



Hurstpierpoint College

Phase 2 Development

Heritage Statement

Executive Heritage Summary

The Phase 2 development at Hurstpierpoint College preserves the setting and significance of the Grade II listed quadrangle and associated historic ranges. The proposal is located within an established cluster of modern buildings, outside the primary setting of the heritage asset, and is visually and physically separated from the listed structures by intervening buildings, topography and mature landscaping. The massing, materials and alignment of the development have been carefully controlled to maintain the architectural hierarchy of the campus, retain key views, and reinforce the spatial clarity that defines the historic core. No harm arises under the NPPF or Section 66, and the proposal is fully compliant with national, local and Historic England guidance.

1. Introduction

This Heritage Statement is submitted in support of the proposed Phase 2 development at Hurstpierpoint College, comprising a new ground-floor gym and first-floor dining hall. The document assesses the potential effects of the development on the significance and setting of the Grade II listed buildings at the heart of the College campus.

This statement also draws upon and incorporates relevant contextual material from comparable heritage submissions at the College, as well as the newly constructed swimming pool which is known as Phase1. That material remains applicable because it accurately describes the heritage context, significance, setting relationships and character of the listed assets, all of which are relevant to understanding Phase 2.

The assessment has been prepared in accordance with:

- Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990
- NPPF paragraphs 207–215 (heritage)
- Historic England GPA2 and GPA3 (decision-taking and setting)
- Mid Sussex District Plan Policy DP34

- Hurstpierpoint and Sayers Common Neighbourhood Plan Policy HurstC5

The proposals are sensitively designed to respond to the historic context, ensuring that no harm arises to the significance of the designated heritage assets.

2. Site Context and Heritage Significance

Hurstpierpoint College is a Grade II listed independent co-educational day and boarding school set within extensive landscaped grounds approximately 1.8 km north of Hurstpierpoint village and 4.7 km south-west of Burgess Hill. The site is located at College Lane, Hurstpierpoint, West Sussex BN6 9JS.

2.1 The Listed Buildings

The principal listed buildings were constructed from 1853 onwards in the Gothic Revival style, arranged around formal collegiate quadrangles. Key heritage features include:

- flint walling with limestone dressings
- steep clay-tiled roofs
- lancet and traceried windows
- St John's Chapel, whose tower forms a landmark within the wider landscape

The significance of the heritage asset comprises:

- **Architectural value:** high-quality Gothic Revival collegiate design.
- **Historic value:** mid-19th-century educational development expressing Anglican educational principles.
- **Spatial value:** formal quadrangles, axial views and strong internal enclosure.
- **Evidential value:** retained hierarchy between chapel, teaching, and residential accommodation.

2.2 Setting

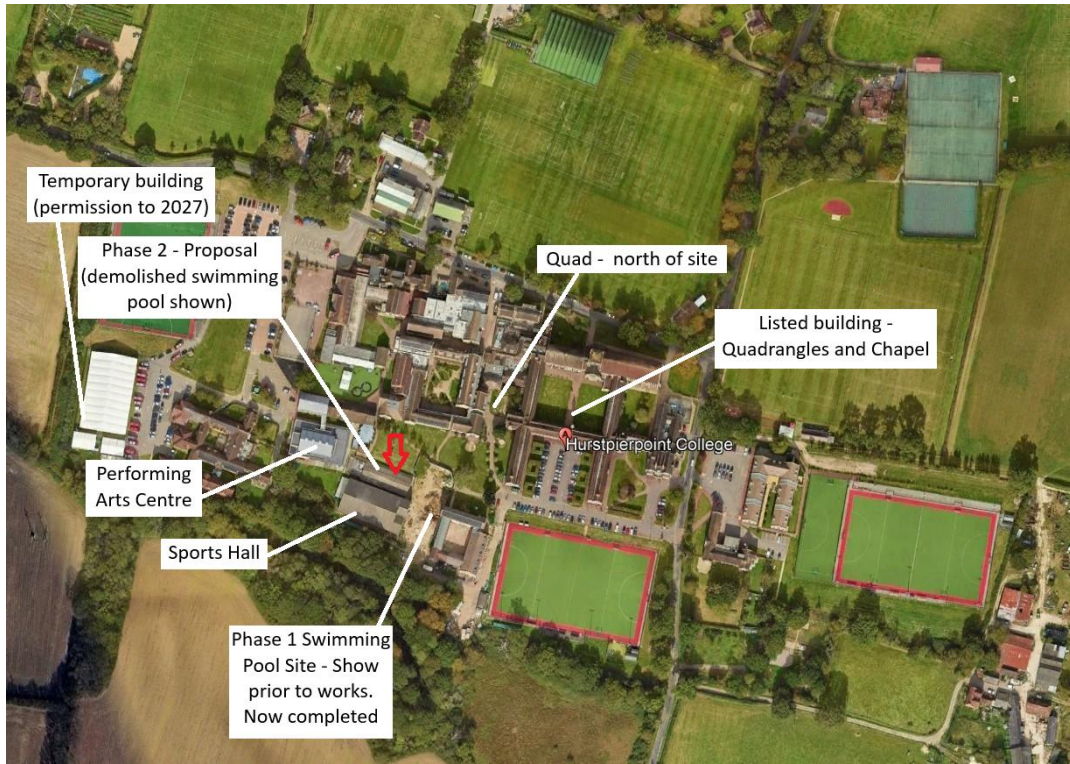


Figure 1: Site Location Plan; Aerial View / Campus Context Diagram

The proposed development lies at the southern edge of the wider campus within an established cluster of modern educational and sporting buildings. The listed buildings sit on higher ground, approximately 64 metres away, and are screened by intervening structures including the newly constructed swimming pool (Phase 1). Mature trees and the change in level between the historic core and the southern campus further reinforce this division.

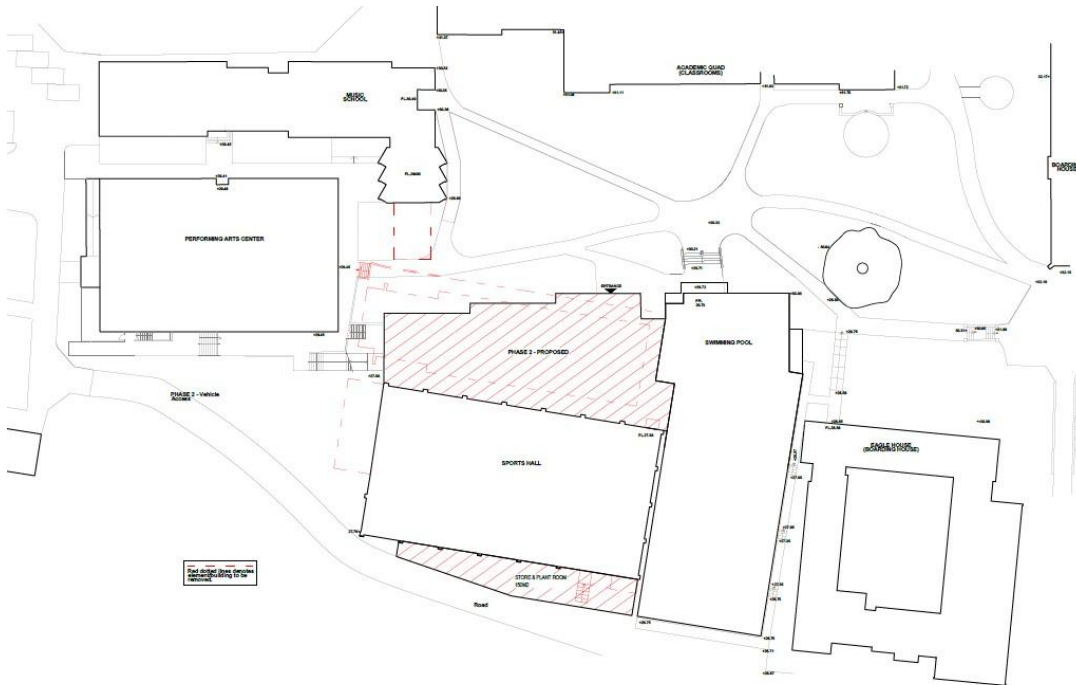


Figure 2: Location Plan; illustrating Phase 2 in relations to surrounding context and campus context.

The Phase 2 site occupies previously developed land associated with the former swimming pool and sits outside the primary setting where the listed buildings' significance is experienced most strongly.

3. Heritage Contribution of the Site

The location is physically and visually separated from the listed buildings. Its characteristics include:

- separation by the new swimming pool (Phase 1)
- a level change of approximately 2.4 metres between the historic buildings and the southern campus
- screening by mature landscaping
- no contribution to key historic views or the appreciation of the quadrangle

Accordingly, the site makes **no meaningful contribution** to the architectural, historic or spatial significance of the listed assets.

4. Symbolic and Cultural Role of Materials

In historic educational architecture, particularly in Gothic Revival schools, the use of robust, honest materials was intentional. Quarry tiles, for example, were traditionally selected for their durability, permanence and association with moral order and discipline.

The Phase 2 design continues this principle of material honesty. It adopts buff brick as the primary external finish, providing a restrained, durable and campus-appropriate aesthetic that does not compete with or imitate the listed buildings. The use of perforated aluminium panels provides light articulation without introducing visually dominant or historically inappropriate elements.

5. Assessment of Impact on Heritage Significance

The following matrix summarises the assessment of impacts in accordance with NPPF and Historic England guidance.

Assessment Topic	Key Considerations	Findings	Impact
5.1 Massing and Hierarchy	Development sits lower than sports hall and at same level as new swimming pool and PAC; listed buildings occupy higher ground and remain visually dominant.	Architectural hierarchy preserved; modern cluster remains clearly distinct from historic core.	No harm
5.2 Views and Spatial Relationships	Stepped footprint widens east–west courtyard vista; no important views to or from listed buildings obstructed.	Legibility of campus structure subtly improved; views protected.	No harm; minor enhancement
5.3 Alignment and Campus Geometry	Aligns with new swimming pool; completes modern campus edge.	Reinforces distinction between historic and contemporary campus zones.	No harm
5.4 Materials and Tonal Character	Buff brick; perforated aluminium; no cedar, zinc or translucent panels.	Tonally restrained and compatible with heritage expectations.	No harm

Assessment Topic	Key Considerations	Findings	Impact
5.5 Landscape and Trees	No loss of trees contributing to setting; screening vegetation retained.	Landscape framework preserved; separation reinforced.	No harm
5.6 Removal of Temporary Structures	Temporary buildings removed by Nov 2027; reinstatement of open space.	Improves wider campus setting; reduces clutter.	Minor heritage benefit

6. Compliance With Policy

The proposals:

- satisfy the **Section 66(1)** statutory duty by preserving the setting of the listed buildings
- comply with **NPPF 207–215**, ensuring significance is conserved
- meet **DP34** requirements relating to character, setting, materials and legibility
- accord with **HurstC5**, supporting the continued evolution of the College while protecting heritage assets
- align with **Historic England GPA2 and GPA3** in ensuring proportionate, appropriate, and well-considered change

6A. View Analysis Summary



Figure 2: Annotated Setting Plan showing listed buildings, modern cluster, VP1–VP7 view arrows. Blue star denotes listed buildings.



Image 1 - VP4



Image 2 - VP5



Image 3 - VP6



Image 4 - VP7

The following table provides a proportional view analysis in accordance with Historic England GPA3. All identified views demonstrate preservation of the listed buildings' significance.

Viewpoint	Description	Sensitivity	Impact	Assessment
VP1	Inner quadrangle looking south	High	None	No change to primary architectural appreciation
VP2	Outer southern quadrangle looking southern campus	High	None	No change to primary architectural appreciation
VP3	Approach along College Lane	High	None	Listed buildings remain focal elements due to elevation
VP4	Outer quadrangle looking west towards proposed Phase2	Medium	None	Screened by Phase 1 swimming pool building and mature tree
VP5	Courtyard looking west towards Phase 2 proposal	Low	None	No change to primary architectural appreciation, due to cluster of existing modern buildings.
VP6	Performing Arts Centre looking east towards listed buildings along courtyard edge near pool alignment	Medium	None	Stepped footprint widens east-west vista
VP7	Courtyard looking south towards Phase 2 proposal	Low	None	No change to primary architectural appreciation, due to cluster of existing modern buildings.

All assessed viewpoints confirm that no harm arises. No views integral to understanding significance are affected.

6B. Alignment With Heritage-Led Masterplanning

The Phase 2 proposals form part of an established and coherent masterplanning approach that has shaped the southern campus over the past decade. Key principles guiding this evolution include:

- maintaining the primacy of the historic quadrangle;
- positioning new development outside the primary historic setting;
- using massing and alignment to reinforce the courtyard geometry;
- consolidating modern sports and performance facilities in a defined cluster;
- retaining mature landscape structure as a visual buffer;
- ensuring that modern forms remain subordinate in height and tone.

This heritage-led strategy was reinforced in the approval of the new swimming pool, where the LPA concluded that the southern campus is capable of accommodating sensitively designed contemporary development without harm. Phase 2 continues this coordinated approach, completing the modern cluster while preserving all elements that contribute to the significance of the listed buildings.

Material Considerations and context



Figure 3: Materials Palette Board - Right Proposed: buff brick, aluminium, glazing and contextual masonry tones. - Left existing listed buildings flint wall and stone surrounds.

7. Overall Conclusion

The Phase 2 development:

- preserves the setting and significance of the Grade II listed buildings
- respects the architectural hierarchy and historic spatial structure of the campus
- maintains key views and the verdant landscape framework
- introduces a restrained and contextually sympathetic design
- delivers the removal of intrusive temporary buildings, providing a minor enhancement

The proposals result in **no harm** as defined by the NPPF and meet all statutory, national and local heritage requirements. The development is therefore acceptable in heritage terms.