



Hurstpierpoint College

Phase 2 Development

Phase 2 Supporting Technical Compendium

This combined technical compendium provides a suite of supporting statements to accompany the Phase 2 planning application. It consolidates all non-transport technical matters into a single, coherent submission for clarity and completeness.

Included sections:

1. Educational Need Statement
2. Lighting Strategy
3. Acoustic Design Note
4. Daylight and Internal Comfort Assessment
5. Inclusive Access Strategy
6. Utilities and Odour Management Strategy
7. Landscape and Visual Rationale Summary
8. Fire Strategy Outline

1. Educational Need Statement

The existing historic dining hall has not expanded proportionally with pupil numbers over the past decades. Current seating capacity is significantly below the operational requirement for efficient service. The temporary dining provision approved under a previous consent is due to expire on 22 November 2027, creating a critical service gap. The Phase 2 dining hall addresses this by providing 200-seat capacity per sitting, enabling two full sittings at lunch to meet existing demand.

The school's academic and wellbeing programme requires a dedicated strength and conditioning gym. The current temporary gym facilities are inadequate in scale, ventilation and performance. The new gym supports curriculum delivery, performance

sport, physiotherapy, SEN movement therapy, injury reduction and general pupil wellbeing.

The proposal aligns with the College's long-term estate planning objectives, consolidating sports and dining functions into a coherent southern hub while ensuring safe, efficient internal movement between buildings.

2. Lighting Strategy

The external lighting strategy aims to deliver safe and functional illumination while minimising visual impact and preventing light spill onto ecological receptors. Key principles are:

- Use of full cut-off LED luminaires.
- Avoidance of upward light projection.
- Lighting levels kept to regulatory minimums for access and safety.
- Sensors and time controls to reduce unnecessary operation.

Internal lighting is designed around glare control within the dining hall and gym, with uniformity ratios supporting safe physical activity and comfortable dining. Lighting integrates with natural daylighting to reduce energy consumption.

3. Acoustic Design Note

The gym's structural design incorporates:

- Rubber isolation layers within the screed.
- Movement joints isolating floor plates from walls.
- Resilient acoustic hangers for ceilings.
- Lined ventilation ducts to prevent breakout.

These measures prevent structure-borne and airborne noise transfer into adjoining buildings. Internal reverberation control aligns with BB93 and specialist acoustic guidance. The dining hall includes acoustic absorption finishes to maintain comfortable conditions during peak occupancy.

4. Daylight and Internal Comfort Assessment

The dining hall is designed to have controlled daylight through high-performance glazing positioned to avoid excessive glare while providing balanced natural illuminance and Monodraught natural ventilation to maintain internal comfort. The gym relies on a combination of daylighting and mechanical ventilation to maintain internal comfort.

Overheating risk has been mitigated through:

- Controlled glazing ratios.
- Night-time purge ventilation via Monodraught systems.
- Air source heat pump systems providing active tempering when required.

Thermal comfort criteria align with BB101.

5. Inclusive Access Strategy

Inclusive access has been embedded from the outset. The scheme provides:

- Step-free access to all principal entrances.
- A lift connecting both floors.
- Door widths and circulation clearances meeting Part M.
- Accessible WCs and refuge points.
- Visual contrast in interiors.

External levels have been adjusted to form an east–west route across the southern campus, improving connectivity for all users.

6. Utilities and Odour Management Strategy

The development connects to existing campus utilities infrastructure. An all-electric strategy supports heat pumps, catering systems and general power requirements.

Kitchen odour and ventilation comply with DEFRA guidance, featuring:

- High-efficiency filtration.
- Carbon or electrostatic filters where required.
- Vertical discharge positioned to avoid nuisance.

Electrical capacity has been assessed, with allowances for future load expansion.

7. Landscape and Visual Rationale Summary

The building footprint and stepping strategy reduce perceived scale and maintain important east–west views. The verdant buffer separating the historic core from the southern campus is retained and reinforced.

Key principles:

- No significant tree loss.
- Enhancing the courtyard vista through stepped building forms.
- Low-height planting reinforcing pedestrian desire lines.

The development preserves campus character while strengthening functional coherence.

8. Fire Strategy Outline

The building incorporates:

- Clear evacuation routes at both levels.
- Fire-resistant compartmentation between floors.
- Protected stair and lobby arrangement.
- Separate escape routes for the gym and dining hall.
- External assembly points integrated with existing campus procedures.

The outline strategy demonstrates that the design allows for safe egress and fire service access.
