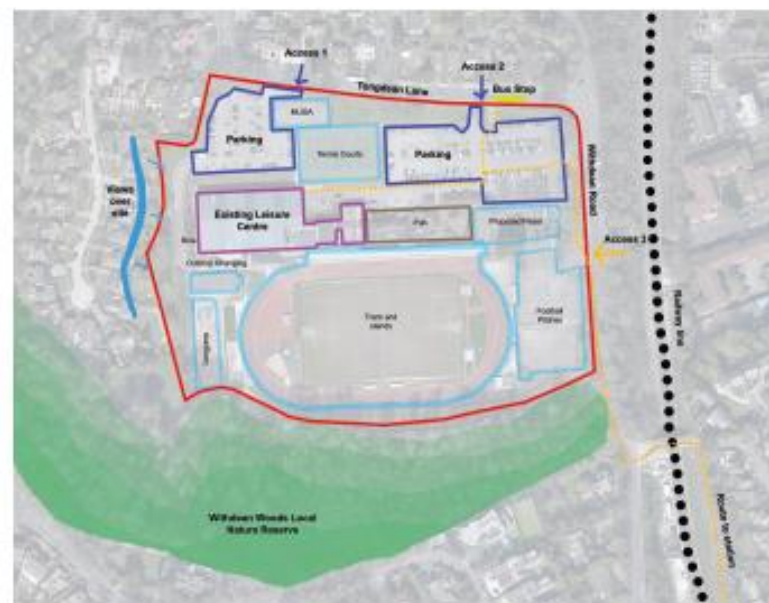
Access to the site is provided by two main vehicle routes and two pedestrian pathways. The north-east car park connects directly to the existing buildings with level access, while the north-west car park is linked by a ramp.

The car park currently serves the existing leisure centre, the Sportsman pub and those using it as an informal park and ride and therefore has a lot of demand. The project team are currently looking into a strategy to manage parking numbers on-site, and to mitigate any loss of spaces within the design.

The site provides several sports facilities, including tennis courts, football pitches, and an athletics track, making this a vibrant and well-used community space.

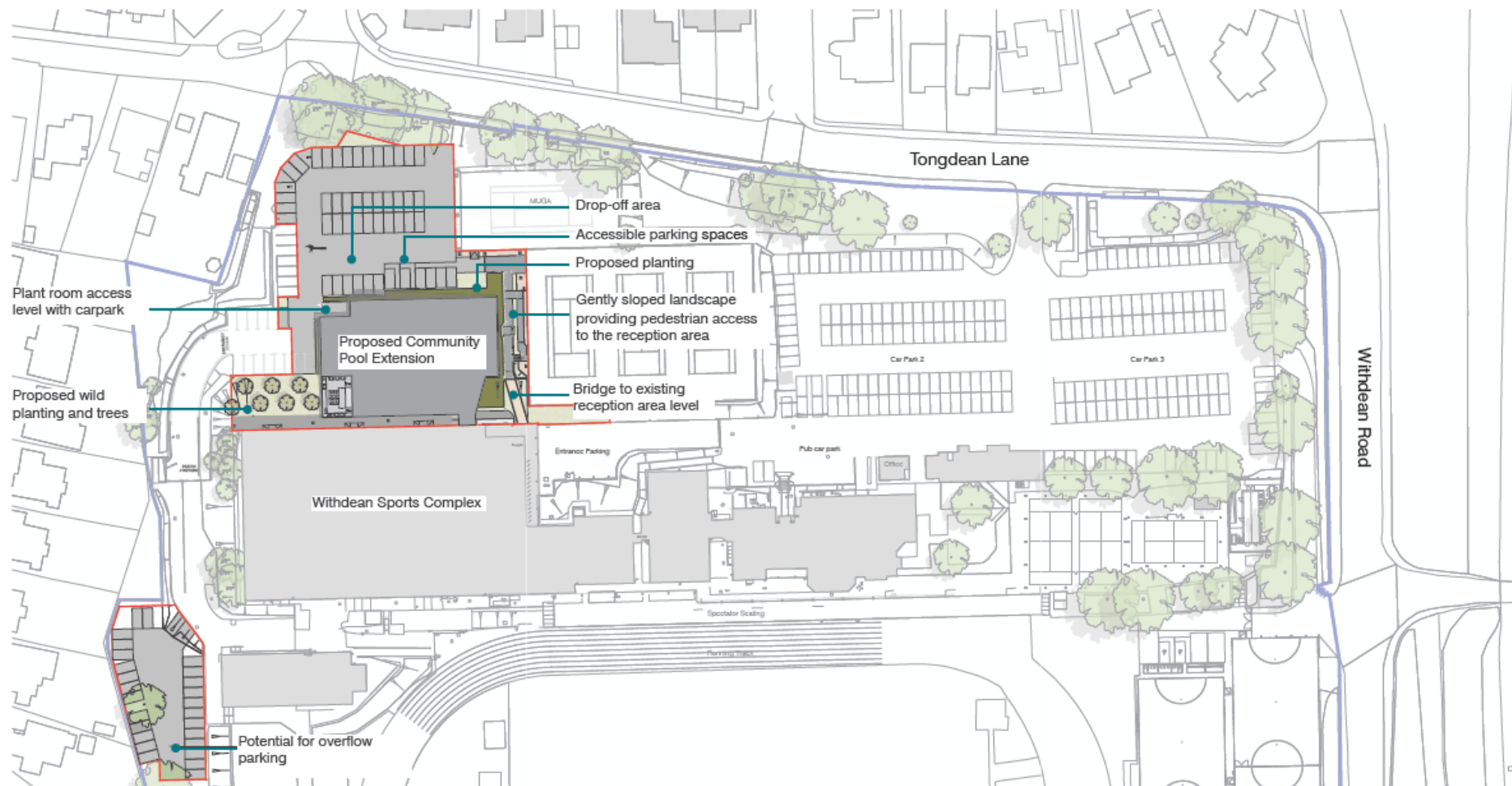
A key part of the design will be integrating the new development sensitively into the existing building and landscape, ensuring it complements the character and recreational function of the area.

These factors create a complex but exciting opportunity to prioritise accessibility, community benefit, and sustainability.

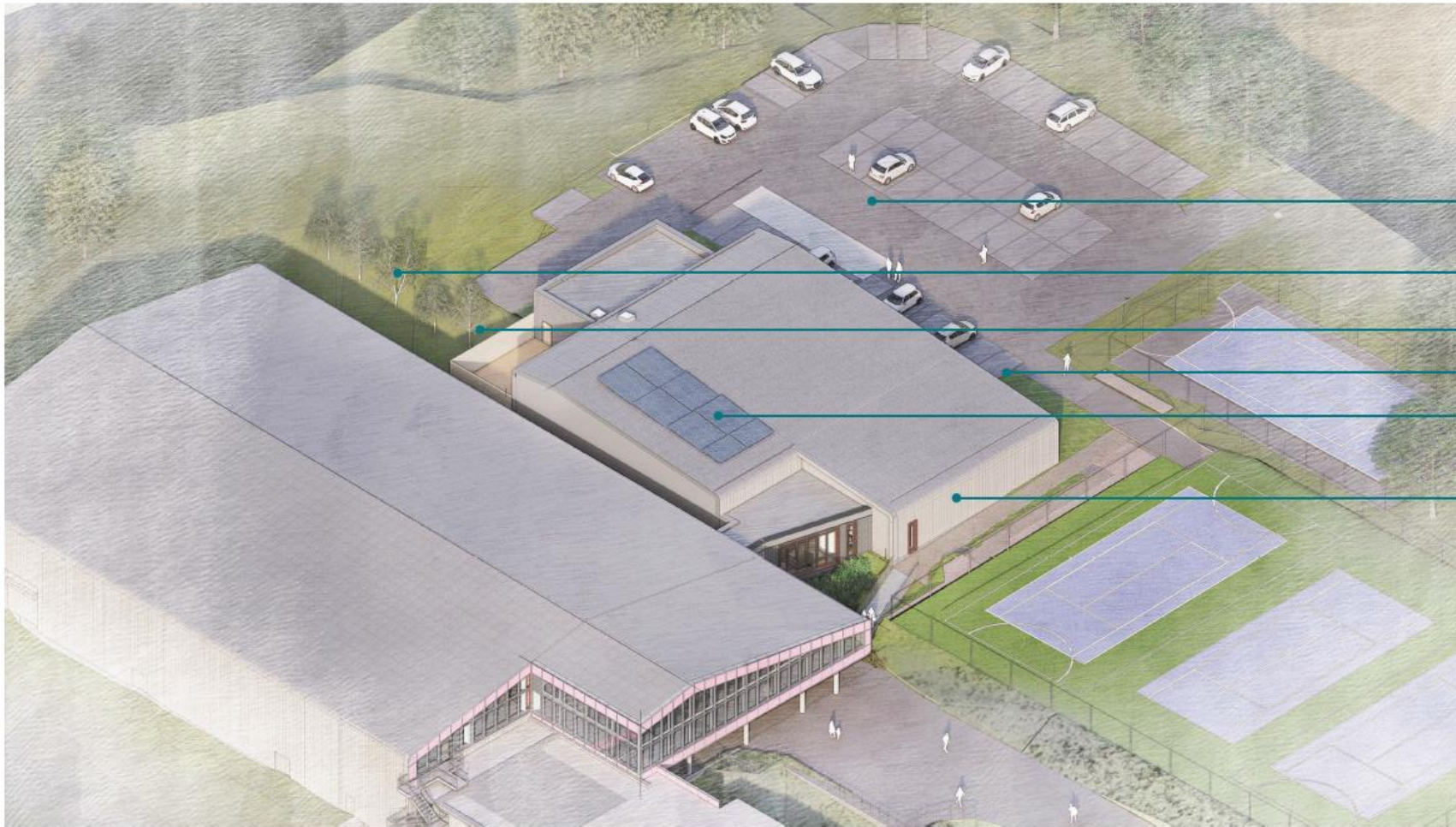


KEY
— SITE BOUNDARY

SITE PLAN



AERIAL VIEW



Redesigned car park to reduce loss of carpark spaces

Proposed wild planting and trees

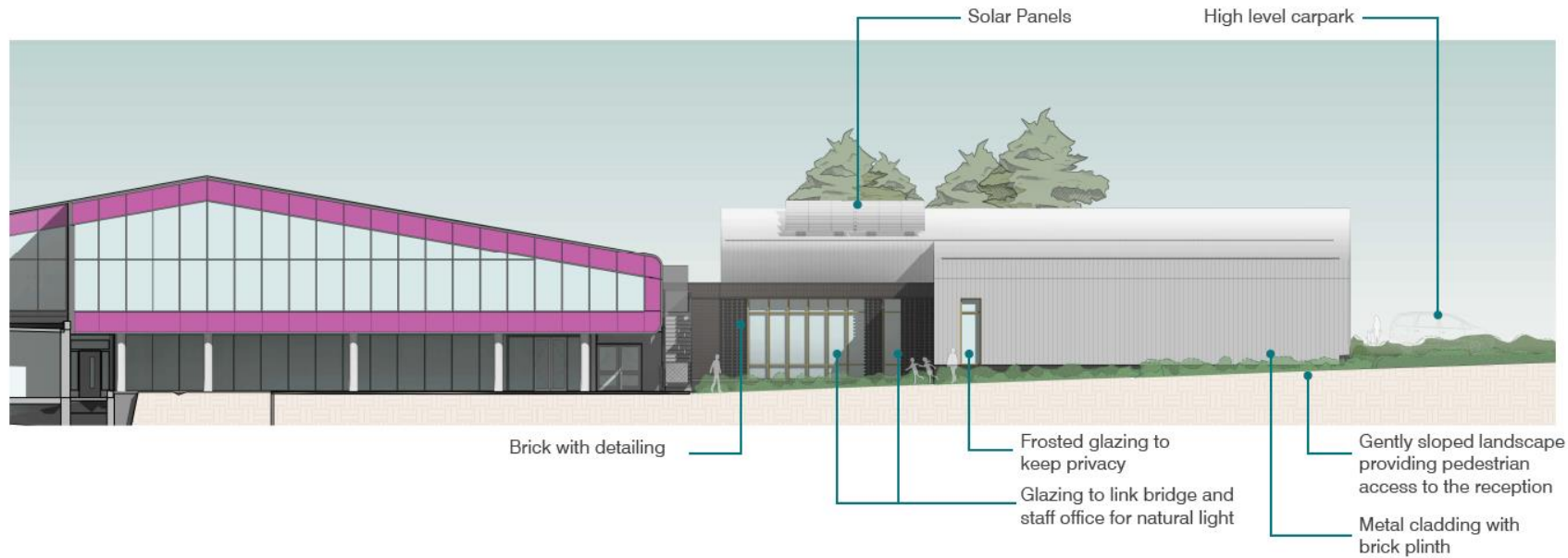
Acoustic enclosure

Proposed landscape

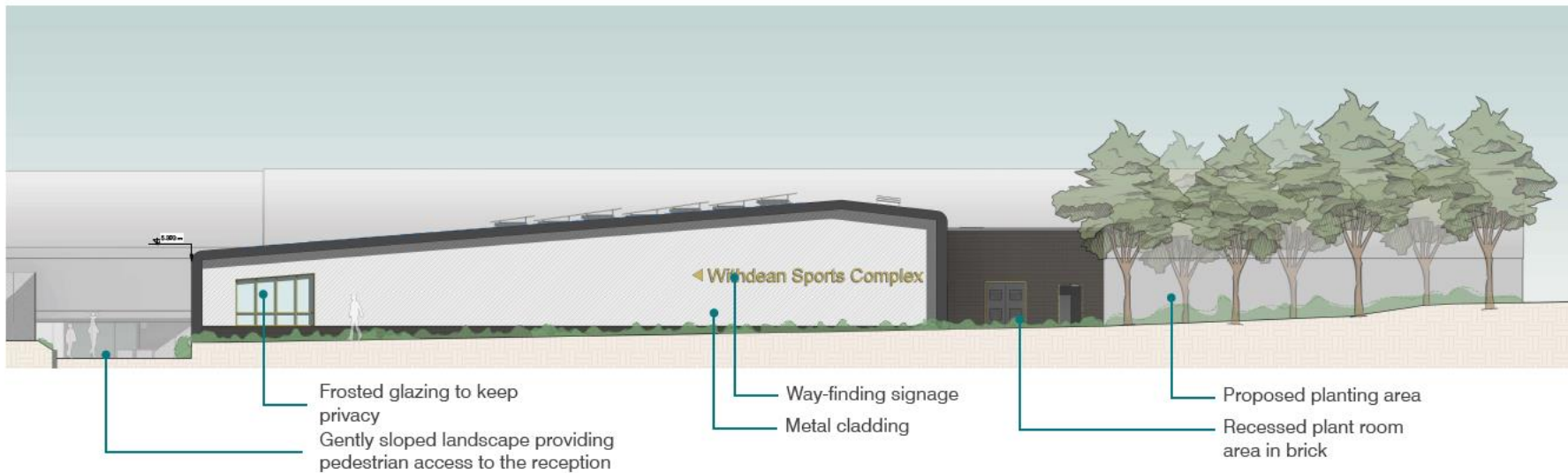
Solar panels for energy efficiency

Gently sloped landscape providing pedestrian access to the reception

EAST ELEVATION



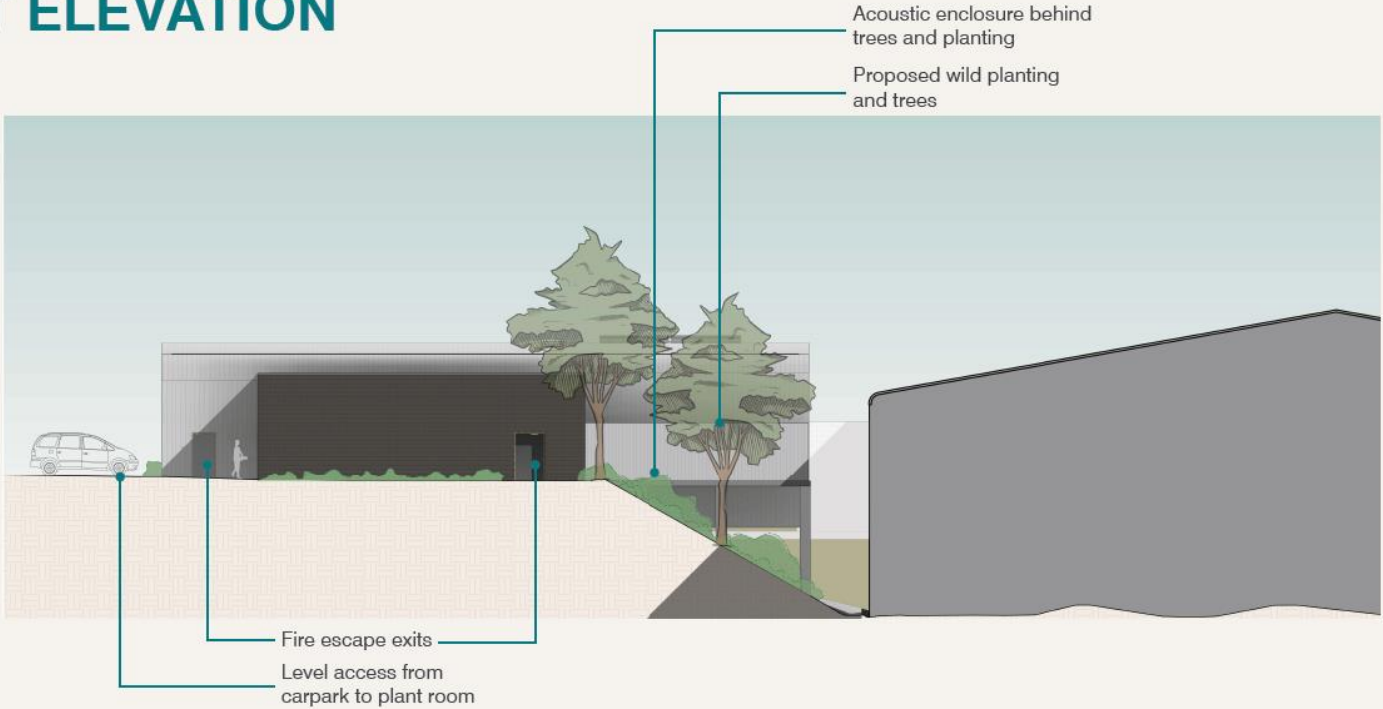
NORTH ELEVATION



NORTH ELEVATION VIEW



WEST ELEVATION



LINK BRIDGE EXTERNAL AND INTERNAL VIEWS



VIEW TOWARDS MAIN RECEPTION



GROUND FLOOR PLAN

