



Hurstpierpoint College

Phase 2 Development

Design & Access Statement (DAS)

Executive Summary

This Design and Access Statement supports the planning application for the Phase 2 development at Hurstpierpoint College. The proposal delivers a permanent, purpose-built gym and dining facility that replaces temporary structures, strengthens the southern sports hub, and provides modern, adaptable accommodation designed for a 60-year life. The scheme is positioned on previously developed land, outside the primary setting of the Grade II listed buildings, and is visually separated from the listed buildings by the newly constructed swimming pool only. The design adopts restrained materials, controlled massing and a stepped footprint to ensure a sensitive and proportionate addition to the campus. All technical evidence confirms no harm to heritage, amenity, biodiversity or drainage, and the proposal aligns fully with national and local planning policy. (DAS)

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1. Introduction

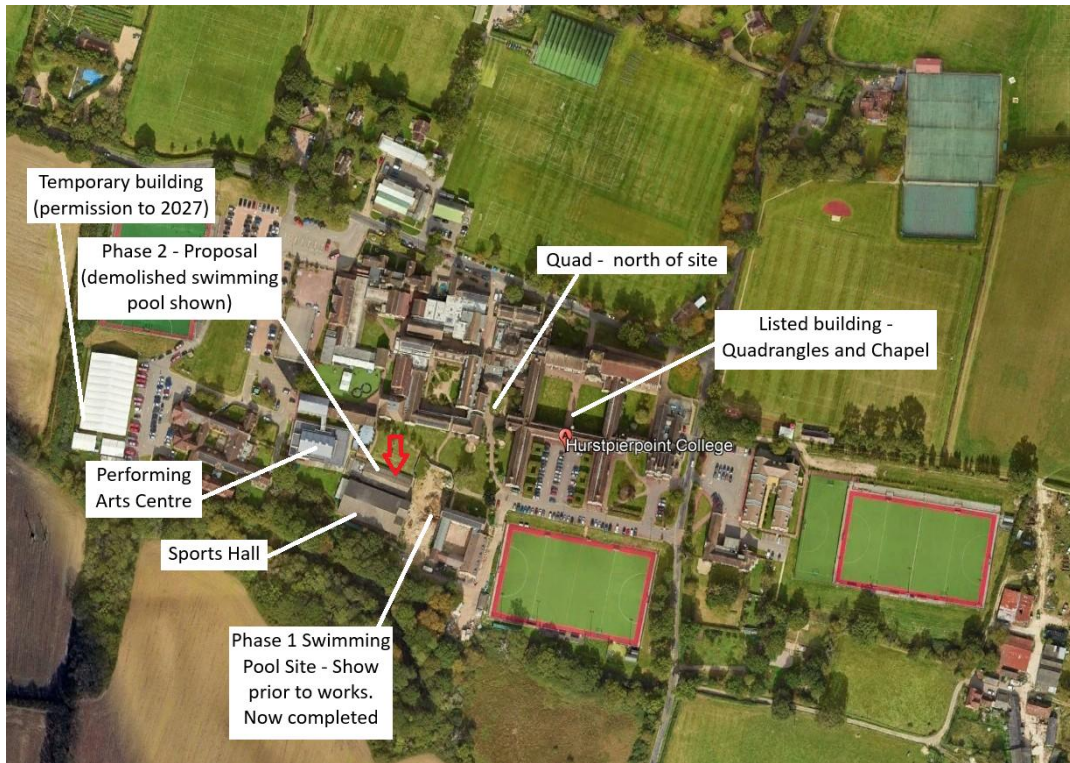


Figure 1: Site Location Plan; Aerial View / Campus Context Diagram

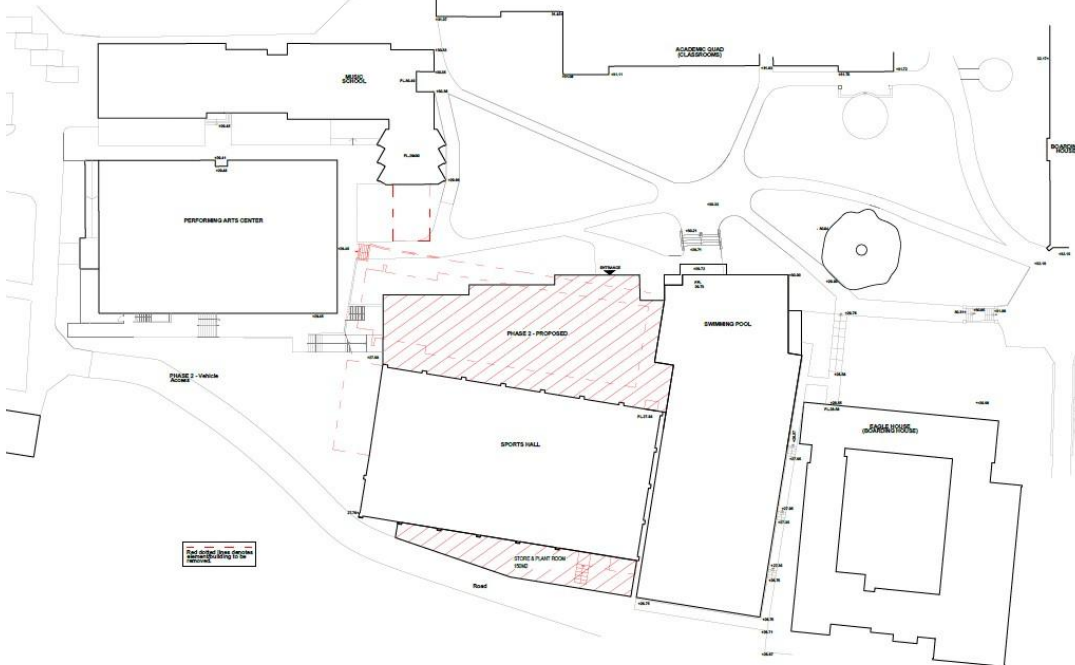


Figure 2: Location Plan; illustrating Phase 2 in relations to surrounding context and campus context.

This Design and Access Statement supports the planning application for the Phase 2 development at Hurstpierpoint College. The proposal delivers a purpose-built ground-floor gym and a first-floor dining hall, replacing temporary structures and enhancing long-term operational capacity. The document sets out the design logic, contextual response, access strategy and technical compliance underpinning the scheme.

A brief summary of the design intent is as follows:

- create a coherent and high-quality sports and wellbeing hub, integrating the gym with the sports hall and new swimming pool;
 - provide a centrally located dining hall suited to current student numbers and daily meal operations;
 - ensure design sensitivity to the Grade II listed core by managing massing, alignment, materials and views;
 - establish a long-life, low-energy building capable of future adaptation.
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1A. Policy Context

The proposal has been developed in accordance with the National Planning Policy Framework (NPPF), particularly the chapters relating to design quality, sustainable development, heritage protection and efficient use of previously developed land. Relevant NPPF themes include:

- delivering high-quality, beautiful and sustainable buildings;
- meeting identified educational and community needs;
- safeguarding the historic environment without constraining appropriate future development;
- supporting healthy, inclusive and safe places.

At a local level, the Mid Sussex District Plan supports educational development within established school campuses, particularly where proposals:

- optimise the use of land and existing infrastructure;
- improve educational and recreational facilities;
- avoid harm to designated heritage assets;
- demonstrate high-quality, contextually appropriate design.

The Hurstpierpoint & Sayers Common Neighbourhood Plan similarly encourages enhancements to school facilities where they respect local character and the landscape setting.

1B. Policy Compliance Matrix

The table below sets out the key national, district and neighbourhood planning policies relevant to this development and demonstrates how the scheme complies.

<i>Policy</i>	<i>Requirement Summary</i>	<i>Compliance Response</i>
<i>NPPF Chapter 2 – Sustainable Development</i>	Ensure development meets social, economic and environmental objectives.	Supports long-term educational needs, consolidates sports hub, delivers low-energy building with 60-year life.
<i>NPPF Chapter 4 – Decision Making</i>	Encourage efficient use of land; ensure proposals are well-justified and supported by technical evidence.	Comprehensive technical package submitted (FRADS, AIA, BNG, Sustainability, Transport). Previously developed land optimised.
<i>NPPF Chapter 8 – Healthy and Safe Communities</i>	Provide accessible sports and recreational facilities.	Delivers modern gym central to sports curriculum and wellbeing. Provides safe, inclusive access.
<i>NPPF Chapter 12 – Achieving Well-Designed Places</i>	High-quality, sympathetic design; coherent form; responds to context; supports sense of place.	Stepped massing, contextual materials, alignment with pool; high-quality architecture reinforcing campus legibility.
<i>NPPF Chapter 14 – Meeting Climate Change Challenges</i>	Minimise carbon emissions; incorporate renewable and low-carbon tech.	All-electric design, ASHPs, Monodraught natural ventilation, improved fabric performance.
<i>NPPF Chapter 16 – Conserving and Enhancing the Historic Environment</i>	Avoid harm to designated heritage assets and their settings.	Located outside primary setting; separated from the listed buildings by the newly constructed swimming pool only; no harm identified.
<i>DP1 – Sustainable Economic Development</i>	Support growth that enhances local services and facilities.	Strengthens educational infrastructure, supporting local employment and community value.
<i>DP2 – Sustainable Rural Development</i>	Enable appropriate expansion of established institutions.	Enhances a long-established school using previously developed land.

<i>DP17 – Existing Schools</i>	Support improvement of educational facilities where well-designed and appropriately located.	Provides essential dining and sports capacity in optimal location within campus.
<i>DP19 – Community Facilities</i>	Resist loss and support enhancement of community/education facilities.	Significantly upgrades the College’s core facilities; replaces temporary provision.
<i>DP26 – Character & Design</i>	Ensure proposals reflect character, scale and context.	Buff brick, controlled massing, alignment with modern campus edge; robust and contemporary design.
<i>DP29 – Noise, Air and Light Pollution</i>	Protect amenity; prevent harmful noise and light impacts.	Acoustic isolation built in; controlled external lighting; no adverse impact expected.
<i>DP34 – Heritage Assets</i>	Protect setting and significance of listed buildings.	No harm; reinforced separation by the newly constructed swimming pool and existing topography.
<i>DP37 – Biodiversity</i>	Maintain or enhance biodiversity; require BNG.	Full BNG assessment included; off-site units secured.
<i>DP39 – Sustainable Design & Construction</i>	Promote low-carbon, energy-efficient design.	Exceeds minimum requirements; all-electric, low-energy systems, reduced lifecycle carbon.
<i>HurstC Policies – Neighbourhood Plan</i>	Support improved local educational facilities and maintain landscape setting.	Sensitive integration with campus landscape; respects historic core; improves educational provision.

2. The Applicant and Purpose of the Development

The Applicant and Purpose of the Development

Hurstpierpoint College is an established independent school. The development responds to the following operational needs:

- Insufficient capacity of the historic dining hall, which has not expanded in line with pupil numbers.
- Requirement for a high-quality strength and conditioning gym supporting curriculum delivery and pupil wellbeing.

- Replacement of temporary dining and gym structures, which must be removed by November 2027.
- Long-term strategic aim to consolidate major sports and wellbeing functions into a coherent **southern sports hub**.

The project provides long-term, purpose-built facilities with a 60+ year design life, an adaptable structural grid and servicing strategy enabling future expansion or repurposing.

3. The Site and Surroundings



Figure 3: Campus Overview.

1- Phase 1 Swimming Pool Building (completed); 2- Sports Hall; 3- Demolished swimming pool and Phase 2 site (application site); 4- Eagle House (boarding); 5- Quad; 6- Listed Buildings; 7- Academic Quad; 8- Sports Pitches; 9- Performing Arts Centre (PAC); 10- Accent Woodland

The site is located on the **southern side** of the College campus, immediately north of the sports hall and west of the new swimming pool (Phase 1), with the Performing Arts Centre (PAC) positioned to the west.

Key site characteristics include:

- Previously developed land (former swimming pool footprint).
 - Approx. **2.4 m** level change between the historic core and the sports precinct.
 - Mature tree belts providing natural screening between historic buildings and southern campus buildings.
 - Clear separation from Grade II listed buildings to the north.
 - Surrounding land uses include sports pitches, courts and educational facilities.
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4. Planning History and Campus Evolution

The College has evolved significantly over the past 170 years. Modern developments are positioned to the south to maintain the prominence of the Grade II listed quadrangle.

Relevant planning history includes:

- **New Swimming Pool – Phase 1** (completed 2025). Established alignment and southern campus geometry.
- **Sports Hall** (Existing).
- **Performing Arts Centre** (Existing).
- Former swimming on applicant site demolished.
- **Temporary Dining and Gym Structures** – Permission expires November 2027.

Phase 2 continues the masterplanning principle of locating modern buildings together on the southern campus to the south, outside the primary historic setting.

5. Design Strategy

5A. Design Evolution

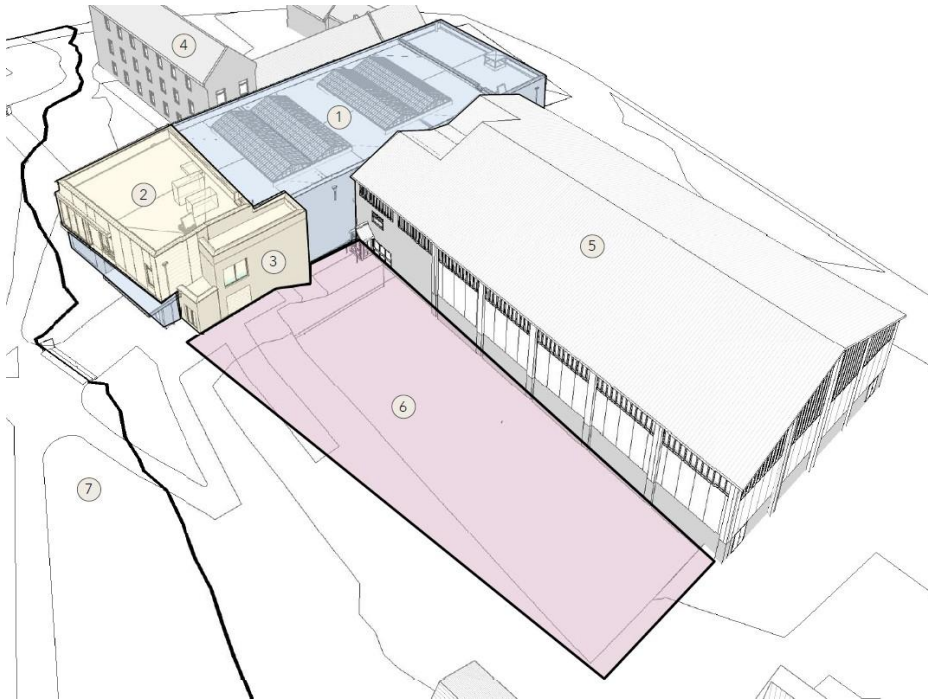


Figure 4: Site Massing Context.

1, 2 & 3- Phase 1 Swimming Pool Building (completed); 4- Eagle House (boarding); 5- Sports Hall; 6- Phase 2 application site; 7 – Court Yard

The design underwent several iterations, including:

- a full-width massing option, discounted due to excessive bulk in courtyard views;
- Wedge shape
- a compact rectangular form, discounted due to operational inefficiencies and reduced circulation quality;
- a two-part massing strategy which resulted in the adopted stepped footprint offering improved openness, contextual alignment and enhanced east–west permeability.

The final proposal balances operational needs with contextual sensitivity and long-term adaptability.

The design responds to a clear set of spatial, operational and contextual objectives. The following principles guide the architectural approach:

A. Consolidation of the Sports Hub

The Phase 2 development forms the final component of the wider sports hub strategy, with the gym positioned to directly interface with the sports hall and swimming pool. This arrangement:

- strengthens daily operational efficiency for PE and sports science provision;
- allows shared use of changing, circulation and external training areas;
- aligns floor levels to support accessible routes between all major sports facilities.

B. Delivery of Central Dining Capacity

The dining hall is located at the heart of the campus-wide pedestrian network, supporting efficient links with the boarding houses, academic buildings and senior school. Extended clear-span areas, controlled daylighting and acoustic performance create a comfortable and flexible dining environment.

C. Respect for Heritage Setting

The proposal is positioned outside the primary setting of the listed buildings and is screened from the listed buildings by the newly constructed swimming pool. Architectural restraint is achieved through:

- stepped massing to preserve the east–west courtyard vistas;
- tonal subordination through a buff brick palette;
- simplified building form that supports spatial legibility.

D. Future Adaptability

The structural grid and volumetric arrangement enable potential:

- installation of a mezzanine level;
- conversion to teaching, office or studio space;
- extension or internal subdivision with minimal structural intervention.

6. Use

Ground Floor:

- Strength and conditioning gym
- Circulation and breakout areas
- Sanitary and accessible provision

First Floor:

- Dining hall (200 students per sitting)
 - Kitchen and servery
 - Ancillary plant and storage
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7. Amount

Total GIA: **1,242 m²**.

- Ground floor: approx. 600 m²
- First floor: approx. 640 m²

These quantum match functional need and sit comfortably within the established scale of the southern campus.

8. Layout

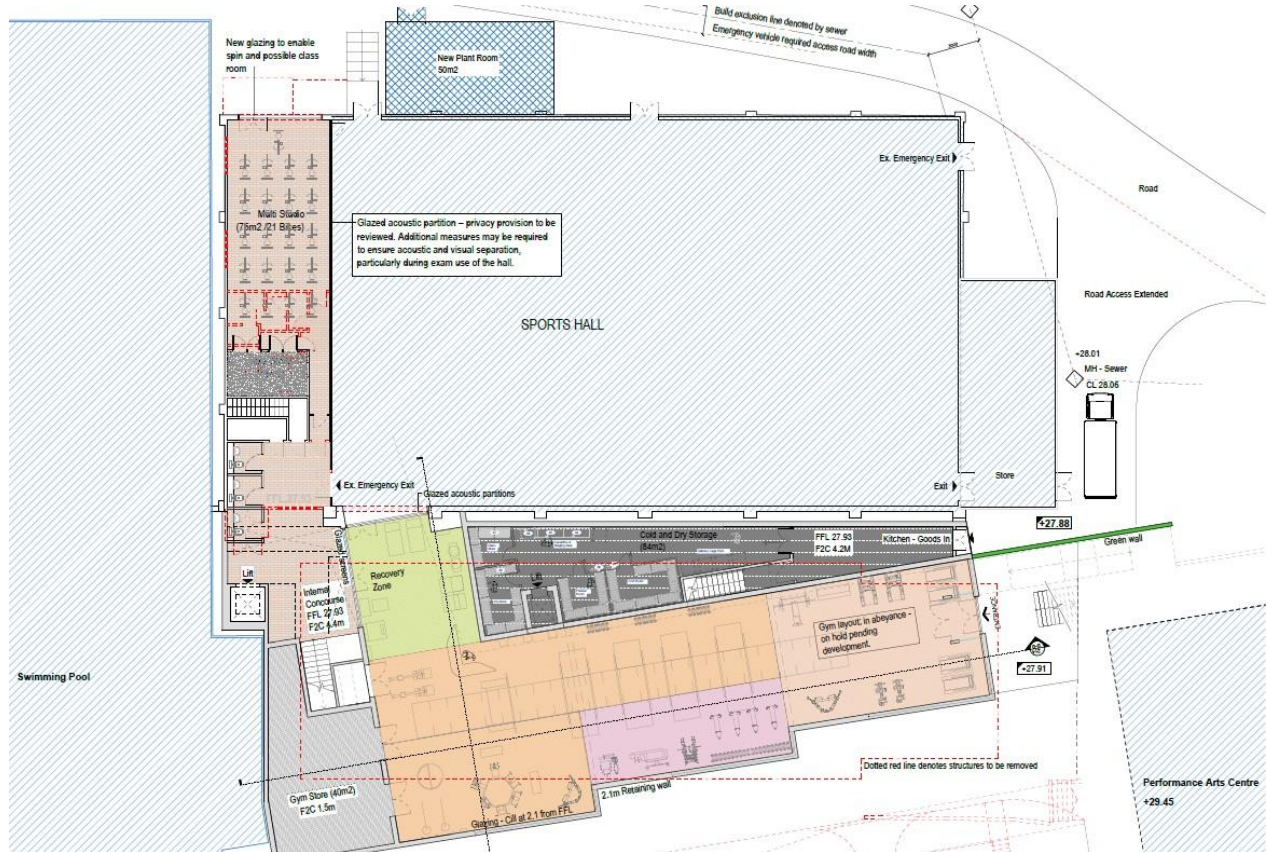


Figure 5: Lower Ground Floor Plan highlighting gym layout (current in abeyance), access points and routes to sports hall and pool.

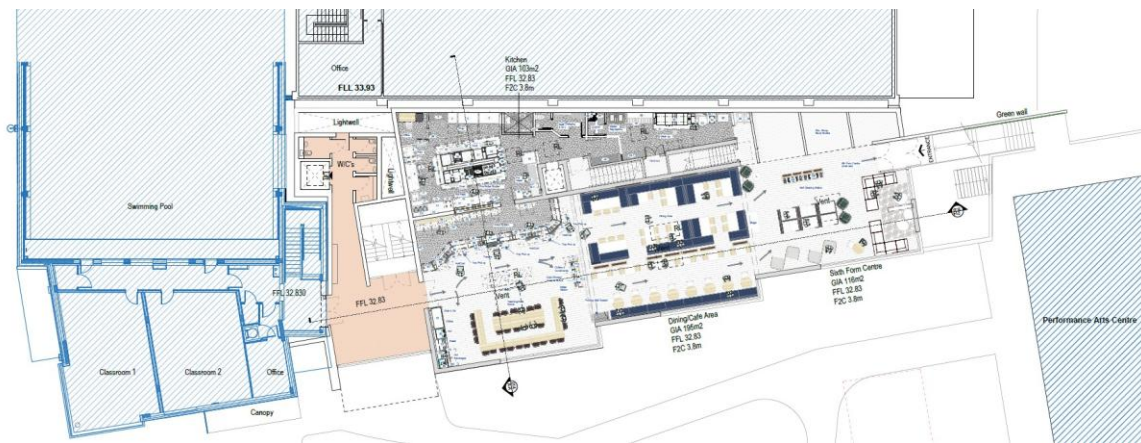


Figure 6: First Floor Plan; showing dining hall arrangement, kitchen, circulation and alignment with pool concourse.

The layout is driven by operational flow, safeguarding requirements and the need to reinforce campus legibility.

Key characteristics include:

- a stepped footprint that opens the courtyard view corridor and reduces apparent bulk;
- a ground-floor gym positioned for direct lateral movement into the sports hall and covered routes to the pool;
- a first-floor dining hall aligned with the pool first floor, enabling seamless movement between the two buildings;
- centralised cores for vertical circulation, simplifying wayfinding and supporting inclusive design.

The internal layout is flexible, allowing for future reconfiguration without impacting external massing.

9. Scale and Massing

The building adopts a carefully moderated scale to maintain a clear hierarchy between the historic quadrangle and modern sports-focused buildings. The key components are:

- overall height set below the sports hall and aligned with the swimming pool and PAC;
- stepped massing reducing outward bulk and improving spatial permeability from east to west;
- a semi-basement condition on the eastern side that further reduces perceived height when viewed from the courtyard approach;
- consistent parapet and cornice lines that reinforce the southern campus character.

These moves ensure the listed buildings retain visual primacy and that Phase 2 reads as an appropriately scaled contemporary addition.

10. Appearance and Materials



Figure 7: Materials Palette Board (buff brick, aluminium, glazing and contextual masonry tones).

The architectural language aims to achieve simplicity, robustness and contextual harmony.

Key components include:

- **Buff brick** forming the principal elevational treatment, delivering durability and visual coherence with the wider campus;
- **Perforated aluminium panels** providing subtle articulation between windows and introducing fine-grain detail without competing with historic fabric;
- a simplified window rhythm aligned to structural bays to deliver a calm, contemporary expression;
- **high-performance glazing** controlled to balance daylight, energy performance and glare mitigation.

This restrained palette ensures the building is firmly modern yet visually compatible within its wider context.

11. Landscape and Trees

The landscape strategy seeks to reinforce existing green infrastructure while supporting intuitive movement around the site.

Key principles include:

- retention of all significant landscape features and mature tree belts that screen views toward the listed buildings;
- modest adjustments to levels to enable a new east–west pedestrian link and accessible routes to the dining hall and sports facilities;
- new planting to soften building edges and reinforce campus character;
- integration of habitat improvements identified within the BNG strategy.

The landscape proposals are deliberately low-intervention, preserving the existing verdant structure that maintains the verdant buffer that separates the historic core from the wider southern campus.

12. Access and Movement

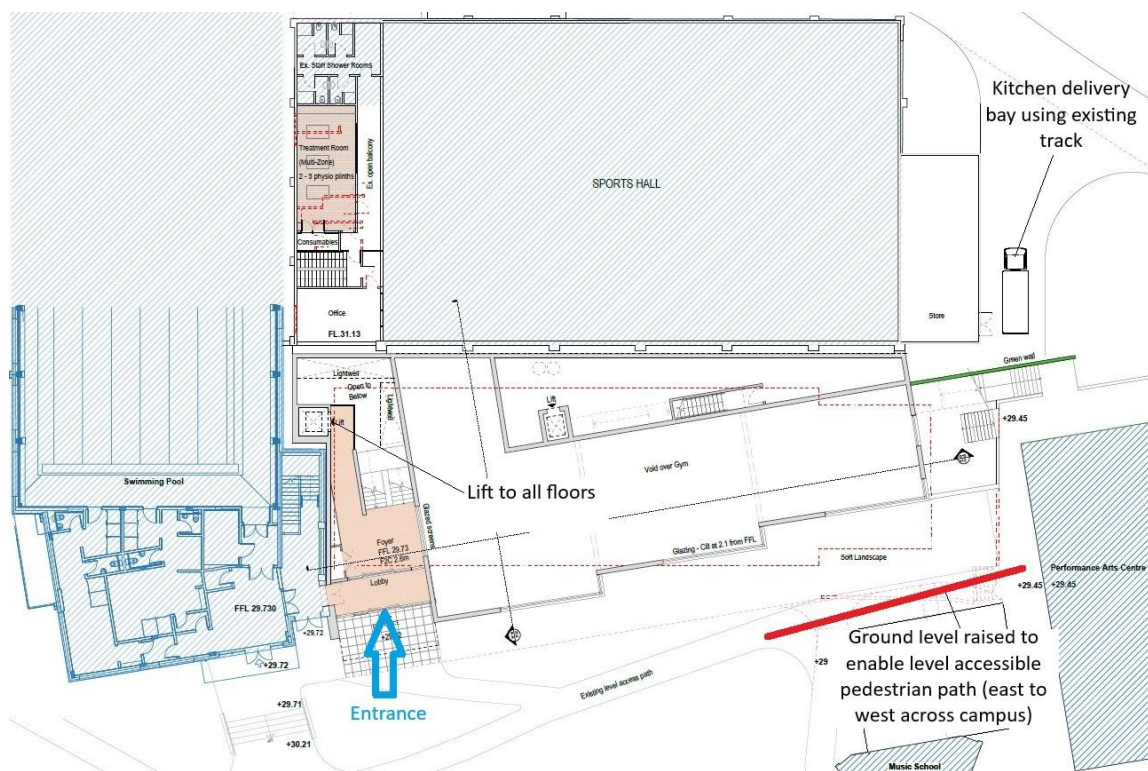


Figure 8: Access and Movement Diagram illustrating pedestrian routes, vehicular arrangements and inclusive access paths.

Pedestrian

- Improved east–west route created through adjustments to ground levels.
- Direct, level-access entry points to both floors.

Vehicular

- No change to existing vehicular access or parking strategy, other than delivery bay provision for kitchen operations.

Inclusive Access

- Fully compliant with **Part M**, including lift access, level thresholds and accessible WCs.

13. Sustainability and Energy Strategy

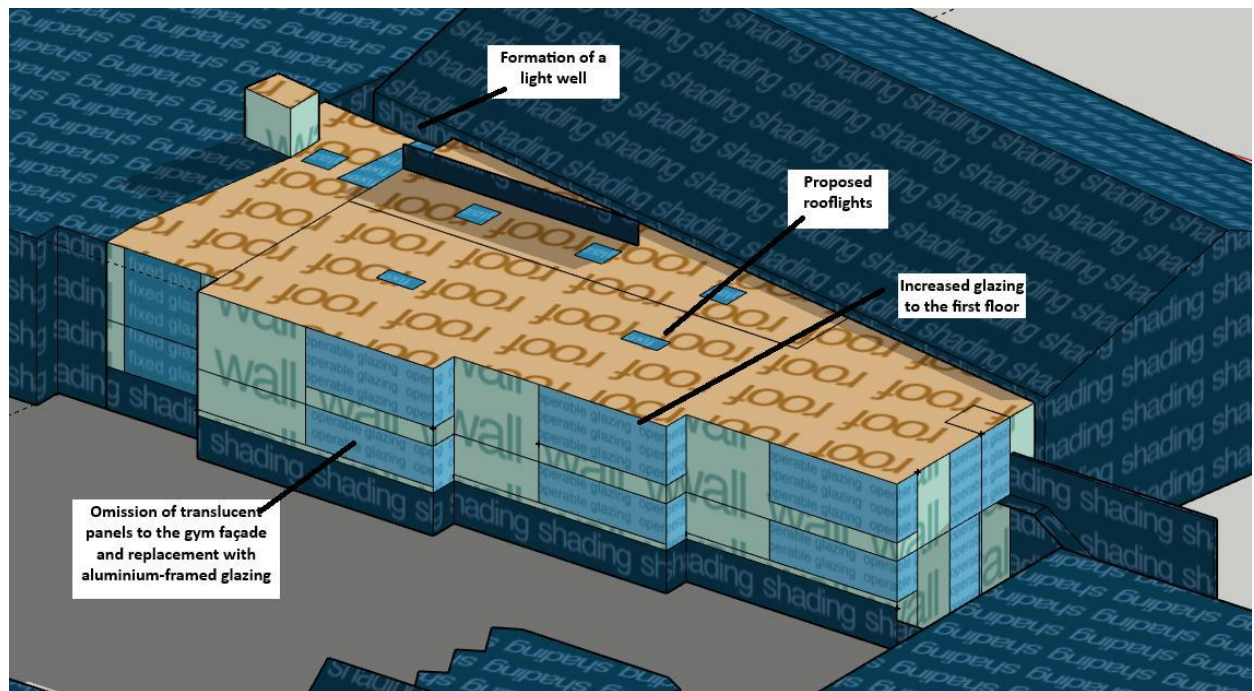


Figure 9: Sustainability Strategy Diagram illustrating ventilation, heating, envelope performance and carbon reductions.

The sustainability approach prioritises energy efficiency, low-carbon performance and long-term adaptability.

Key features include:

- **All-electric building services**, removing the need for fossil-fuel infrastructure;
- **Monodraught natural ventilation** to reduce energy demand and provide a comfortable internal environment;

- enhanced thermal envelope with optimised glazing ratios and improved airtightness;
- integration of air source heat pumps for heating, cooling and hot water;
- life-cycle carbon reduction of approx. 20 percent over 60 years, supported by efficient massing and structural design;
- design for disassembly principles where practicable, enabling future adaptation and reducing whole-life impacts.

These measures align with emerging sustainability standards and the College's long-term estate decarbonisation strategy.

14. Heritage Considerations

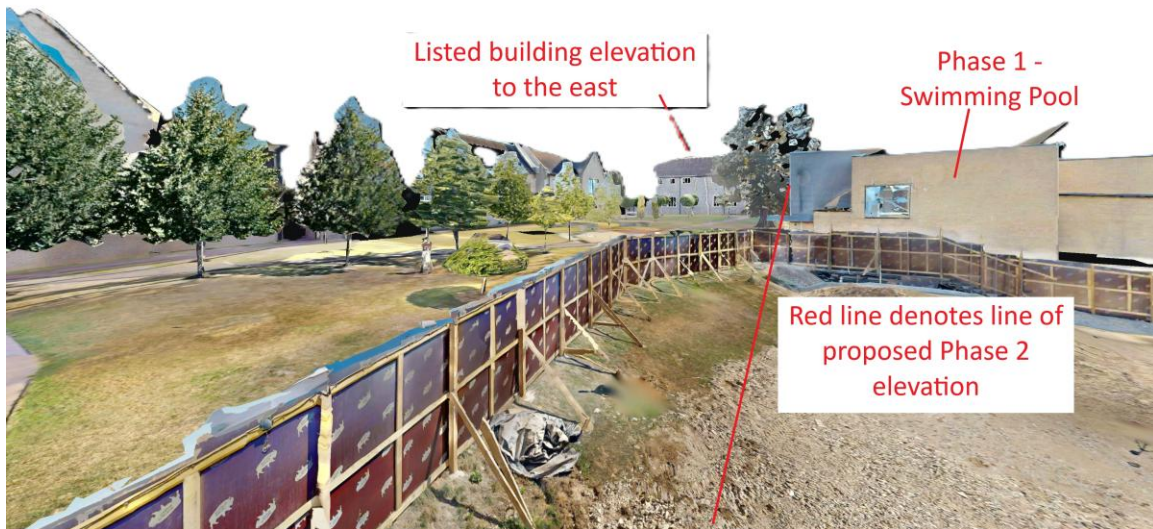


Figure 10: Heritage Buffer Diagram showing separation between the listed core and Phase 2 created solely by the newly constructed swimming pool and tree.

A full Heritage Statement supports the application.

Key findings:

- The site lies **outside the primary setting** of the Grade II listed core.
- The newly constructed swimming pool sits between the proposal and the listed buildings.
- Topography and planting strengthen separation.

- Massing and material choices ensure **no harm** in accordance with NPPF and Section 66.
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15. Technical Considerations

Drainage

- FRADS confirms compliant SuDS strategy.
- Site in Flood Zone 1.

Ecology

- No sensitive habitats affected.
- BNG achieved via off-site units.

Trees

- No impact on RPAs; AIA confirms full protection.

Acoustics

- Rubber screed isolation, resilient fixings, duct lining and acoustic breaks ensure suitable separation.

Lighting

- Controlled external lighting strategy to prevent spill.

Transport

- No intensification of vehicle movement anticipated.
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15A. Officer-Facing Justification Summary

This proposal represents a well-considered and proportionate enhancement to an established educational campus. It replaces temporary accommodation with a permanent, sustainable building that directly addresses operational pressures on dining and sports provision. The development is located on previously developed land, outside the primary setting of the listed buildings, and is visually and physically separated from the heritage core by the newly constructed swimming pool. The design demonstrates a

sensitive response to context through controlled massing, stepped footprint, and a restrained materials palette. All technical assessments confirm that the scheme does not give rise to environmental, ecological, heritage or amenity harm. The proposal therefore aligns with national, district and neighbourhood planning policy and constitutes a compliant, sustainable and necessary investment in the College's long-term educational infrastructure.

16. Conclusion

The Phase 2 development is a necessary, proportionate and sensitively designed addition to the College. It aligns with national and local policy, replaces temporary structures with a permanent high-quality facility, enhances the sports hub, respects the listed setting and provides long-term sustainable value.

Planning permission is respectfully sought.