

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 26 February 2025 09:10:21 UTC+00:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: DM/25/0063 HPP College- Swimming Pool Extension

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, north west, 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, which is partially retrospective, relates to what is in effect an amendment to an existing approval (DM/18/4015) for a new swimming pool building, which is part of a phased redevelopment of campus buildings to the south west of the listed quadrangle, and constitutes the addition of a first floor above the approved single storey northern element of the building.

The proposed additional storey adds height and bulk to the approved building, but in the context of the existing collection of buildings to this part of the campus is not in principle considered to detract from the setting of the listed buildings. The proposed contemporary design also relates to the other modern buildings in the vicinity. Based on the submitted information and our discussions on site yesterday I do however have some concerns regarding aspects of the detailed treatment of the extension:

- Although the submitted plans show plant to the roof of the addition, it seems that in practice this installation and the surrounding enclosure will be larger than shown. The proposed plans should be amended to show the updated arrangement- it will also be useful if these plans and/or supporting documents can be annotated to show the facing materials to the extension, including the plant enclosure.
- I would also suggest that sectional drawings should be provided to show the plant and enclosure in the context of the parapet surrounding the roof. My concern is that the enclosure should not impinge unduly on longer views of the building, or views from upper storeys of surrounding buildings including the listed quadrangle.
- As we discussed on site, the proposed manufactured Rockpanel cladding to the façade of the extension may be considered contentious in this sensitive, semi-rural context, in close proximity to listed buildings of a traditional construction. It will be helpful to have more information including images of the proposed cladding, but it should be noted that it may be that we consider that a more natural material, such as timber cladding similar to that present on adjacent buildings, should be substituted for this.

I can provide further comments on receipt of this additional information.

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>

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