

Sports fields

The existing playing fields on site cover an area of circa 34,000sqm. The grounds provide:

- 3 informal 5-a-Side football pitches
- 2 11v11 association football pitches
- 1 rugby pitch

The sports fields are used by the college on a regular basis and informally by the local community.

Caretaker’s House & Hurst Avenue Residences

The Caretaker’s House is next to the tennis courts and shooting range, within the site boundary.

A permeable boundary separates the site from the houses on Hurst Avenue. The fence contains a number of access gates to the rear of some residences.



View from the playing fields to the car park.



Permeable boundary between the playing fields and the residences.



Sports fields. Caretaker’s house.

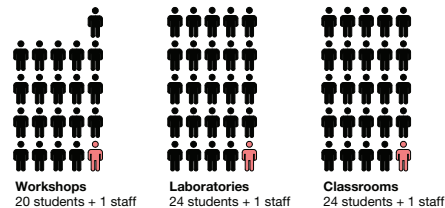
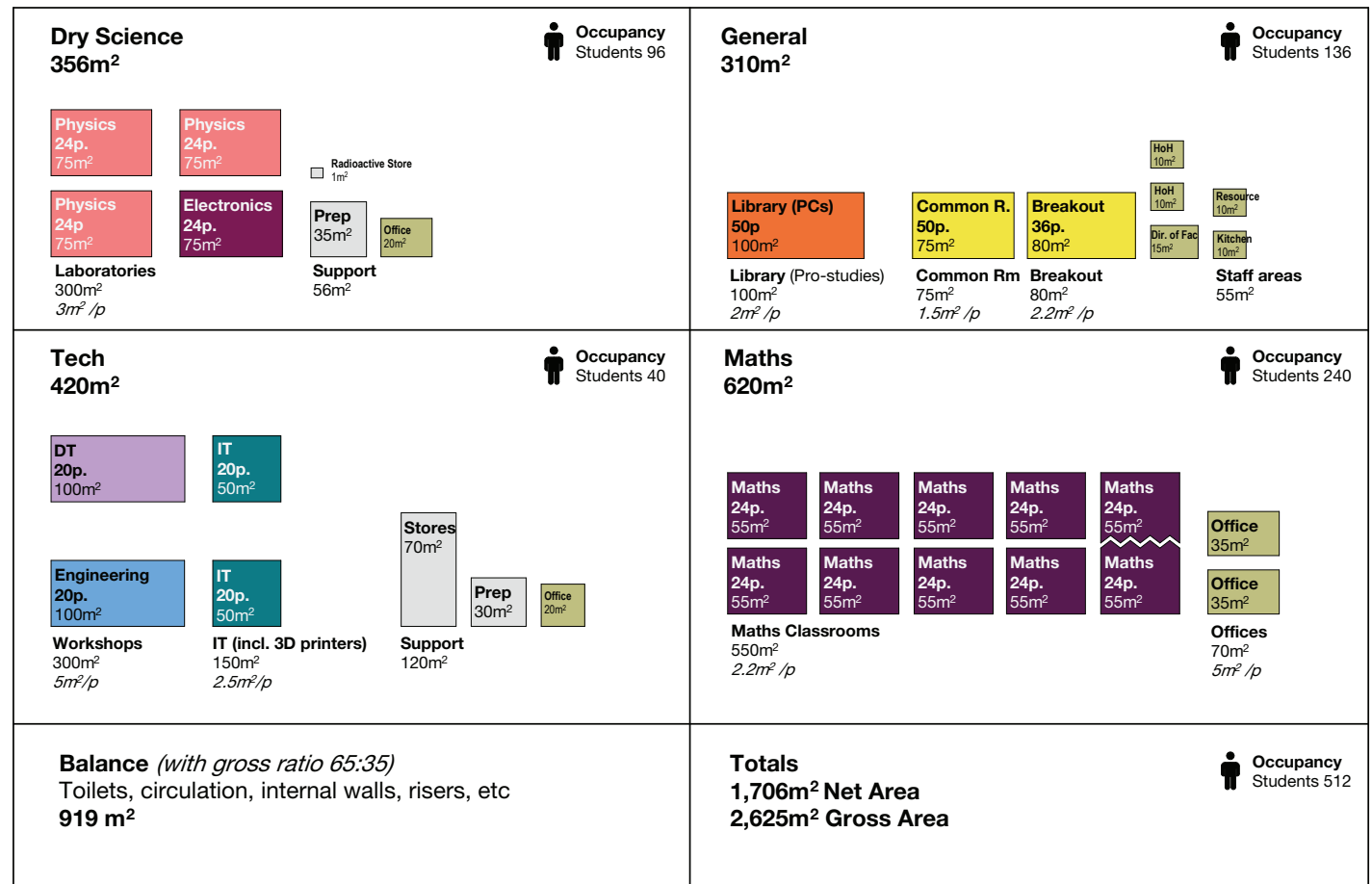
Design Development

3



BDP.

The project brief - refined at a series of workshops with the College staff and stakeholders at RIBA Stages 1-3 - is to group the facilities in the proposed development.



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3.2 Stakeholders

The College of Richard Collyer

The Applicant is the College of Richard Collyer and is represented by the Principal and the Estates Manager. Other stakeholders, who have taken part in the design workshops throughout RIBA Stages 1-3, include the Vice Principal, the Directors of Faculty and the Heads of Subject. The Estates Committee have ratified the proposals.

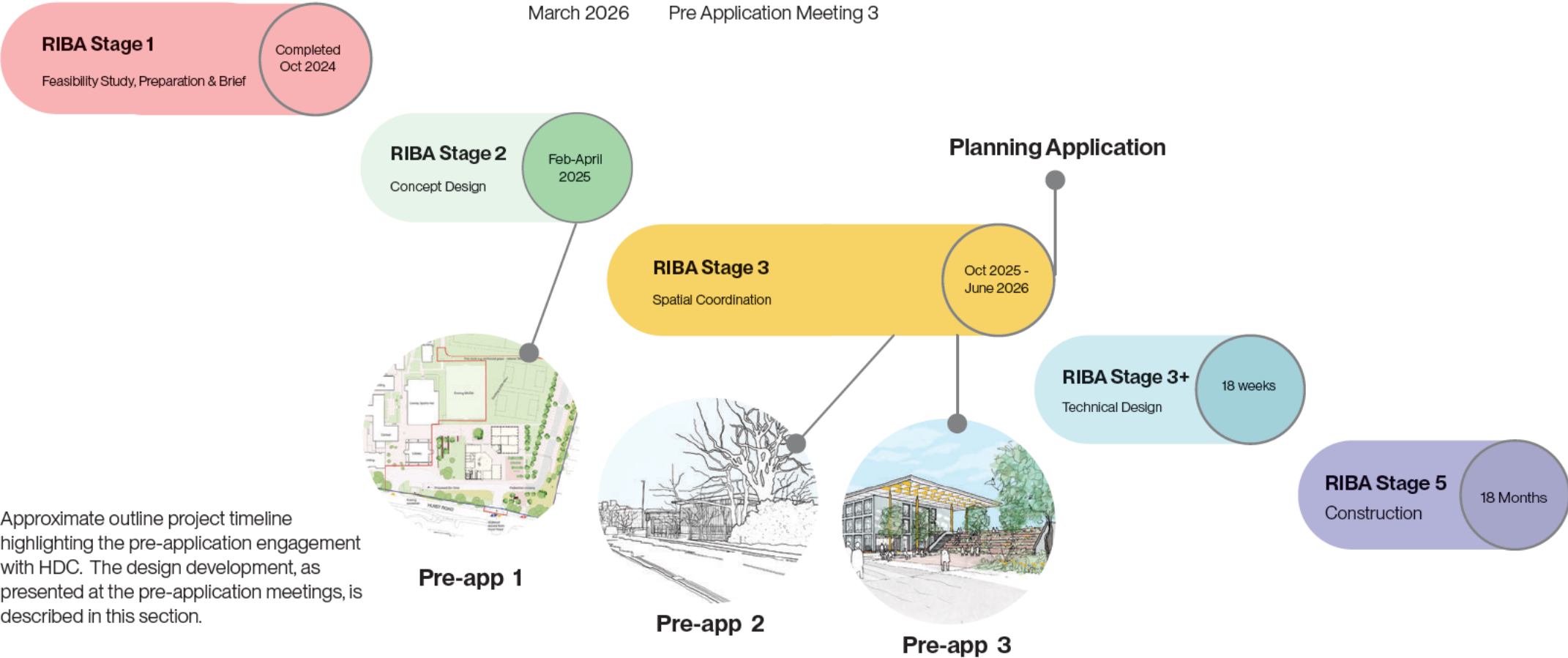
Stakeholders

The design team engaged with Horsham District Council (HDC) and statutory consultees - including Sports England and West Sussex County Council (WSCC) - from RIBA Stage 2 onwards. Pre-Application meetings have been held with HDC at RIBA Stages 2 and 3:

- April 2025 Pre Application Meeting 1
- January 2026 Pre Application Meeting 2
- March 2026 Pre Application Meeting 3

The Community

The design team have consulted the local community. For information and details, please refer to the Statement of Community Involvement submitted as part of this application.



3.3 Site Opportunities and Constraints

The site appraisal identified a series of physical and planning constraints which have informed the location of the new building and scheme to the south of the library and existing sports hall.

Hurst Road Access

The existing vehicular and pedestrian gates, as well as a pedestrian crossing and bus stops informed the site strategy for access for pedestrians - mainly arriving from Horsham Station - and vehicles.

Utilites

Southern Water stipulates that new foundations must be built at least 3.5m away from the outer edge of the underground drainage culvert.

Topography

There is an approximately 1 m raise in the ground level from the ground floor of the library along the line of the culvert up to the car park.

Car Park

The brief is to maintain the existing number of parking spaces - or to have a minor reduction - for use by elibible students and staff.

Other requirements:

- Docking stations for electric vehicles
- Increased bicycle parking provision
- Allowance for specialised vehicles such as maintenance vans and sports buses.

Fire safety

The fire brigade must be able to reach the buildings located furthest away from the road, including the Graham Baird and Shelley buildings.

Hurst Avenue Residences

The objectives are to respect the boundary with the residential neighbours, by maintaining distance and separation and protect residents' amenity.

Existing Trees and Green areas

The aim is to minimise the removal of trees and the loss of green space. Refer to the Landscape section.

Playing Fields

The brief is to retain the 6 existing sports pitches, including their run-off areas. The sports England guidance for run off areas is 3m for large football pitches and 5m for rugby pitches.



The southeastern boundary of the playing fields with fences to residences.



The southeastern boundary of the playing fields with fences to residences.



Existing trees are retained wherever possible.

- Playing fields
-
- Residential neighbours



Stage 2 Design Development Constraints and Opportunities site plan.

3.4 Site Layout

To accommodate the required teaching facilities for the college, a design optioneering study was undertaken, taking into account the opportunities and constraints associated with the site.'

In summary the brief is for:

- 2625 sqm of teaching space;
- Replacement parking for 140 vehicles

Vehicular Access and Car Parking

Student safety was key to the vehicular circulation strategy for the site. The College indicated a preference for:

- The separation of vehicles and pedestrians.
- Traffic slowing measures to manage vehicular, pedestrian and cycle movements within the campus.

The proposed solution for vehicular access includes:

- Enlargement of the existing vehicle exit to accommodate two-way traffic.
- Separation of services vehicles from staff, student and visitor car parking.
- Vehicle access gates in front of the library retained for limited / managed vehicular access.
- A new perimeter road parallel to the Hurst Avenue residences, close to the site boundary, leading towards the Caretaker's House.

Pedestrian Routes

Most of the students arrive at the College from the direction of the train station to the south. The pedestrian entrance is relocated to ensure students can be brought on site as quickly as possible, avoiding external vehicular and pedestrian conflict, and reducing crowding on the pavement along Hurst Road.

The proposal provides:

- A new gate on Hurst Road.
- A new pathway to Mercers Quad, passing between the library and the sports hall.

Location of Proposed New Building

The proposed location of the new Technology Centre on Hurst Road - on the site of the car park - follows a logical sequence of historic building from the Grammar School Building (1893), to the Buckle Building (1970s) and the Library (2002).

The orientation of possible new buildings was studied, and in order to provide an area for service vehicles, the alignment of the new buildings with the existing buildings was preferred to an alignment with the angle of Hurst Road.

At the main entrance point to the campus, visible when approaching from Horsham Station, this location provided the opportunity to create a new gateway and landmark for the College - a new face of the College for the 21st century. From this new gateway, Hurst Road slopes gently down towards the library and then up to the grammar school. The new building will be level with the entrance and the change in level along the line of the existing underground drainage will be negotiated by a considered handling of the landscape, with seating and planting. Refer to the Landscape section of this report.



Study of building orientation presented at Pre-Application Meeting 1 in RIBA Stage 2.
L Parallel to Hurst Road
R Parallel to existing campus buildings (preferred)

Car Park

Options for the relocation of the car park were discussed with the local council at the first pre-application meeting in April 2025.

The preferred option is to replace the existing rectilinear car park with a linear route along the south-eastern boundary of the playing field. This minimises impact on the playing field, allowing for re-provision of all pitches, ensures safe pedestrian movement, and is an opportunity for significant tree planting.



Eastern boundary - 148 spaces

Encroaches onto rugby and football pitches.



Consolidated - 139 spaces

Avoids impact on large sports pitches but removes 5x5 provision.



Decked - 100 spaces

Requires removal of caretaker's cottage. All car parking further from main campus.

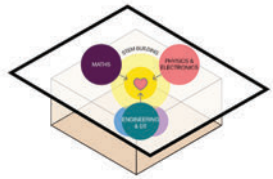


Preferred option - 144 spaces

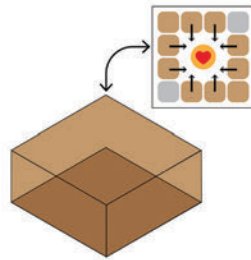
Minor reduction of 12 spaces. Options to re-provide 5v5 pitch removed from the south. Capacity for future expansion. Separates vehicle and pedestrian movement. Opportunity for significant tree planting.

3.5 Design Concept

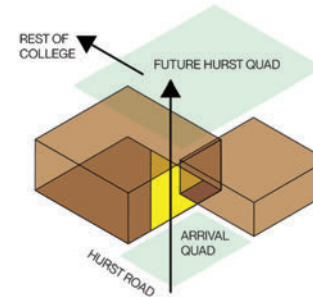
The design concept is to bring dry science teaching - currently spread across multiple buildings - together under one roof in a new **Technology Centre**. This will foster interdisciplinary collaboration and enable the reconfiguration of the existing teaching spaces for other subjects.



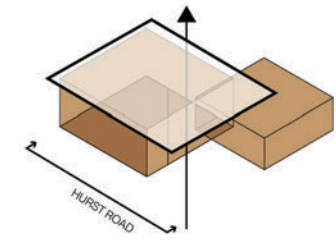
1. STEM under one roof



2. Formal grid



3. Site movement



4. Facade / Roof

By co-locating STEM departments under one roof (1), the project encourages a shared purpose and promotes multi-disciplinary interaction.

A formal grid plan-form with a central core (2) will strengthen the sense of belonging for users and ensure passive surveillance, with teaching and office areas providing natural oversight. The rational grid is also appropriate for science based subjects.

As described in the previous section, site circulation is a key consideration in the design, with a pedestrian route cutting through the site (3), linking the new student arrival area to Mercer's Quad.

Finally, the building's facade and roof are designed to stand out on Hurst Road (4), enhancing the building's presence and signalling the College's commitment to a contemporary building fit for the future.

3.6 Initial Proposals

Initial proposals integrated the elements of the concept into one building expressed in two volumes bisected by a pedestrian route at ground level and housed under a floating roof.

The initial design proposals, including the site layout, the building design, the playing fields, and the car park were discussed at the first Pre-Application meeting in April 2024.

The feedback was adopted by the design team:

- Consider materials or colours to reflect the older buildings.
- Activate the southeastern corner of the building.
- Design to progress as set out, with no overlooking to the residential gardens on Hurst Avenue.
- Car park configuration, boundaries and lighting to be carefully and sensitively designed.

Refer to Section 4 which demonstrates how the above comments have been incorporated into the design.



Precedents: The College's preference was for a contemporary design to best reflect its future ambitions.



Ground Plan: A pedestrian route leads from the new entrance gates to Mercer's Quad.

3.7 Interim Design

The design was shaped by comments received from the first pre-application meeting and stakeholder engagement with the college and the local community.

The design issues discussed at the second Pre-Application meeting in January 2025 included the site layout, the building design, the landscape and the car park lighting and boundary treatment.

The feedback was adopted by the design team to develop the design proposals. It included comments on:

- The overall form of the buildings.
- The materials of the buildings.
- Request for a more overt response to reinforce the relationship to the historic building.
- Support for the threshold garden and arrival plaza.

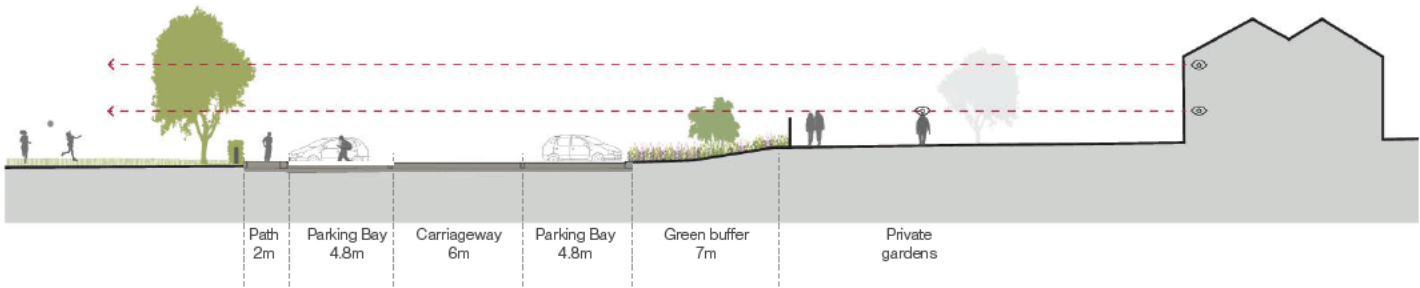
Refer to Section 4 which demonstrates how the above comments have been incorporated into the design.



Ground Plan: The Phase 2 building is 28 metres away from the boundary with the residential gardens and 51.7m to the nearest building.



View of proposed new Phase 1 building on Hurst Road facing north.



Residential sightlines at the boundary with the car park.