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Supporting Heritage and Planning Statement

Variation of Condition 1 – amendment to approved drawings relating to Athletic Store which is part of the Planning Consents DC/21/1524 (as amended by DC/24/0063)

Bluecoats Sports – Christ's Hospital School

July 2025

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1 Introduction

1.1 Brighter Planning Ltd have been appointed by Christ's Hospital School to assist with the submission of a Section 73 application to amend condition 1 on DC/21/1524 Proposed two-storey extension to the existing sports centre to provide two new swimming pools, spa facilities, two class studios, a fitness suite and cafe. Construction of a six-lane, all-weather running track with eight-lane sprint track and ancillary athletic facilities and floodlighting. Construction of a 3G artificial grass pitch with floodlighting. Relocation of spoil on land to the east. Creation of an unlit outdoor adventure area with 15 stations east of the new track. Associated car parking for 272 cars, and a new permanent access to Christs Hospital Road, closure of the existing Infirmary Drive access with conversion of disused section of drive to a sprint track. Erection of associated equipment store, fencing and lighting) as amended by DC/24/0063 in May 2024 (water neutrality). Christ's Hospital School, The Avenue, Christs Hospital, West Sussex

1.2 This application seeks to vary the external appearance and form of the athletic store approved as part of the above original and amended consents.

1.3 The main buildings on the school campus are Grade II* Listed Buildings. The Sports Centre is not Listed.

1.3 In addition to this written statement the application is supported by:

- Approved proposed drawings 08 021 Rev 00 and 08 022 Rev 00 20.6.21– LK2 Architects
- Proposed amended proposed drawing 08 022 Rev A06 - LK2 Architects.

Please note that the previous approved two plans have been merged into one for this application.

2 Background to the application

2.1 The original athletic store had been designed to be a rectangular building providing 156.9M2 of storage. The approved building was to be clad in horizontal red cedar boarding and have a mono-pitched single ply membrane roof with the highest point measuring 5.3m.



Approved eastern elevation – LK2 Architects

2.3 The justification for the revised design is that in sourcing the equipment to be stored here the size of the building has been able to be reduced as the space requirements are lower than anticipated. The provision of roller shutter doors is more functional for the use of the building for the movement of equipment. The building has also been updated to meet the current Building Control requirements.

3 The identified heritage assets

Listed Buildings

3.1 The Christ's Hospital School complex contains two groups of Grade II* Listed Buildings. The first group includes the main Quadrangle and includes the chapel, the Big School, the water tower and Dining Hall as well as the main boarding houses which extend as wings to each side of the central axis. The curtilage of the collection of Listed Buildings is defined within the Local Plan (see extract below). This group dates from c.1902 and was developed following the master plan prepared by the architects Sir

Aston Webb and Edward Ingress Bell. The main quadrangle buildings were listed in 1959. The Sports Centre is located to the north of this complex.



Extract from Horsham District Planning Framework (HDPF) 2015 Proposals map

3.2 The second group of Grade II* listed buildings comprise the Arts Centre and music school. These buildings date from 1972-4 and were designed by Bill Howell of Howell, Killick, Partridge and Amis. The Arts Centre and music school buildings are located to the south of the main school courtyard and well away from the current application site.

3.3 The lodge to the northeast corner of the campus is listed Grade II (Oct 2019).

3.4 The site is not within a Conservation Area.

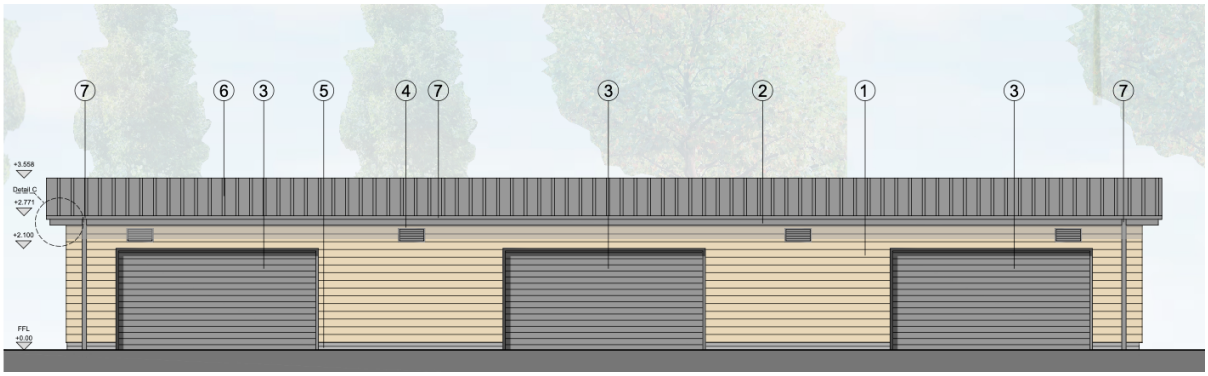
4 The Proposed Amended Athletic store

4.1 The application seeks to vary Condition 1 to enable the athletic store to be amended to the submitted details. The structure will still be to a linear form with a grey mono-pitched roof. The main doors to the building will remain on the eastern elevation but rather than four side hung door openings three roller shutter door openings are

proposed to the access track serving the store. A single personnel door is prosed to the southern side elevation with a grey finish to provide a separate fire escape door for personnel. The gross internal area of the store will be reduced from 156.9sqm to 118sqm. The height of the building has also been reduced, with the highest eaves now being 3.7m (previously 5.3m) and the lower eaves at 2.8m from ground level, reducing the overall massing and visual prominence of the building.

4.2 The materials used to finish the building are proposed to be amended. It will still have horizontal timber cladding, but larch is proposed to be used. The roof is to be clad in corrugated roof sheeting in a Juniper Green colour. The shutters will be powder coated to a Merlin Grey.

4.3 Bird and bat boxes are still included as part of the design.



Proposed northeastern elevation – LK2 Architects

5 Planning Policy Context

5.1 Pursuant to s. 70(2) of the Town and Country Planning Act 1990, when determining an application for planning permission the local planning authority must have regard inter alia to the development plan and any other material considerations. Further, pursuant to s. 38(6) of the Planning and Compulsory Purchase Act 2004, when a local planning authority is required to have regard to the development plan, it should exercise its powers in accordance with the development plan unless material considerations indicate otherwise.

5.2 National planning policy is set out in the NPPF (Dec 2024). Section 16 of the NPPF sets out policies aimed at conserving and enhancing the historic environment.

5.3 The National Planning Practice Guidance (PPG), which is regularly updated online, provides additional government advice including on the historic environment.

Local Plan Policy

5.4 The current adopted development plan for Horsham is **The Horsham District Planning Framework (HDPF) 2015. Within** this document the following policies are material:

Policy 33 Development principles.

Policy 34 Cultural and heritage assets.

Policy 43 Community facilities, leisure, and recreation.

5.5 An emerging Regulation 19 Local Plan aimed to replace the above adopted plan has been subject of an Examination in Public. The Inspector has identified key questions which need to be addressed. The emerging plan thus carries limited weight at present.

Neighbourhood Plan

5.6 The application site is within the area covered by the Southwater Neighbourhood Plan (2019-2031) which was made on 23 June 2021. The site is within an area of the Christ's Hospital School zoned for formal and informal sports *(Policy NSP7). The sections 2 and 3 of this policy state:*

SNP7.2. These areas should not be built on unless:

a) An assessment has been undertaken which has clearly shown the open space, buildings, or land to be surplus to requirements; or

b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

c) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

SNP7.3 Where development is allowed in Formal/Informal Areas, the development should not result in unacceptable impacts on the surrounding environment of amenity of nearby properties.

Historic England Guidance

5.7 The main guidance produced by Historic England of relevance to this application is:

- **The Setting of Heritage Assets – Historic Environment Good Practice Advice Planning Note 3 (2017) –** referenced as PAN3 in this statement.

6 Heritage Evaluation

6.1 The proposed amendments to the design and materials of the athletic store are considered under the following headings.

Justification

6.2 The location and orientation of the building remain as approved. The footprint of the structure is proposed to be reduced together with the height. The structure will remain a timber clad building. The materials used thus are similar to the approved scheme and remain regressive and suitable for this location. The amendments proposed will not alter the level of harm to the setting of the heritage assets in the locality.

Direct impact on the Listed Buildings

6.3 There will be no direct impact on any of the Listed Buildings on or near the school site. The main heritage consideration is the impact on the setting of the identified heritage assets.

Impact on the setting

6.4 The glossary to the NPPF defines setting as the surroundings in which the heritage assets are experienced. The school is in a rural location which is outside of the defined Built-up Area Boundary. The campus is inward looking towards the main quadrangle with views to the Listed Buildings across the grassed and treed landscape surrounds of the site. The clock tower forms a visual focus within the surrounding countryside.

6.5 The main views of the site are from Christs Hospital Road to the north of the campus and the school buildings are viewed across a strong landscape setting. The belts of trees and hedging following the main access road are retained as part of the approved Bluecoat Sports development. The athletic store was approved to have its smaller northern end elevation facing the road and the long elevations will largely be

screened by the trees. The proposals do not alter this orientation or the footprint of the building.

6.6 The materials proposed still comprise of a timber horizontal cladding and metal roofing – the roof remains with a grey finish, and the doors will be grey with the objective of being low key and regressive, blending into the immediate context of this part of the site.

6.7 In summry there will be no direct impact or harm to the identified heritage asset on or near to this part of the site. The proposed external changes to the form of the building are held to be acceptable and the structure will remain a low-key ancillary structure. It will still be timber clad and finished in regressive colours to ensure it will not be visually intrusive through the belt of trees adjacent to the main drive.

6.8 The proposals are assessed as not altering the potential harm resulting from this element of the approved development. The changes proposed are assessed as not resulting in any harm to the setting or appreciation of the site and will not change the degree of harm resulting from the original approved scheme.

7 Planning Considerations

Principle of development

7.1 The principle of a large structure for sports storage has been accepted in this location as part of the approved scheme. The proposals seek to vary the consent and seek to reduce the footprint and height of the building. The main external changes are to the openings to the northeast side of the building – with roller shutters rather than doors proposed. The specification of the external materials is also to be varied but retains timber cladding with grey finishes to the roof and the shutters and doors.

Landscape impact

7.2 The amendments will not have any adverse impact or changes on the approved landscape layout including the retention of the existing trees parallel to the main driveway and the approved new planting scheme.

Residential amenity

7.3 The means of access to the building is adjacent to the northeastern elevations facing away from the residential properties. The use and means of accessing the building will not differ from the approved proposals. It is not considered the revisions will result in any harm to the residential amenities of the occupiers of nearby houses.

Highway considerations

7.4 WSCC Highways did not raise any objections to the location and means of accessing the store and the proposals do not seek to change how the building is accessed.

8 Conclusions

8.1 The proposals seek to amend the size of footprint, height, external materials and form of the openings to the approved athletic store. The building will remain a linear structure with the narrow northern end facing the driveway. The building will still have a mono-pitched roof profile and be timber clad.

8.2 The overall form, function and location of the structure will remain as approved. The revisions have been fully justified and are held to be appropriate. The alterations will still ensure the building is low key and regressive in the context of the landscape setting to the main drive and will not result in any harm to any identified heritage assets.

8.3 On the basis that no additional harm has been identified as resulting from the proposed amendments to any interests of acknowledged importance it is requested that the amended design is for the store is accepted as a Section 73 variation to the approved scheme. Condition 1 on the amended approval DC/24/0063 is therefore requested to be amended to cite the single amended plan supporting this application (in place of two plans on the original consent).