



Heritage Statement

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

Local Planning Authority: Mid Sussex District Council

Application Type: Full Planning Permission

Applicant: Hurstpierpoint College Limited

Date: 19/05/2025

1. Introduction

This Heritage Statement has been prepared to accompany the full planning application for the proposed enhancement of the existing netball courts at the Prep School, located to the west of Hurstpierpoint College, College Lane, Hurstpierpoint, West Sussex BN6 9JS. The proposal involves the installation of four 8-metre-high lighting columns, the increase of perimeter fencing height to 4 metres, and the resurfacing of the existing netball court.

The site is located within the grounds of Hurstpierpoint College, which includes several Grade II listed buildings. The purpose of this statement is to assess the impact of the proposed development on the heritage assets within and around the application site.

2. Site Context and Heritage Setting

Hurstpierpoint College was originally established in 1849 as St John's Middle School, based in Shoreham. The school moved to The Mansion House in Hurstpierpoint and then, on 21st June 1853, made its final move to its present site. The College was designed to resemble the collegiate system at Oxford and Cambridge, with adjoining inner and outer quadrangles, and the chapel and dining hall positioned adjacent to each other, as envisioned by Nathaniel Woodard.

The original buildings were constructed in 1892, designed by R.C. Carpenter but largely built after his death by his partner, William Slater, and his son, R.H. Carpenter. Constructed in a Gothic style, the main school buildings are Grade II listed and were officially listed on 15th September 1980.

To the side of the main school building, a wing known as Star House was constructed in a matching Gothic style. It is faced with flint with stone dressings and quoins, with tiled roofs and consisting of three storeys with two bays to the ground and first floors, each with five trefoil-headed windows. A wide porch is positioned between with seven trefoil-headed windows.

A later addition referred to as Shield Boarding House forms the three-storey link between Star House and the main school buildings.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard is given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The application site, known as the Small MUGA, is located to the southwestern corner of the campus, approximately 120 metres from the listed school buildings. Due to the existing modern buildings and topography, the proposed extension is visually remote from the listed assets. The temporary buildings are not visible in relation to the listed buildings.

3. Impact Assessment

The proposed works are confined to the existing netball court area and include increasing the fencing height to 4 metres, installation of 8-metre-high lighting columns, and resurfacing of the existing non-permeable court surface. The key considerations for the impact assessment include:

3.1 Visual Impact on Listed Buildings:

The Grade II listed buildings at the core of the campus are located at a significant distance from the proposed works. The modern school buildings located between the netball court and the listed assets act as a visual buffer, effectively screening the proposed development from key viewpoints. The increase in fencing height and the addition of lighting columns are in keeping with existing sports infrastructure on campus and will not visually detract from the historic character of the listed buildings.

3.2 Lighting Impact on Heritage Assets:

The proposed lighting design consists of four 8-metre-high columns, each fitted with Philips BVP518 LED floodlights. The lighting system is specifically designed to minimise light spill and maintain a 200 lux average illumination with a uniformity ratio of 0.71, as per the accompanying lighting design report. This design ensures that the illumination levels are appropriate for training and recreational use without adversely impacting the surrounding heritage context.

3.3 Materiality and Colour Palette:

The proposed fencing system consists of green welded mesh (RAL 6005), which is consistent with existing fencing structures across the campus. The lighting columns will also be finished in a matching green powder-coated finish, ensuring visual cohesion and minimising the visual impact on the heritage setting.

3.4 Court Resurfacing:

The resurfacing works involve the application of a 6mm Playcourt bitumen surface over the existing non-permeable court. There will be no alterations to the existing drainage system. The proposed resurfacing is a necessary maintenance measure to enhance the usability of the court and will not introduce any visually intrusive elements.

4. Policy Context

The relevant planning policies in relation to heritage and conservation include:

- DP34: Listed Buildings and Heritage Assets (Mid Sussex District Plan)
- HurstC5: Hurstpierpoint College-specific Policy (Hurstpierpoint and Sayers Common Neighbourhood Plan)
- NPPF 2023: Conserving and enhancing the historic environment

The proposed works have been assessed as causing no adverse impact on the architectural and historic character of Hurstpierpoint College and to ensure that the character and setting of the listed buildings are preserved in accordance with the above policies.

5. Conclusion

The proposed enhancement of the netball court area, including fencing, lighting, and resurfacing works, has been carefully designed to minimise any potential impact on the heritage assets located within Hurstpierpoint College. The works are situated at a significant distance from the Grade II listed core buildings, and existing modern buildings provide an effective visual buffer. The proposed materials and finishes are consistent with existing campus infrastructure and are appropriate for the school setting.

In conclusion, the proposed development will not have a detrimental impact on the character, appearance, or setting of the listed buildings at Hurstpierpoint College and complies with local and national heritage policies.

Prepared by:

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