

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 10 February 2026 10:38:59 UTC+00:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: Hurstpierpoint College DM/25/3199

Hi Andy

Comments on the above planning application.

The application site, Hurstpierpoint College, is an extensive college campus with at its heart a linked pair of Grade II listed buildings- the original quadrangle dating from 1853, and Star House to the east, built as the headmaster's house and dating from 1873. The College campus has developed significantly since its foundation, by incremental additions to the built form around the quadrangle, particularly to the west, northwest, and east. The College sits in a rural setting to the north of Hurstpierpoint- this surviving rural setting contributes positively to the historical illustrative value of the listed buildings as a 19th century school deliberately established in a semi-isolated rural position, and to their aesthetic value.

The current proposal relates to the modern campus to the southwest of the main quad, and is for the second phase of a redevelopment of the College's sports provision, comprising construction of a new block housing gym and dining facilities, on the site of the previously removed swimming pool. The new block would sit adjacent to the western side of the newly constructed replacement pool building which constituted the first phase of the scheme.

The previously existing pool building on the site was relatively modern and was not of architectural or historical interest. Its removal was not considered contentious. The proposed replacement building appears to be of slightly greater height and bulk, and is on an amended, stepped footprint which is intended to create a better relationship with the surrounding buildings including the listed quad, and with the courtyard space directly to the north. The building is shown as flat-roofed, with elevations largely of buff brick with large aluminium framed areas of glazing, punctuated by smaller areas of perforated aluminium panels. A lift overrun and plant enclosure are shown to the rear southeast corner of the roof, although the detail provided of the treatment of these areas is slight.

In the context of the existing modern buildings to this part of the campus, including the adjacent new swimming pool, and of the removal of the redundant pool building, the scale, form, massing and elevational treatment of the new block are not considered contentious. Subject to detail the proposal will, in my opinion, preserve the setting of the listed buildings, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

I would suggest the following conditions:

- Details of roofing and facing materials, including of the lift overrun and plant enclosure at roof level
- Detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes, of the following aspects of the scheme:
 - - typical examples of new windows/glazing and external doors
 - - typical eaves detail
- Rainwater goods and other external pipework to be of painted metal
- Detailed hard and soft landscaping scheme to the surrounding area, to include details of materials
- Details of construction, planting and maintenance programme to the green wall

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

 Submit your planning application online.
<http://www.planningportal.gov.uk>

Emily Wade Ma MSc
 Conservation Officer
 Planning Services
 Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>



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