



Design and Access Statement in Support of Listed Building Consent Application

Application Site: Hurstpierpoint College, College Lane, Hurstpierpoint, West Sussex BN6 9JS

Local Planning Authority: Mid Sussex District Council

Application Type: Listed Building Consent

Applicant: Hurstpierpoint College Limited

Date: 28/03/2025

1. Introduction

This Design and Access Statement has been prepared in support of a Listed Building Consent application for minor internal and external works to a Grade II listed building at Hurstpierpoint College. It draws on the rich architectural and historical context of the site and follows a conservation-led approach.

Hurstpierpoint College was originally established in 1849 and moved to its present site in 1853. Designed in the Gothic Revival style by R.C. Carpenter and completed by William Slater and R.H. Carpenter, the College was laid out to resemble the collegiate systems of Oxford and Cambridge. The main structures are built from knapped flint with limestone dressings and clay-tiled roofs, arranged around adjoining inner and outer quadrangles, with the chapel and hall forming prominent elements.

The building was listed Grade II on 26 June 1980 in recognition of its architectural quality and its importance as part of the network of schools founded by Canon Nathaniel Woodard. The school continues to be used for its original purpose, as an independent educational institution for pupils aged 13–18.

This application relates to the vestibule and its connection to the surrounding circulation routes. The works are intended to improve accessibility and create level access between the vestibule, cloisters, quadrangles and chapel, while preserving the building's historic character and appearance.

This statement should be read in conjunction with the submitted application drawings: This Design and Access Statement has been prepared in support of a Listed Building Consent application for minor internal and external works to a Grade II listed building at Hurstpierpoint College. The works are intended to improve accessibility and create level

access between the vestibule and adjacent quadrangles while preserving the historic character of the building.

This statement should be read in conjunction with the submitted application drawings:

- **AL100** – Site and Block Plans
 - **AL200** – Existing Plan
 - **AL201 to AL204** – Existing Room Elevations
 - **AL300** – Proposed Plan
 - **AL301 to AL304** – Proposed Room Elevations
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2. Use and Amount

The building forms part of Hurstpierpoint College, an active independent school for pupils aged 13–18. The vestibule and adjacent areas form key internal routes between the outer quadrangle, the cloisters, and the chapel. The proposals seek to improve level access across this sequence without changing the use of the spaces.

The scope of work includes:

- Removal and reinstatement of quarry tile flooring
 - Formation of an internal platform and gentle ramp
 - Adjustments to thresholds and minor external regrading
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3. Layout

The proposed works are limited to the vestibule and the thresholds connecting it to the inner and outer quadrangles. The new internal floor layout introduces a 1:20 slope over part of the vestibule to align with the higher cloister level. The approach zone (1.3m back from the entrance) remains unchanged to preserve door operation.

Externally, minor adjustments will be made to macadam surfacing and surface drainage to match the new raised threshold and ensure compliant gradients.

4. Scale

All works are modest in scale and confined within the existing footprint of the vestibule and immediate thresholds. There are no changes to the building's external envelope or roofline.

5. Appearance and Materials

The appearance of the building will remain unchanged, with original materials retained or replaced like for like:

- **Quarry Tiles:** Hard-fired, unglazed ceramic in red, made from natural clay with a matt, slip-resistant finish. Tiles in the vestibule (152×152mm) and cloisters (229×229mm) will be carefully lifted. Sound tiles will be reused; damaged ones replaced with matching materials.
 - **Flooring Method:** Reinstated on a traditional lime mortar bed, with narrow joints pointed using lime putty or a sand-cement mix. Gradients near thresholds to replicate traditional drainage techniques.
 - **Thresholds:** Dressed stone thresholds will be retained, raised, or replaced like for like if necessary.
 - **External Works:** Macadam and drainage channel adjusted and regraded to a maximum 1:20 fall.
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6. Access

Existing Situation

Level access is currently provided from the outer quadrangle and car park into the vestibule. However, the internal floor level of the vestibule is approximately 125mm lower than the adjacent cloisters and chapel route, creating an accessibility barrier.

Proposed Improvement

To resolve this, the floor will be gently ramped internally (1:20 gradient) to align with the cloisters. A 1.3m deep landing inside the door remains level, maintaining the swing clearance of the inward-opening entrance doors. The northern door to the inner quadrangle will have its threshold reduced by 60mm, and the stone threshold raised accordingly. Externally, levels and drainage will be adjusted to suit the new raised threshold, ensuring DDA-compliant access.

These works will enable full level access across the ground floor of the main building and the chapel, improving inclusivity for all users.

7. Justification and Impact

The proposed interventions are:

- Minimal and reversible
- Informed by historical precedent
- Constructed using traditional methods and materials

They enhance accessibility while retaining the building's architectural integrity. Any new elements will be clearly defined and sympathetically detailed. The use of traditional materials ensures compatibility with the historic environment.

8. Conclusion

The works proposed are modest but meaningful, improving inclusive access while preserving and enhancing the character of the listed building. The design respects the original architecture and employs a conservation-led approach.

The applicant respectfully requests approval of the scheme.

Prepared by:

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