



Planning and Design and Access 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: 19/03/2026

1. Introduction

This combined Planning Statement and Design and Access Statement has been prepared in support of an application for refurbishment of the existing Sports Hall roof at Hurstpierpoint College.

The proposal comprises the removal of the existing defective roof build-up, installation of a new insulated composite roof system, installation of roof-mounted photovoltaic panels, and a small localised alteration to rationalise part of the eastern roof form. To accommodate the proposed composite roof material, the roof plane is also proposed to rise by a minimal amount of approximately 150 mm. The works do not involve any extension to the building footprint, any change of use, or any material increase in the scale or massing of the building.

The purpose of this statement is to describe the site and its context, explain the need for the works, set out the design rationale, and demonstrate why the proposal should be supported in planning terms.

2. Site and Context

The application site comprises the existing Sports Hall within the southern part of the Hurstpierpoint College campus. The Sports Hall forms part of the established sports and

leisure cluster, together with the adjoining Swimming Pool building and other modern campus buildings.

This part of the estate is distinct from the historic listed core of the College to the north. The wider campus has a clear spatial and visual separation between the historic quadrangle and the modern southern campus buildings. That separation is reinforced by topography, mature landscaping, intervening built form, and the recently completed Swimming Pool building.

The adjoining Phase 2 development site lies immediately to the north of the Sports Hall. Once built, that development will further limit views of the Sports Hall roof from the wider campus in that direction. Existing views are already constrained in several directions:

- from the north, the future Phase 2 building will substantially screen views of the roof slope and roofscape;
- from the west, visibility is limited and the proposed change is confined principally to minor verge flashing adjustments and a slight roof plane increase;
- from the south, the roof is not materially experienced from ground level within the campus, and longer-distance views are filtered by mature woodland;
- from the east, views are heavily constrained by the adjoining Swimming Pool building.

The site is therefore experienced primarily within the immediate southern sports precinct, rather than in the principal heritage views of the College.

3. Existing Building and Need for the Development

The existing Sports Hall roof comprises fibre cement sheeting, insulation, and a built-up felt weathering layer. The roof has significantly deteriorated and has materially exceeded its reasonable service life.

Rainwater is now penetrating the building in multiple locations. The extent of water ingress has become significant and is adversely affecting the operation and usability of the Sports Hall to the extent that parts of the building are close to unusable.

The condition of the roof is such that remedial patch repairs would not provide an effective or durable solution. The defects are not isolated, but inherent to the age and failure of the roof system as a whole. Full replacement is therefore necessary in order to safeguard the continued use of the building and protect the fabric of the College estate.

The proposal also provides the opportunity to upgrade the roof to modern performance standards, improve weather resistance and air tightness, reduce energy demand, and incorporate renewable energy generation as part of a coordinated building improvement project.

4. Description of the Proposed Development

The proposed development comprises:

- stripping the existing roof covering, including the existing fibre cement sheets, insulation and felt weathering layers;
- installing a new insulated composite roof system;
- installing roof-mounted photovoltaic panels; and
- carrying out associated works required to complete the refurbishment.

The proposed replacement roof is a TATA Trisomet insulated composite panel, 120 mm thick, with Plastisol HPS finish in Goosewing Grey, installed with colour-matched fixings in accordance with the manufacturer's recommendations.

A small localised roof alteration is also proposed on the eastern side of the building to remove an existing internal valley and replace it with a simple gable form. This is intended to reduce the health and safety risk associated with repeated inspection and maintenance of the internal valley at high level. The change is limited in extent and forms part of the wider rationalisation of the roof design.

The submitted drawings confirm that the existing form of the Sports Hall is retained. The ridge height increases only marginally, from approximately +40.54 to +40.70, reflecting the build-up of the replacement roof construction. This increase is minimal and does not materially alter the scale or appearance of the building.

5. Planning Considerations

5.1 Principle of Development

The proposal relates to the refurbishment and upgrading of an existing educational building within an established college campus. The principle of the continued use of the Sports Hall is long established and is not altered by the application.

The works represent investment in existing educational infrastructure and support the continued effective operation of the College estate. They also deliver a clear

sustainability benefit through improved building performance and the generation of on-site renewable energy.

The proposal is consistent with the broad objectives of national and local planning policy which support sustainable development, the efficient reuse and improvement of existing buildings, and the reduction of operational carbon emissions.

5.2 Policy Context

At national level, relevant policy considerations include the National Planning Policy Framework, particularly the sections relating to sustainable development, well-designed places, climate change, community facilities and conserving the historic environment. In heritage terms, the application must also be considered having regard to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

At local level, the most relevant Mid Sussex District Plan policies include:

- **DP1, Sustainable Development;** supporting sustainable and well-planned growth within established settlements and institutions;
- **DP23, Community Facilities;** supporting the retention and enhancement of important community and educational facilities;
- **DP24, Leisure and Cultural Facilities;** supporting improved leisure and sports provision;
- **DP34, Heritage Assets;** requiring development to preserve the significance and setting of heritage assets;
- **DP39, Sustainable Design and Construction;** promoting energy-efficient, low-carbon development and improved environmental performance.

Relevant neighbourhood plan policy context also includes **HurstC5**, which supports the continued evolution and improvement of Hurstpierpoint College, provided that development is appropriately designed and respectful of its wider setting.

The proposal accords with these policies by securing the continued use of an important existing sports facility, improving its operational performance, reducing energy demand, introducing on-site renewable energy generation, and doing so through a modest and visually contained intervention that preserves the setting of the listed buildings.

5.3 Character and Appearance

The proposal preserves the established form and function of the Sports Hall. The principal visual changes are confined to the roofscape and comprise:

- replacement of the deteriorated roof covering with a modern insulated composite system;

- installation of photovoltaic panels; and
- the small localised change to the eastern roof form.

The Sports Hall is a large functional building within a developed campus setting characterised by modern sports and educational buildings. In that context, the proposed works are entirely appropriate and read as a proportionate refurbishment of an existing building rather than a prominent or incongruous intervention.

Visibility of the proposed works is limited. The building is not prominently experienced in wider campus views, and the proposed Phase 2 development will further reduce views from the north. From other directions, the visual change is either negligible or substantially screened by existing buildings and mature landscape features.

The limited increase in roof height, approximately 150 to 160 mm overall, does not materially alter the perceived bulk or massing of the building. The localised eastern roof alteration is also modest and, given the constrained views at ground level, does not give rise to visual harm.

The photovoltaic panels will be read as an integral part of the wider roof upgrade and sustainability strategy. Given the scale of the existing roof, the functional character of the building, and the limited public visibility, the panels are an appropriate and well-justified addition.

5.4 Heritage and Setting

The site lies within the wider Hurstpierpoint College estate, and regard has therefore been had to the setting of the Grade II listed historic core.

The Sports Hall sits within the southern sports precinct of the campus, which is visually and functionally separate from the historic quadrangle. The listed core is divided from this part of the estate by modern development, mature landscaping and a level change. The existing and emerging southern campus buildings do not form part of the principal heritage setting in which the significance of the quadrangle is most strongly experienced.

The Sports Hall may lie within the broader curtilage of the listed College estate. However, it is a modern building constructed after 1948 and would not be treated as part of the listed building by virtue of curtilage alone. Historic England's published guidance confirms that curtilage protection applies to buildings and structures that pre-date July 1948.

The listed buildings lie to the north-east of the application site and occupy a higher and more visually dominant position within the campus. From that elevated area, the Sports Hall can currently be perceived in limited oblique views. However, those views are

already filtered by the existing modern campus cluster and the completed Swimming Pool building. The approved adjoining Phase 2 development to the north will further obscure views from the listed asset towards the Sports Hall, reducing the prominence of the existing modern sports building in those views and thereby improving the visual experience of the heritage setting. The approved Phase 2 development site is shown on the submitted block plan, and the relationship of surrounding buildings is confirmed on the contextual drawings.

The current proposal is limited to roof refurbishment of an existing modern building. It does not involve demolition of a heritage asset, substantial extension, or redevelopment of undeveloped land. The effect is confined to the roofscape of an existing sports building within an already developed part of the campus.

The proposal preserves the established hierarchy of the estate. The significance of the listed core, and its principal views, remain unaffected. Having regard to the limited nature of the physical changes, the constrained visibility of the roofscape, the higher ground of the listed buildings, and the further screening effect of the approved Phase 2 building, the resulting heritage impact is neutral and, if anything, slightly beneficial in wider visual terms.

A separate Heritage Statement accompanies the application and should be read alongside this combined statement. For clarity, the planning case advanced here is based on the limited visual and heritage effects of the proposal and does not rely upon the Sports Hall itself being a listed structure.

5.5 Residential Amenity

Given the nature of the proposal and the location of the Sports Hall within the wider College campus, the development does not give rise to any material adverse impact on residential amenity.

The proposal does not introduce new uses, new overlooking, significant additional noise, or any material change in activity levels. The application is limited to the refurbishment and upgrading of the roof.

5.6 Highways, Access and Servicing

The proposal does not alter the use of the building and does not increase occupation in a way that would affect traffic generation, parking demand, or servicing arrangements.

There are no permanent highways implications. Construction access can be managed through standard contractor arrangements within the College estate.

6. Design and Access

6.1 Amount

The proposal is limited in scope and does not increase the building footprint or create new floorspace. The works are confined to refurbishment of the existing roof and associated roof-mounted plant in the form of photovoltaic panels.

6.2 Layout

There is no change to the existing layout of the site. The Sports Hall remains in its current position and retains its existing relationship with surrounding buildings and external circulation routes.

6.3 Scale

The overall scale of the building remains effectively unchanged. The only dimensional change is the slight increase in roof build-up associated with the replacement composite panel system.

6.4 Appearance

The appearance of the development is defined by the new Goosewing Grey composite roof panels, the associated verge and flashing details, the localised eastern roof rationalisation, and the photovoltaic installation.

These changes are coherent with the functional character of the Sports Hall and improve the quality, longevity and performance of the roof envelope.

6.5 Access

The proposal does not alter pedestrian or vehicular access to the site or the Sports Hall. Existing access arrangements remain unchanged.

7. Materials and Technical Specification

The proposed roof system is a modern insulated composite panel solution which replaces the failed existing construction with a robust and durable weathering system.

The principal material specification is as follows:

- TATA Trisomet insulated roof panel;

- 120 mm panel thickness;
- Plastisol HPS external finish in Goosewing Grey;
- colour-matched proprietary fixings;
- sealed and continuous panel construction to improve weather resistance and air tightness.

Compared with the existing fibre cement and felt roof, the replacement system provides a substantial improvement in durability, weatherproofing, thermal performance and long-term maintenance requirements.

The submitted technical information confirms that the system achieves the relevant external fire performance classification and is suitable for this form of roof application.

The photovoltaic installation comprises 210 Trina Solar TSM-455NEG9R.28 modules, giving an installed DC capacity of 95.55 kWp. The system includes one inverter and 105 optimizers. The proposed array is arranged at an orientation of approximately 202° and a tilt of 20°.

7.1 Materials Schedule

To avoid doubt, the external materials proposed as part of this application are fully defined by the submitted drawings, this statement, and the accompanying product literature. The proposed external materials are as follows:

Element	Existing	Proposed
Main roof covering	Fibre cement sheeting with insulation and built-up felt weathering	TATA Trisomet insulated composite roof panel, 120 mm thick, Plastisol HPS finish, Goosewing Grey
Roof profile and build-up	Existing deteriorated multi-layer roof construction	New factory-manufactured insulated composite roof panel system with sealed joints
Verges, flashings and trims	Existing flashings associated with existing roof construction	Proprietary metal verge flashings, trims and closures to match the proposed Goosewing Grey roof finish
Roof fixings	Existing fixings associated with existing roof construction	Proprietary colour-matched fixings in accordance with manufacturer recommendations
Localised eastern roof alteration	Existing internal valley arrangement	Valley removed and roof extended into a simple gable form to match the proposed roof finish and detailing
Photovoltaic panels	None	Trina Solar TSM-455NEG9R.28 photovoltaic modules mounted above the roof plane

Photovoltaic mounting system	None	Proprietary roof-mounted solar support and rail system, colour and finish recessive in appearance
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The proposed materials are limited in scope and relate only to the roof refurbishment works described in this application. No new wall finishes or other external facing materials are proposed.

Given that the proposed materials, finish, colour and principal product references are expressly identified within the submitted application documents, it is respectfully requested that any planning permission granted is not made subject to a separate materials submission condition. The external materials are already fully specified and can be properly assessed as part of the current application.

8. Sustainability and Energy Performance

A principal benefit of the proposal is the comprehensive improvement in the environmental performance of the Sports Hall.

8.1 Thermal Upgrade and Air Tightness

The replacement roof provides a significant improvement in thermal performance compared with the existing degraded construction. The proposed 120 mm composite insulated panels are aligned with current Building Regulations expectations for roof elements and will materially improve the thermal efficiency of the building envelope.

The use of a modern factory-manufactured panel system with sealed joints also improves air tightness. This reduces uncontrolled air leakage, improves internal environmental conditions, and reduces energy demand associated with heating the building.

8.2 Reduced Energy Demand

Through improved insulation and air tightness, the proposal will reduce the operational energy consumption of the Sports Hall and improve the long-term efficiency of the building. This is a direct and important benefit of the scheme.

8.3 Renewable Energy Generation

The submitted solar design report confirms a photovoltaic system with an installed DC capacity of 95.55 kWp, a maximum achieved AC power of 90.00 kW, and a performance ratio of 86%.

Annual usable solar electricity generation is estimated at approximately 108.10 MWh, with specific production of approximately 1,131 kWh/kWp. Of that generation, approximately 106.79 MWh is expected to be used directly by the building, with around 1.32 MWh exported to the grid. The system is therefore expected to meet approximately 16% of the building's annual electricity demand.

The report also identifies annual carbon savings of approximately 20.91 tonnes of CO₂.

Taken together, the thermal upgrade and photovoltaic installation provide a clear and measurable sustainability benefit. The proposal reduces demand, generates on-site renewable energy, lowers operational carbon emissions, and supports the wider environmental objectives of the College.

9. Planning Balance

The proposal delivers substantial and credible benefits. In particular, it:

- secures the continued use of an important College building that is currently affected by significant water ingress;
- replaces a failed roof system with a durable modern construction;
- improves thermal performance and air tightness;
- reduces energy demand;
- provides substantial on-site renewable energy generation; and
- results in only limited visual change to an existing modern building in a visually contained part of the campus.

There is no material harm arising in terms of scale, character, amenity, highways or heritage setting. Any limited visual change to the roofscape is clearly outweighed by the operational, environmental and estate management benefits of the scheme.

10. Conclusion

This application seeks planning permission for a necessary and well-justified refurbishment of the Sports Hall roof at Hurstpierpoint College.

The existing roof has deteriorated beyond practical repair and is allowing significant water ingress into the building. The proposed works provide a durable replacement roof, improve the performance of the building envelope, reduce maintenance risk, and introduce a substantial photovoltaic installation to generate on-site renewable energy.

The proposal retains the existing use, footprint and overall form of the building. The visual effects are modest, the building remains appropriate to its setting, and the heritage significance of the wider College estate is preserved.

The development represents a practical, sustainable and policy-compliant upgrade to an existing educational building. Planning permission should therefore be granted.

11. Documents Submitted in Support of the Application

The application is supported by the following drawings and documents:

- Location Plan, drawing no. 730 AL49
 - Block Plan, drawing no. 730 AL50
 - Existing Elevations, drawing no. 730 AL100
 - Existing Elevations, drawing no. 730 AL101
 - Existing Context Elevation and Section, drawing no. 730 AL102
 - Proposed Elevations, drawing no. 730 AL200
 - Proposed Elevations, drawing no. 730 AL201
 - Proposed Context Elevation and Section, drawing no. 730 AL202
 - Proposed photovoltaic panel datasheet
 - Proposed solar design report
 - Proposed roofing system datasheet
 - Heritage Statement
 - Materials Schedule, included within Section 7.1 of this statement
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12. Other Matters

For the avoidance of doubt, no separate biodiversity, arboricultural or drainage statements are required for validation in connection with this application. The proposal relates to refurbishment works to an existing building and does not affect biodiversity net gain requirements.

The Heritage Statement accompanies this application and should be read alongside this combined statement.

The roof materials, finish, colour and principal product references are fully specified within the submitted drawings, this statement and the accompanying product literature. The application has therefore been prepared so that the proposed development can be fully assessed without the need for a separate post-permission materials approval.

This statement is submitted in support of the application and demonstrates that the proposal is necessary, proportionate and acceptable in planning terms.