



Heritage Statement

Application: Sports Hall Roof Refurbishment and Photovoltaic Installation,
Hurstpierpoint College

Project Address: Hurstpierpoint College, College Lane, Hurstpierpoint, Hassocks, West
Sussex

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Date: 18/03/2026

1. Introduction

This Heritage Statement has been prepared in support of a planning application for refurbishment of the existing Sports Hall roof at Hurstpierpoint College.

The proposal comprises the replacement of the existing defective roof covering with a new insulated composite roof system, installation of roof-mounted photovoltaic panels, and a small localised alteration to the eastern side of the roof to remove an internal valley and form a simple gable end. The roof plane is proposed to rise by approximately 150 mm to accommodate the replacement composite roof construction.

The application does not propose any extension to the building footprint, any change of use, or any alteration to the historic listed buildings. The purpose of this statement is to assess the effect of the proposal on the significance and setting of the designated heritage assets within the Hurstpierpoint College estate, having particular regard to the statutory duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Policy and Assessment Framework

This assessment has been prepared with regard to:

- Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990;

- the National Planning Policy Framework, in particular the sections relating to conserving and enhancing the historic environment;
- Historic England guidance, including GPA2, *Managing Significance in Decision-Taking in the Historic Environment*, and GPA3, *The Setting of Heritage Assets*;
- Mid Sussex District Plan Policy DP34, Heritage Assets; and
- Hurstpierpoint and Sayers Common Neighbourhood Plan Policy HurstC5.

The relevant test is whether the proposal preserves the setting of the listed buildings and whether it would result in any harm to the significance of the designated heritage assets.

3. The Heritage Assets

Hurstpierpoint College contains a Grade II listed historic core, arranged around formal collegiate quadrangles and including the principal Gothic Revival buildings dating from the mid-nineteenth century onwards.

The significance of the listed buildings derives principally from:

- their architectural quality as a coherent Gothic Revival educational composition;
- their historic value as part of the nineteenth-century development of Anglican collegiate education;
- their spatial value, expressed through the formal quadrangles, strong building hierarchy and controlled internal views; and
- their landmark and group value within the wider campus.

The listed buildings are situated to the north-east of the application site and occupy higher and more visually dominant ground within the estate.

4. Site Context and Relationship to the Listed Buildings

The application site comprises the existing Sports Hall within the southern sports area of the College campus. This part of the estate forms an established cluster of modern educational and sporting buildings, including the existing Sports Hall, the Performing Arts Centre and the recently completed Swimming Pool building.

The southern sports area is physically and visually distinct from the historic listed core. The separation is reinforced by:

- the intervening Swimming Pool building;

- other modern campus buildings;
- mature landscaping and tree belts; and
- a change in topography, with the listed buildings occupying higher ground.

The approved Phase 2 development site lies immediately to the north of the Sports Hall and will, once built, further screen views of the Sports Hall roof from the wider campus and from the listed buildings.

Although the Sports Hall may fall within the broader curtilage of the College estate, it is a modern building constructed after 1948 and would not be treated as part of the listed building by virtue of curtilage alone.

The Sports Hall is therefore best understood as an existing modern building within the southern campus cluster, separate in character and function from the designated heritage assets.

5. Contribution of the Application Site to Heritage Significance

The application site does not make a positive contribution to the significance of the listed buildings in its own right. It lies outside the primary setting in which the significance of the listed core is experienced most strongly.

The significance of the listed buildings is derived principally from the historic quadrangles, chapel, internal hierarchy, and controlled views within and around the historic core. The southern sports area does not contribute materially to those qualities.

In heritage terms, the Sports Hall and its immediate setting are experienced as part of the later evolution of the campus. The relationship between the historic and modern parts of the estate is legible precisely because the modern development is consolidated to the south and remains visually and spatially separate from the listed quadrangle.

6. Description of the Proposed Development

The proposal comprises:

- removal of the existing deteriorated fibre cement, insulation and felt roof build-up;
- installation of a new TATA Trisomet insulated composite roof panel system, 120 mm thick, with Plastisol HPS finish in Goosewing Grey;
- installation of roof-mounted photovoltaic panels;

- a small localised alteration on the eastern side of the building to remove an internal valley and replace it with a simple gable form; and
- a minimal increase in roof plane height of approximately 150 mm.

The proposal is confined to the roofscape of the existing Sports Hall and does not extend the footprint or materially alter the bulk of the building.

7. Assessment of Heritage Impact

7.1 Impact on the Significance of the Listed Buildings

The proposal does not affect the fabric of the listed buildings and has no impact on their architectural or historic significance.

There is no physical alteration to the listed assets, no change to the historic quadrangles, and no interference with the principal architectural composition of the historic core.

7.2 Impact on Setting

The principal heritage consideration is therefore the effect of the proposal on the setting of the listed buildings.

The proposal results in only very limited visual change to an existing modern building within the southern sports area. The main changes are:

- replacement of the existing roof with a modern composite system in a muted Goosewing Grey finish;
- installation of photovoltaic panels on the roof slopes;
- the localised eastern roof alteration; and
- a slight increase in roof height of approximately 150 mm.

These changes are modest in scale and are experienced within a context already characterised by large modern sports and educational buildings.

7.3 Views

From the listed buildings to the north-east, the Sports Hall can currently be seen only in limited oblique views, owing to the separation created by topography, intervening buildings and mature landscape structure.

Those existing views are already filtered by the completed Swimming Pool building and the wider modern campus cluster. The approved Phase 2 development immediately to the north of the Sports Hall will further obscure views from the listed asset towards the Sports Hall roof. In that context, the current application will not introduce any new prominent element into important heritage views.

From within the wider campus:

- views from the north will be further restricted by the approved Phase 2 development;
- views from the west are limited, with only minor flashing alterations and a slight roof plane increase appreciable;
- views from the south are constrained by distance and mature woodland; and
- views from the east are heavily restricted by the adjoining Swimming Pool building.

No views integral to understanding the significance of the listed buildings are harmed.

7.4 Materials and Character

The proposed roof material is a muted and recessive finish appropriate to the utilitarian character of the Sports Hall. The proposal does not seek to mimic the historic materiality of the listed buildings, nor does it introduce visually assertive or discordant materials.

The photovoltaic panels read as a contemporary sustainability measure on an existing modern building. Given the scale of the roof, the limited visibility in key heritage views, and the surrounding modern context, they do not compete with the listed buildings or erode appreciation of their significance.

7.5 Effect of the Eastern Roof Alteration

The localised change on the eastern side of the roof is minor and functionally justified as a maintenance and health and safety improvement, removing the need for repeated high-level maintenance to an internal valley.

The change is not visually prominent in heritage views and does not materially affect the relationship between the Sports Hall and the listed buildings.

8. Conclusion

The proposal is a limited and necessary refurbishment of an existing modern building. It secures the continued use of the Sports Hall by addressing a failed roof, improves the

building's performance, reduces maintenance risk, and introduces on-site renewable energy generation.

In heritage terms:

- the listed buildings are unaffected physically;
- the historic core remains visually and spatially separate from the southern sports area;
- the proposal causes no harm to the significance of the listed buildings;
- the setting of the listed buildings is preserved; and
- the approved Phase 2 development will further reduce the visibility of the Sports Hall in views from the listed asset, with the result that the proposal will be experienced, at worst, neutrally and potentially as a slight visual improvement within the wider setting.

Accordingly, the proposal satisfies the statutory duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, complies with the National Planning Policy Framework, aligns with Historic England guidance, and accords with Mid Sussex District Plan Policy DP34 and HurstC5.

The development is therefore acceptable in heritage terms.

9. Documents Submitted in Support of the Application

This Heritage Statement should be read alongside the following submitted drawings and documents:

- Location Plan, drawing no. 730 AL49;
- Block Plan, drawing no. 730 AL50;
- Existing Elevations, drawing nos. 730 AL100, 730 AL101 and 730 AL102;
- Proposed Elevations, drawing nos. 730 AL200, 730 AL201 and 730 AL202;
- Planning Statement and Design and Access Statement;
- Proposed roofing system datasheet; and
- Proposed photovoltaic panel and solar design information.