

Hurstpierpoint Swimming Pool First Floor Extension

Design & Access Statement

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Introduction

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1.0 Introduction

1.1 Overview

This Design and Access Statement has been prepared on behalf of Hurstpierpoint College (HPPC) to demonstrate the architectural design proposal for a first-floor extension to the new Swimming Pool development, currently nearing completion. The new Swimming Pool Building and associated works were granted Full Planning Permission in 2019 as the first part of a two-phase development programme.

This proposal seeks to add a First-Floor storey over the entrance and changing facilities of the new Swimming Pool building, providing 2 classrooms, an office and access stair linked to the ground floor accommodation.

Historic College Buildings: Quadrangles and Chapel

Quad north of Pool site

Phase 2 Site: Existing Pool

Phase 1 Site: New Swimming Pool Development and this proposed extension



1.0 Introduction

1.2 Site Background

Established in 1849, Hurstpierpoint College has a long architectural heritage on the site, which has seen many periods of development and growth. The initial College Building was constructed in the 1850's, designed in the Early English Gothic style in the form of two Quadrangles. Today, this historic nucleus still acts as the central heart of the campus, an anchor point from which all later development has grown.

The rest of the physical mass of the school campus extends west from this historic core, with most buildings adopting a similar form, layout and scale, proportionate to reflect that heritage. Due to their inherent nature, the sports facilities buildings are the main exception, however these buildings are integrated into the south of the campus, hemmed in by dense tree cover and positioned in a way that largely conceals their form from the south, west and east. As part of an ongoing mission to ensure the school can continue to provide modern, high quality sports facilities, the Swimming Pool was first chosen for redevelopment.

1.3 Project Background & Proposals

In May 2018, Miller Bourne Architects submitted an initial Pre Application (DM/18/2108) on behalf of Hurstpierpoint College (HPPC) for the replacement and redevelopment of both the Swimming Pool and the Sports Hall. The application demonstrated the intention to phase the development over 2 stages, with the replacement Swimming Pool forming the first phase. This was shortly followed up by a Full Planning application (PP-07234062V1) on 02/10/2018 for the Swimming Pool building, which gained approval in January 2019. The application addressed the relevant planning policies raised during the pre-app and also provided documentation to illustrate how Phases 1 and 2 would integrate to form the overall design intent for the site. Whilst the first-floor classrooms were originally proposed to be part of the Phase 2 development, they were discussed with Mid Sussex District Council and designed in detail as they formed a key northern elevation facing onto the quad.

Following the granting of the approval the pre-commencement conditions were discharged (DM/19.1738) by August 1st 2019, and enabling works shortly followed in October 2019 and again in January 2020 which constituted a lawful start of the approved Swimming Pool Development (DM/20/1120).

Works on the Pool building were then put on hold as the school undertook the construction of the new Pelican boarding house which was constructed in 2020 and in 2023 the construction of an extension to the Eagle house boarding accommodation. In the summer of 2023 the school undertook the remaining demolition of the old theatre building and the construction of the pool building was resumed in November 2023 with a proposed completion date of spring 2025.

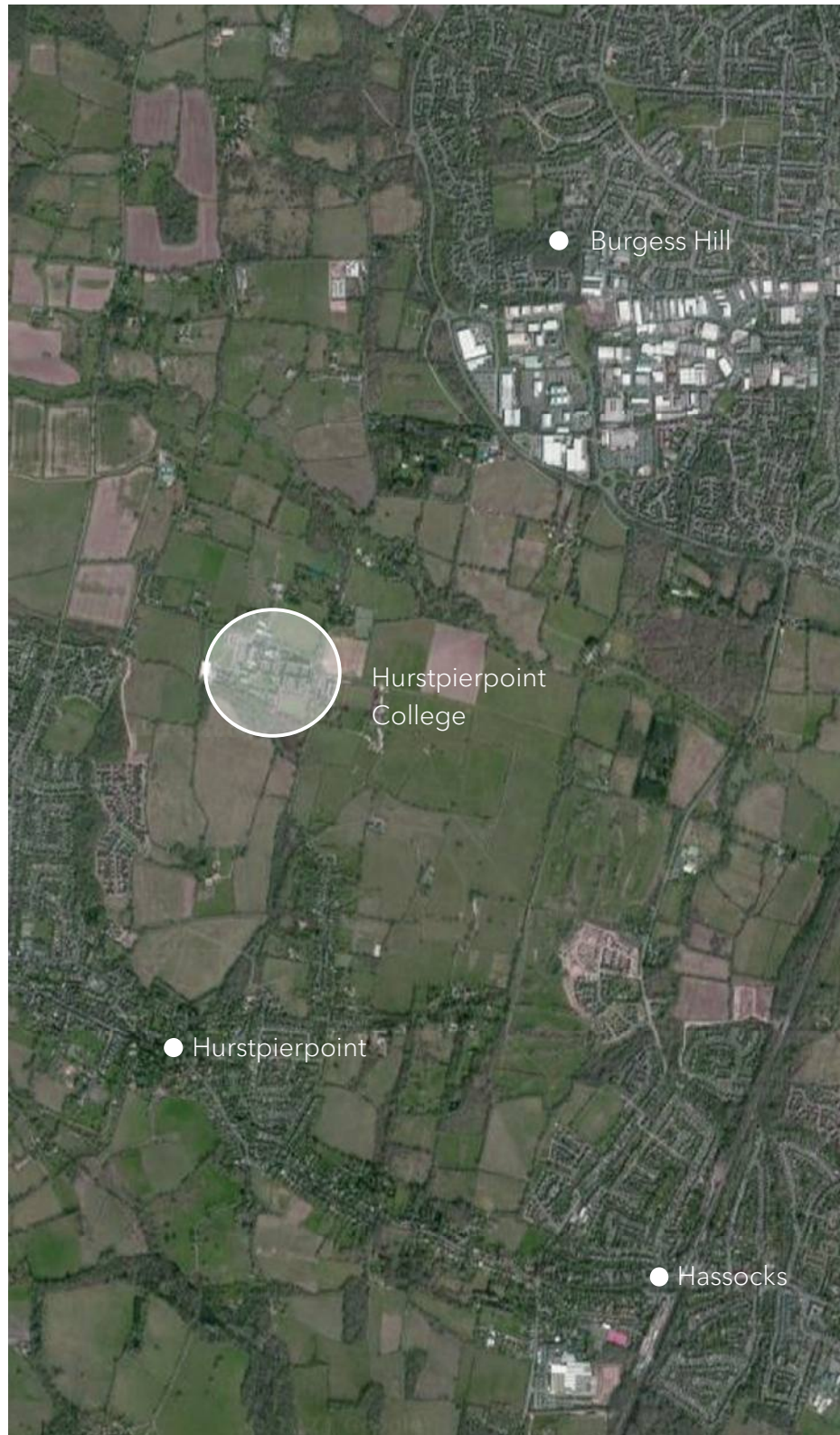
Since gaining approval for the pool the school have reassessed their future requirements for sports facilities and have concluded that rather than replace the existing sports building, it will be refurbished and upgraded and the proposed second phase will now consist of a new hub building on the site of the existing swimming pool, with connections into the existing Sports Hall. It is proposed that the design will be along the lines of northern section of the original Phase 2 proposals in its scale and relationship to the quad.

This has highlighted the problem that constructing the first floor classrooms as part of phase 2 would require building over an occupied building with access only from one side, which would be problematic. The school have therefore taken the decision to construct the first floor classrooms and access stair prior to Phase 2. This would then create a clean façade for the future Phase 2 building to connect into at both ground and first floor levels.

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2.0 Site Overview

2.1 Regional Context

Located between Burgess Hill and Hurstpierpoint, the college is situated within a rural / agricultural setting, surrounded mostly by farmland and semi-natural habitats. This area is relatively flat with levels varying between 25 - 30m above sea level. Running north and south between the farmland, are several country lanes. With no pavements and lined with dense hedges and trees, accessible views into the site from the surrounding area very limited.

From further afield, the topography rises towards Hurstpierpoint and the South Downs beyond. However, from these distant viewpoints, only the more prominent historic buildings and Chapel tower are visible, and these are nestled between the mature trees that are woven through the College site and surrounding area.



Location of Hurstpierpoint College:

As viewed from the car park at Jack & Jill windmills. Only the Tower of the School Chapel and roofs of the historic buildings are visible. The majority of the school campus is screened by trees and the local topography.



2.0 Site Overview

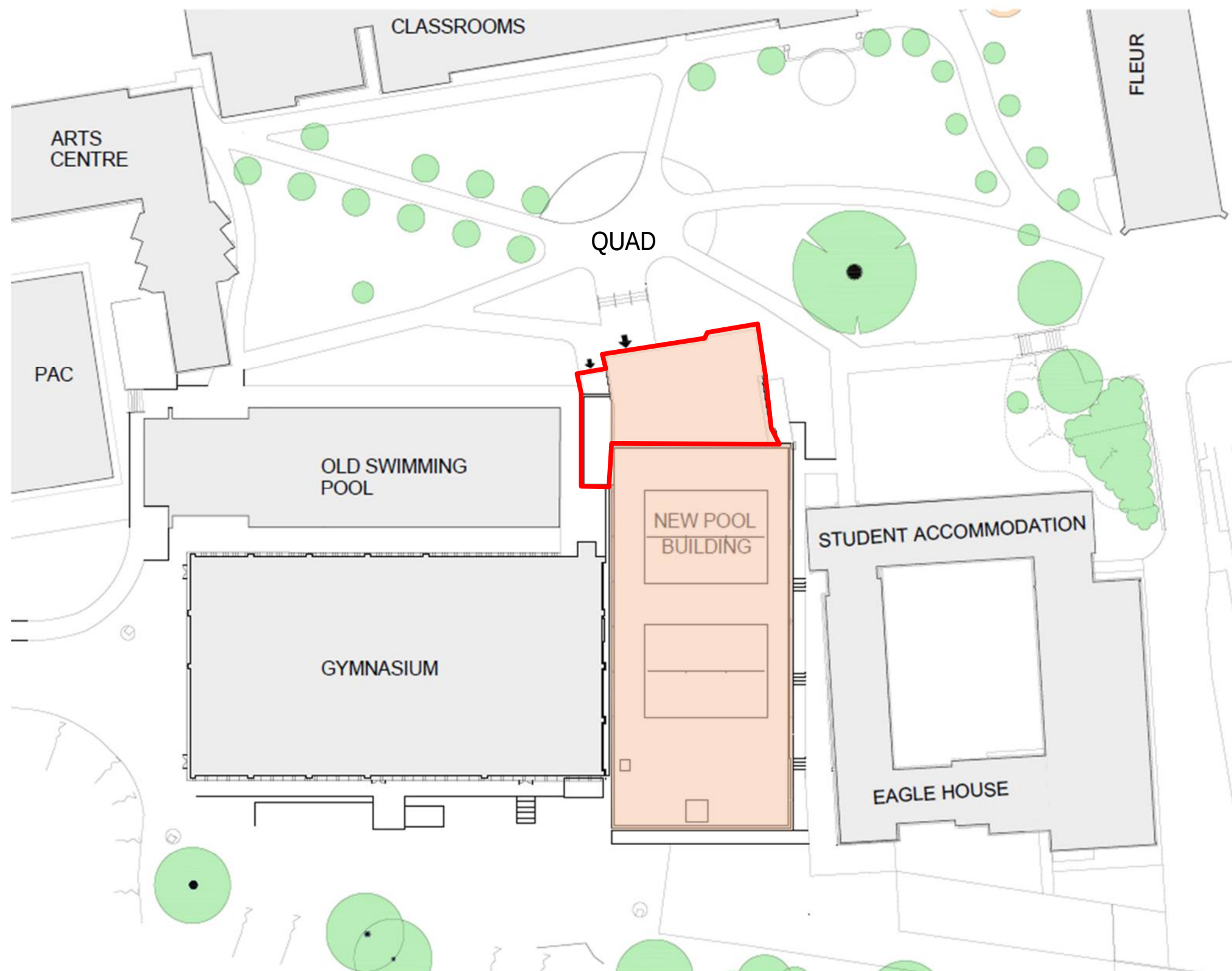
2.2 School Context

The college occupies a site of approximately 87 acres of land, situated on the junction between Chalkers Lanes and Campus / Malthouse Lane. The main body of the campus is located south of Chalkers Lanes, with land to the north and east forming part of the schools' outdoor facilities and playing fields.

The historic building core with its tall chapel tower (6) dominates the campus, and is formed of two quadrangles, orientated around an inner and an outer quad. This design feature creates a sense of enclosure within the space and is further replicated across the school campus with several subsequent quads and courtyards. This is evident within the cluster of facilities buildings (7) along the north of the site, and in the large Quad (5) located centrally within the campus. Unlike the dedicated courtyards and historic quadrangle, here, the Quad is enclosed by several different buildings, of varying styles and forms, and serves as a connecting link between.

To the south is the new Swimming Pool Building (1). This site is sandwiched between the student accommodation of the Eagle House (East), the existing Sports Hall (South) and the Performing Arts Centre (West).

- 1 Swimming Pool Building (Phase 1)
- 2 Existing Sports Hall Building
- 3 Old Swimming Pool building to form the site for Phase 2
- 4 Eagle House boarding accommodation
- 5 Quad
- 6 Historic College buildings and Chapel
- 7 Academic Facilities
- 8 All weather pitches
- 9 Performing Arts Centre
- 10 Woodland / natural screening



2.0 Site Overview

2.3 The Proposals

The new Swimming Pool development is the initial phase of a wider Masterplan to update and improve the sports facilities at HPPC. The state-of-the-art facility sits alongside the existing Sports Hall, on a site which formerly featured the Bury Theatre. The topography of the site slopes away to the south, down towards a strip of dense woodland enclosing the southern campus boundary. To the front of the building, is the Quad, enclosed on its northern side by the academic block, the Performing Arts Centre to the West and the Historic school building East.

Initially, the first floor accommodation was proposed as part of the Phase 2 works. However, since that initial planning application, needs have changed and these facilities are now required to be part of Phase 1.

The first floor and associated works not only provide much needed teaching accommodation and administrative facilities but it is also far more practical, economical and sustainable for construction of these to be undertaken before the pool comes into use. The integration of the first floor will mean that the Swimming Pool building will be finished to the level it was ultimately designed for, providing the overall intended aesthetic and elevation for the entrance and frontage facing onto the Quad. Constructing the first floor accommodation as part of Phase 1 will also provide a clean and safe delineation between the pool and future Phase 2 works.

Swimming Pool development (As approved 2019)

Proposed extension (This application)



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2.0 Site Overview

2.4 Site Development Overview

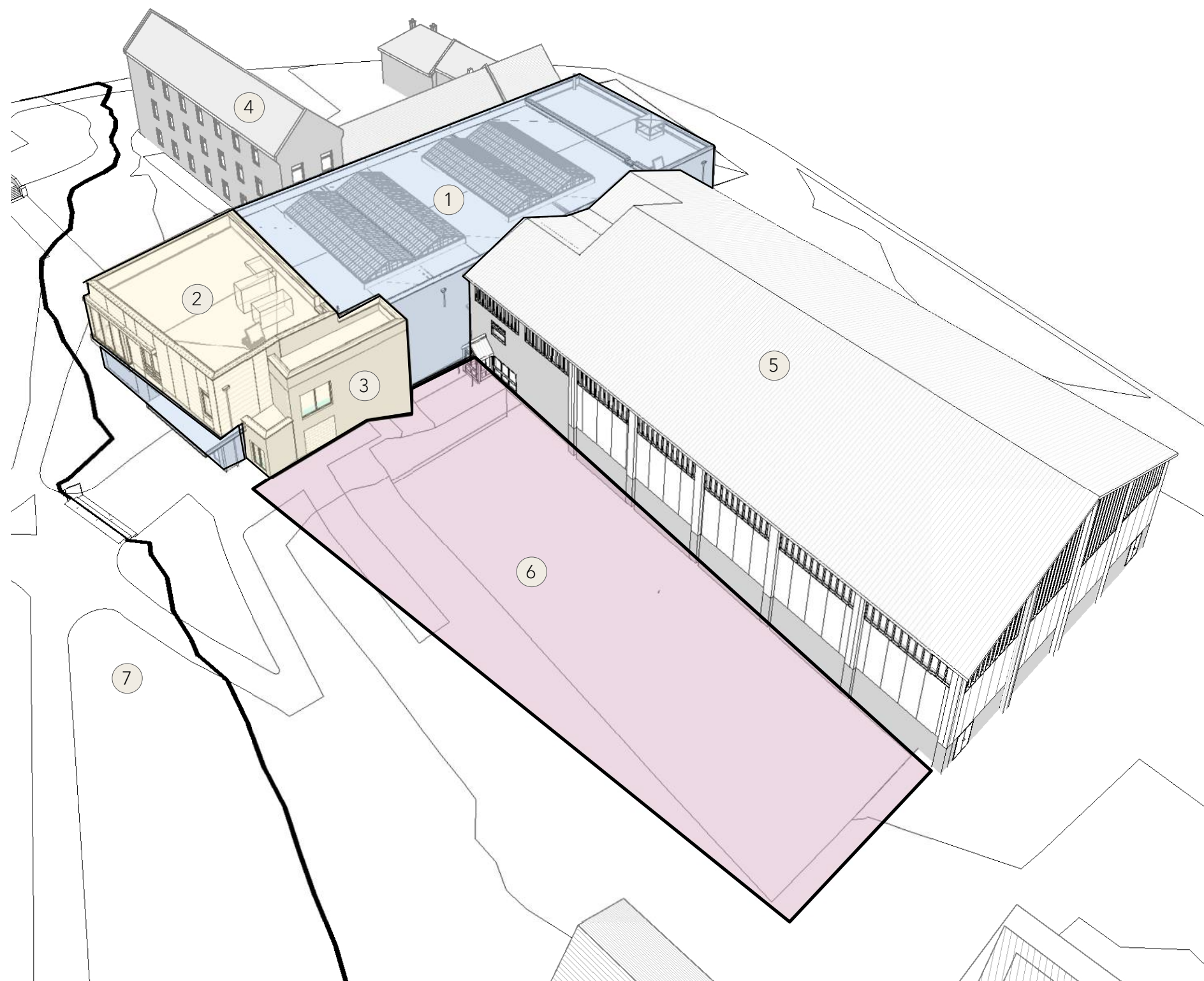
The original design proposals were submitted to demonstrate how the function and form of the Pool building had been designed to incorporate a later phase of development. The first-floor extension and access stair on the western side of the building are the two aspects of the overall composition of the Pool building that were lacking from the original planning approval. Whilst these elements were not deemed viable at the time of that original planning application, the school are now able to bring these works forward, so that the Swimming Pool building can ultimately be finished to its overall intended design. This application seeks to illustrate how that initial outline design has been developed and how it can help to improve the Pool building from day one, limiting construction waste, negating future occupancy displacement, and ensure the composition is realised as it was ultimately intended, both in function and form.

1. Original Phase 1 approved development. The elevation is unresolved until the construction of the classrooms.
2. Original Phase 1 & 2 design intent as submitted in approved DAS
3. As proposed 3D visual of the swimming pool with the first floor classroom and access stair. The site of the future Phase 2 is shown ghosted in white with the existing sports hall behind.

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3.0 Design Statement

3.1 Overview

Following on from the initial approval for the Swimming Pool building, the scope of this proposal includes the addition of the first-floor extension, an enclosed side access stair and some minor amendments to the internal layouts.

Sandwiched between the large student accommodation block of Eagle House and the existing Sports Hall, the most prominent aspect of the Swimming Pool building is the front elevation. This principal facade therefore provides a visual link between the building and the rest of the school campus. It also serves as the primary entrance to the pool building and its facilities and encloses the Quad. The original approved design was developed to respond to this setting, both as an initial single storey elevation, but ultimately conceived as two storey composition as conveyed within the second phase outline design. As stated in the original documentation for the approved pool building, whilst the initial design is “able to function as a stand alone building, aesthetically, (it) will rely on the Phase 2 development to complete the composition”.

The design for this front elevation has been developed to reflect the Phase 2 development proposal, with large feature elements of glazing, matching brickwork and timber grained cladding. The proposal will improve the southern edge of the quad, enhancing the sense of enclosure whilst improving the relationship with other areas of the school.

- 1 Swimming Pool Building (Phase 1)
- 2 First floor extension
- 3 Enclosed access stairs
- 4 Eagle House Student Accommodation
- 5 Existing Sports Hall
- 6 Phase 2 Site.
- 7 Quad



3.0 Design Statement

3.2 Ground Floor Layout

The proposed ground floor accommodation consists of a stair on the side of the pool building providing access to the first floor accommodation as well as providing a dedicated entrance / exit, which will allow the two floors of the pool building to function independently. The western façade of the stair provides a clean face for the future Phase 2 development to abut, and openings have been provided on both floors to link the pool building into Phase 2.

3.3 Access

The main entrance into the pool building from the Quad remains as the approved design and will provide wheelchair access to the pool. The first floor accommodation does not comprise of any unique facilities and so a lift has not been provided but it is intended for a lift to be provided in Phase 2.

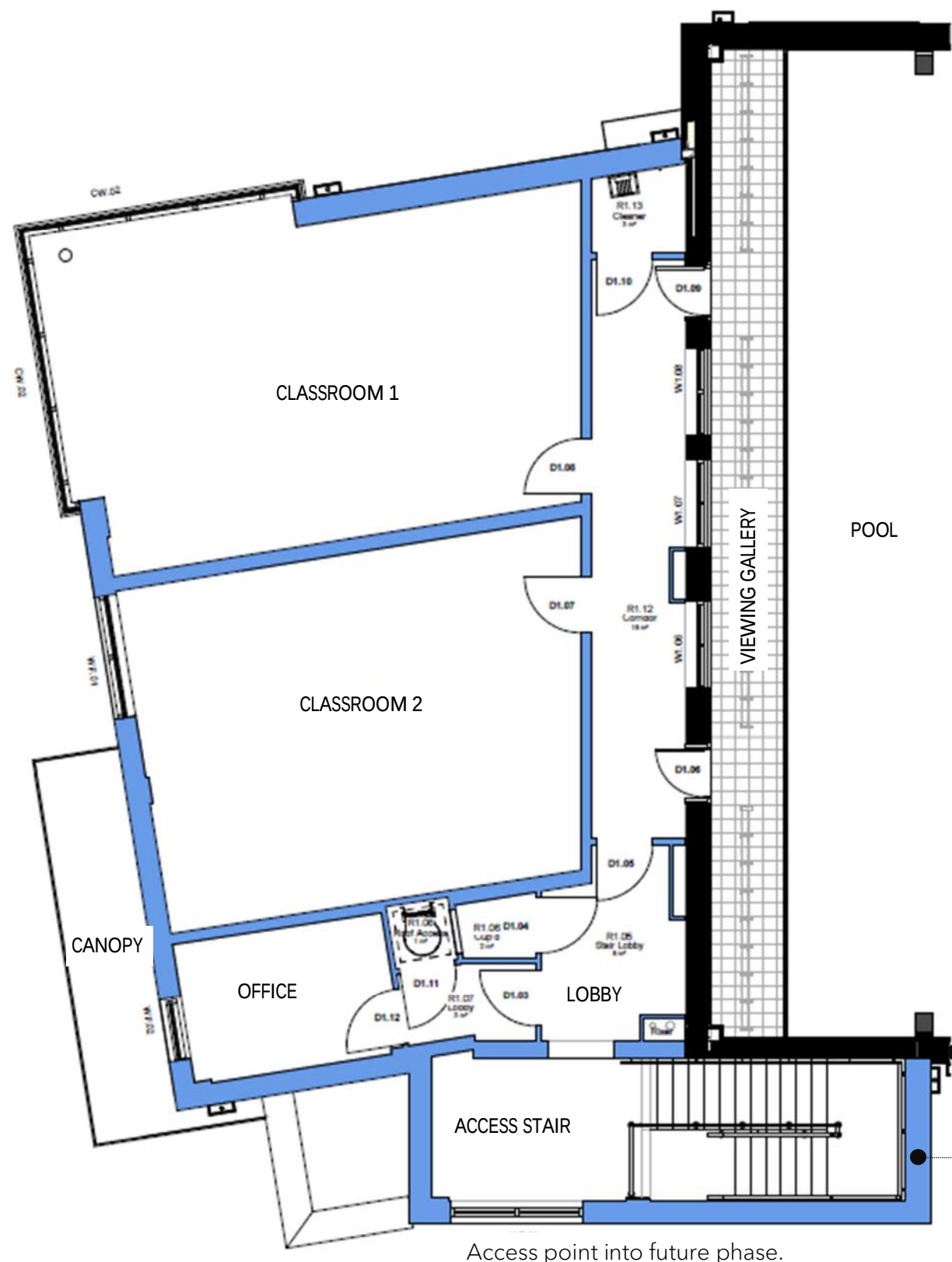
3.4 External Works / Landscaping

The external works will be as the approved plans for the pool. No additional external works or landscaping are proposed.

3.5 Sustainability

The proposed building is located to form first floor accommodation and so make efficient use of what is a brown field site within the heart of the school. The accommodation will comply with the current building regulations and will incorporate high levels of thermal insulation and airtightness. The accommodation will be heated using air source heat pumps.

The building is constructed using an insitu concrete frame which although not sustainable in itself, does create a very robust building which has the benefit of being easily adapted internally should this be required in the future.



Ground Floor Plan | Highlighting how the proposal will be integrated into the approved Swimming Pool development

3.0 Design Statement

3.5 First Floor

The proposed first floor level accommodation located over the entrance and changing rooms forms the most significant aspect of this proposal. The proposal has been developed in accordance with the outline design that had been submitted with the original planning application for the approved Swimming Pool. Along with the access stair, the first floor includes two new classrooms, an office, and circulation with access to a gallery overlooking the swimming pool.

3.6 Schedule of Accommodation (GIA)

Floor		Room	Area (m2)	
GF	0F.01	Stair Access Link	28m2	
1F	1F.01	Stair Access Link	28 m ²	
	1F.02	Stair Lobby	6 m ²	
	1F.03	Office Lobby	3 m ²	
	1F.04	Office	10 m ²	
	1F.05	Roof Access Secure Store	1 m ²	
	1F.06	Store / Cupboard	2 m ²	
	1F.07	Corridor	19 m ²	
	1F.08	Classroom 1	59 m ²	
	1F.09	Classroom 2	51 m ²	
	1F.10	Cleaners Store	3 m ²	
GIA			210m2	

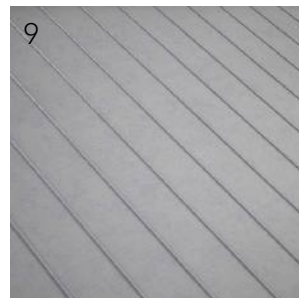
Black hatch denotes existing building

Blue hatch denotes proposed building

Access point into future phase.



- 1 Elevational treatment of the historic College building
- 2 Elevational treatment of the adjacent academic block
- 3 Elevational treatment of the New Bury Theatre
- 4 Light buff brickwork of the Academic block
- 5 Yellow sandstone window surround of the Academic Block
- 6 Horizontal timber cladding of the New Bury Theatre
- 7 Knapped flint wall of the historic college building
- 8 Sandstone window surround of the historic college building
- 9 Zinc standing seam roof covering the New Bury Theatre
- 10 Artist illustration of the proposed building



3.0 Design Statement

3.7 External Materials

As a continuation of the approved design, the proposed first floor will maintain the same cohesive palette of materials, textures and tones, harmonious with the surrounding environment. The predominant material of the Pool building is composed of a light / buff brickwork that is akin to the colours and tones of the adjacent academic block, the historic college building and present across buildings old and new within the school grounds. This same brickwork will be carried across to the access stair, and feature soldier course panel detailing.

In addition to this, the first floor facades will have areas of glazing including a full height corner window in the north eastern corner of the building. This provides a focal point and active facade when the building is viewed from the approaches into the quad from the main carpark to the east and from the north east.

The remainder of the façades will be clad with Rockpanel Woods, a robust and non-combustible boarding with a timber effect finish, toned to match the weathered cedar seen on the Performing Arts Centre and Music School. The boarding will be used in 400mm wide boards formed into panels with vertical joints to follow through the lines of the window reveals and used to break up larger wall panels.

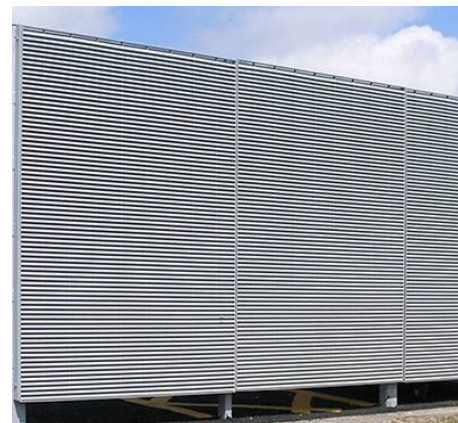
A parapet wall will be incorporated at roof level, providing continuity with the rest of the building, capped by a powder coated aluminium flashing to match through with the windows, rain water goods and entrance canopy. The height of the parapet has been set at approximately 1.4m above the flat roof behind to provide visual shielding to the plant set at the rear of the roof.



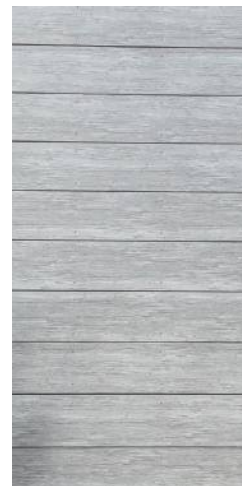
Approved Eastern (Side) Elevation of First Floor Classrooms



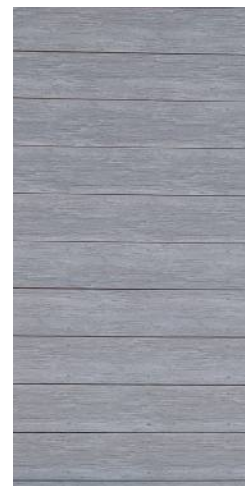
Approved Northern (Front) Elevation of First Floor Classrooms



Aluminium Roof Plant Screening (Colour grey to match windows)



Tone as seen in sunlight



Tone as seen in semi shade

Proposed First Floor Cladding



Eagle House
Student Accommodation

Proposal first floor Classrooms & Access Stair with approved
Swimming Pool building
This Application

Existing Sports Hall
& Site for Phase 2 Building

3.0 Design Statement

3.8 Elevations

The Northern (Front) Elevation is arguably the most important since it plays an active role within the Quad and can help to inform a positive dialogue with the rest of the campus. The elevation below illustrates how the new proposed first floor and side access extension are integrated into the approved Swimming Pool Building, and demonstrates how these features are key in realising the overarching design intent and match the outline proposals for the classroom element approved under the original application.

The proposed materials consist of the approved Highcliffe Weathered Buff coloured brickwork used for the access stair with feature panels of vertical brickwork.

External windows, doors and flashings will be Powder Coated Aluminium in RAL 7015.

Areas of rainscreen cladding will be non-combustible Rockpanel Woods in Carbon Oak cut into 400mm deep planks and with vertical joints. This creates a visual relationship with the adjacent cladding on the Performing Arts Centre.



3.9 Exterior view of the building from the eastern (carpark) approach to the Quad .



View 01

3.10 Proposed Interior Views.

- 1 Swimming pool viewing gallery with access from first floor corridor.
- 2 View of gallery from the far end of the pool.



View 02