CARLESS + ADAMS





Design Statement

Kingsmead Care Centre
Horsham

25.04.2025
Job no. A-1031





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SPLENDID HEALTHCARE

Revision	Date	Description	By	Reviewed
P1	14.04.25	Issued for NMA	PG	VK
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1.0 Introduction

"With over sixty years' proud history we are driven every day by our passion and determination to reimagine the future of care and supported living and promote independence, wellbeing and quality of life."

Mel Magee, Carless + Adams.



Genuine + Open

At Carless + Adams, we understand that the provision of high-quality care has never mattered more.

We are dedicated to reimagining supported living and care accommodation communities, changing perceptions and enabling a move into these environments to be a positive and proactive one.

With an ageing population there is a growing requirement for supported living and care accommodation across all areas of the UK. At Carless + Adams, we recognise the importance of these environments within their local communities and we work collaboratively with our clients to assist in meeting this demand whilst respecting the needs of the neighbouring communities.

We believe that providing the correct accommodation can empower people and allow them to live a life filled with choice and dignity. With designs that promote interaction between different age groups, as we know this can help build solid, supportive communities whilst alleviating isolation, it is our ambition to champion intergenerational care.

We want to lead the sector to ensure the highest possible standards are consistently upheld whilst shaping the future of supported living and care in vibrant, attractive environments.

+ Residential Care & Nursing Homes
+ Assisted Living apartments, Cottages and Bungalows
+ Extra Care Housing
+ Design for Dementia
+ Day Care Centres
+ Elderly Person Housing
+ Learning Disability Homes
+ Healthcare

1.0 Introduction

1.1 Changes Summary

This submission presents a series of non-material amendments to the approved planning scheme for Kingsmead Care Centre in Horsham (ref. DC/24/1010).

While the number of bedrooms (80) and parking spaces (28) remain unchanged, the layout and footprint of the building have been revised to reflect updated operational requirements identified by the client.

The key driver of these amendments is a change in the internal bedroom mix, following further operational research conducted by the client.

The approved scheme had a 60/40 split between standard and premium bedrooms, whereas the revised proposal adopts an 80/20 split, significantly reducing the number of larger premium bedrooms.

1.2 Benefits

This adjustment has allowed for a smaller and more compact building footprint, without compromising care provision. As a result, several benefits have been achieved:

+ Sustainability: A reduced footprint results in lower excavation volumes and decreased use of construction materials, thereby contributing to a more sustainable build.
+ Improved Site Relationship: The repositioned footprint enables the building to sit further from the site boundaries, enhancing its relationship with neighbouring properties and reducing potential impact.
+ Internal Efficiency: The more compact plan layout improves internal circulation and staffing efficiency, while maintaining compliance with care standards and ensuring resident comfort.



Proposed site layout after footprint reduction

2.0 Revised Design

2.1 Floor Plans

Some of the building's design elements have been adapted as a consequence of the reduced footprint.

Portions of the facade have been moved inward and away from the property boundaries to align with the new, compact footprint. This is more noticeable on the north-east elevations, and on the west facade along Crawley Road.

Some of the protruding bays have been extended slightly to accommodate reconfigured areas, such as the ones on the south elevation.

Overall, the proposed building outline has no negative impact on neighbouring amenity. The proposed amendments continue to reflect the architectural character and high quality of the approved scheme and ensure the development remains aligned with its original design aspirations and community context.



Proposed ground floor plan after footprint reduction

- Circulation routes
- Communal spaces
- Resident bedrooms
- Staff & service areas
- Outline of consented scheme

2.0 Revised Design

2.2 Elevations

CONSENTED



West elevation - Crawley Road

PROPOSED



West elevation - Crawley Road

2.0 Revised Design

2.2 Elevations

CONSENTED



Main facade moved 1800mm away from Crawley Road boundary

Overall building height remains the same as per consented scheme

West facade remains in the same position

PROPOSED



South elevation - Entrance

2.0 Revised Design

2.2 Elevations

CONSENTED



East elevation

Main facade moved only 100mm towards the refuse store

Rooflights repositioned to suit the revised internal layout while maintaining the number and visual balance.

Overall building height remains the same as per consented scheme

Gabled protruding bay moved and adjusted to accommodate reconfigured internal areas

North facade moved 400mm away from the boundary and neighbouring amenity

PROPOSED



East elevation

2.0 Revised Design

2.2 Elevations

CONSENTED



North elevation (partial)

CONSENTED

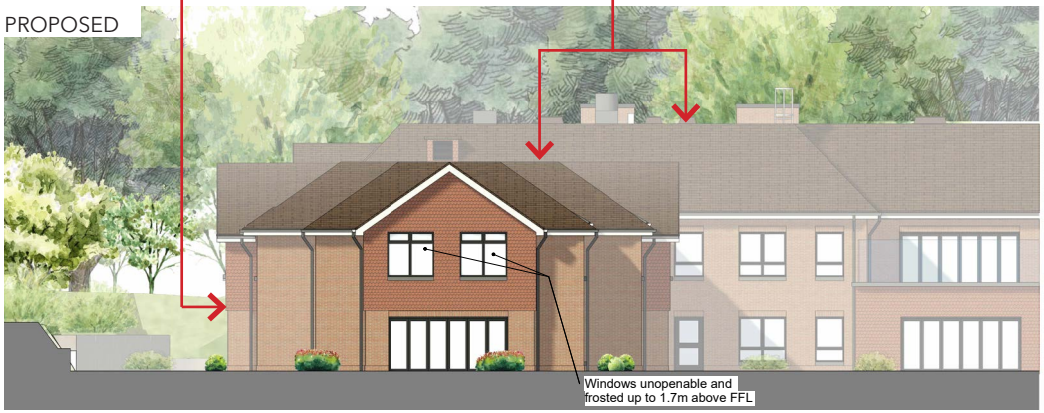


West elevation - Garden side

East facade moved 1200mm away from the boundary and neighbouring amenity

Overall building height remains the same as per consented scheme

PROPOSED



North elevation

North facade moved 400mm away from the boundary and neighbouring amenity

Gabled protruding bay moved and adjusted to accommodate reconfigured internal areas

Overall building height remains the same as per consented scheme

PROPOSED



West elevation - Garden side

2.0 Revised Design

2.2 Elevations

CONSENTED



North elevation

Overall building height remains the same as per consented scheme

Main facade moved 1800mm away from Crawley Road boundary

PROPOSED



North elevation

3.0 Conclusion

The proposed non-material amendments to the Kingsmead Care Centre scheme are the result of a revised internal bedroom mix, driven by updated operational insights from the client.

By shifting from a 60/40 to an 80/20 standard-to-premium bedroom ratio, the overall building footprint has been significantly reduced, resulting in a more efficient and sustainable design.

This revised footprint not only reduces construction impact through decreased excavation and material use but also improves the building's spatial relationship with its surroundings.

Setbacks from site boundaries have increased, reducing any perceived impact on neighbouring amenity while maintaining architectural quality and intent.

All subsequent changes—such as adjusted elevations, internal layout refinements, and relocated rooflights—are a direct response to the reduced footprint and have been carefully considered to ensure the building continues to meet high standards of care, operational efficiency, and design integrity.

The amended scheme remains wholly consistent with the character and aspirations of the originally approved development.

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Design the best, to live the best

