HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Christs Hospital School, The Avenue
DESCRIPTION:	Demolition of an existing two storey welfare block and construction of a new two storey welfare block on the same building footprint.
REFERENCE:	DC/25/0194
RECOMMENDATION:	~~Advice~~ / No Objection ~~/ Objection / More Information / Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

Christs Hospital is a private co-educational secondary school situated to the southwest of Horsham. The school predominantly offers boarding accommodation which is principally provided in the form of 8 boarding houses, and separate upper sixth accommodation within Grecians East and West.

The school moved to its current site from London in 1902 and was designed by the architect Sir Aston Webb. The buildings are laid out with care with the original core features of the site which includes the boarding houses, Dining Hall, water tower, Chapel and Big School listed as grade 2* in 1959. A theatre was added to the music school in the mid 1970's and this was also listed grade 2* in December 2000.

The school has evolved overtime with several additions including the application building which was approved as a temporary building and this is clear in its design and current condition. The building sits within the curtilage of the listed buildings on the site. The building onto which it attaches appears on the OS map revised in 1938 between the boarding house and the infirmary.

The existing building although functional does not reflect the qualities of the wider school estate and its removal would be beneficial in heritage terms. The building onto which the existing and proposed building would attach is a brick-built structure with a curved projection and metal framed (and some UPVCu) windows. The bricks are laid in a Sussex bond (Flemish Garden wall bond), with a header bond to the curved entrance way. The existing and proposed building due to its location impact on the outlook of windows of the host building.

The proposed building although not conspicuous within the historic estate due to planting and the position of other structures is experienced as part of the school. It is therefore expected that the design be of a high quality as it would be inappropriate to rely on lack of visibility as being a justification for development.

It is noted that the proposed design differs from the principal school buildings, and that its design reflects and takes some of its design cues from the successful kitchen extension close to the Watertower. The building does not compete with the principal buildings on site but reflects its function with the quality of the materials being key to its successful integration into the site. It would be considered that provided the brick, brickbond, and mortar colours are appropriately considered the proposed structure would not result in harm to the more than special interest of the listed buildings or their setting.

ANY RECOMMENDED CONDITIONS:

Pre-Commencement Condition: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new/and/or/replacement windows, external doors, rooflights.

These drawings must show:

- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
- method of opening
- method of glazing

iv) Roof details including sections through:

- roof ridge
- hips
- valleys
- eaves
- verges
- verges and bargeboards
- flat roof perimeters
- parapets

c) Specification of masonry, brickwork, stonework including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

d) Samples or specifications of external materials and surface finishes.

e) A sample panel of brickwork / stonework, not less than 1 sq m, constructed on site. Before any further brickwork / stonework is undertaken, the panel must be inspected and approved in writing by the local planning authority. All brickwork / stonework must be executed in accordance with the sample panel, which shall remain on site until the works are complete and the condition discharged.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).	
NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	25.06.2025