



Heritage Statement in Support of a Listed Building Application

1. Introduction

This Heritage Statement is submitted in support of a Listed Building Consent application for the installation of a pedestrian path located to the southern boundary of the existing car park at Hurstpierpoint College, between the car park and the adjacent hockey sports pitch commonly referred to as the South Astro.

The purpose of this statement is to assess the potential impacts of the proposed development on the significance of the designated heritage asset, demonstrating that the proposals are sensitively designed in response to the site's historic context, in line with relevant legislative and policy requirements.

2. Site Context and Heritage Significance

Hurstpierpoint College is a Grade II listed, independent co-educational day and boarding school located in a countryside setting approximately 1.8km north of Hurstpierpoint village and 4.7km southwest of Burgess Hill. The site is situated at College Lane, Hurstpierpoint, West Sussex BN6 9JS.

The principal buildings of the College were constructed in 1853 in the Gothic Revival style, with flint walls, limestone dressings, and clay tiled roofs. The buildings are arranged around formal quadrangles, with notable features including St John's Chapel, whose prominent tower contributes significantly to the site's historic character.

The proposed development site lies at the southern edge of the campus, south of the existing car park and above the southern astro turf pitch. The pitch lies approximately 2.3 metres below the level of the car park and the listed buildings, separated by a steep grass embankment. The location is approximately 16 metres from the nearest part of the listed building group, screened by intervening landscaping and structures.

3. Description of the Proposed Works

The proposal includes:

- Installation of a 1.5m wide, 50m long pedestrian path surfaced in red permeable macadam

- Creation of a raised hardstanding approximately 500mm above ground level for level access and viewing
- Installation of a 1.1m high metal railing with a black finish, featuring a simple top and mid rail design
- Use of concrete edging and reuse of excavated material to regrade the adjacent bank

These works are intended to improve pedestrian safety and accessibility between the car park and the South Astro sports pitch, which is frequently used by pupils and visitors.

4. Impact on Heritage Significance

The proposed development is located within the wider curtilage of the Grade II listed Hurstpierpoint College buildings but is physically and visually separated from them by a car park and a notable change in level. The proposal does not involve any alteration to or physical connection with the listed buildings.

The character and setting of the heritage asset are defined by the coherence of the Gothic Revival architecture, the formal layout of buildings and open spaces, and the verdant landscape setting. The proposed path is modest in scale, reversible, and utilitarian in nature. Its form and appearance have been carefully considered to ensure compatibility with the established aesthetic and function of the site.

The proposed black metal railing is of a simple design intended to complement the architectural tone of the historic campus. The use of red macadam is consistent with existing treatments used across the site to signify pedestrian zones, ensuring a cohesive appearance. Importantly, the proposals avoid any disruption or loss of historic fabric.

Given the scale, design and location of the works, it is considered that there will be no harm to the heritage significance of the listed buildings, their setting, or views to and from them. The development preserves the special architectural and historic interest of the heritage asset as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. Conclusion

The proposed pedestrian path and associated railing represent a minor and sensitively designed intervention that supports improved safety and site usability. The works respect the heritage context, introduce no physical or visual harm, and are fully in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, and relevant local policy.

It is therefore respectfully submitted that Listed Building Consent should be granted.