

NMA Comparison

DC/24/0622

The Copse, Worthing Road, Horsham, West Sussex

Erection of a 70-bed care home, access, landscaping and associated infrastructure.

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Introduction



1.1 | Introduction

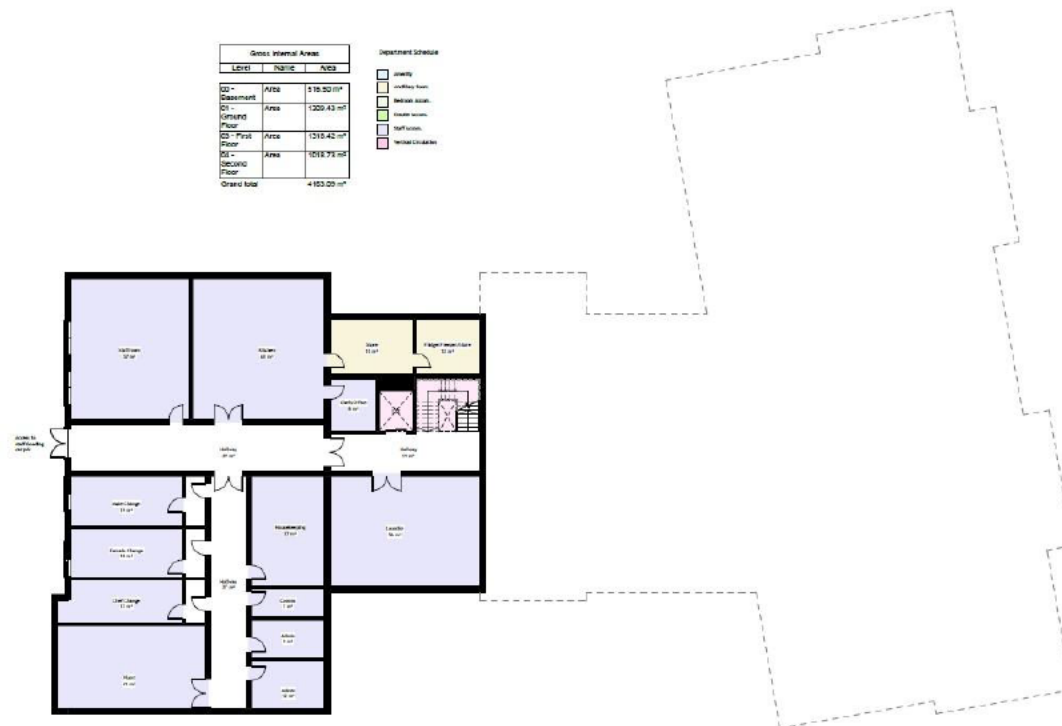
This Design Statement has been prepared to support NMA to application DC/24/0622 The Copse, Worthing Road, Horsham, West Sussex. Erection of a 70-bed care home, access, landscaping and infrastructure.

This document looks to review the changes from the approved details under application DC/24/0622 and the proposed plans for the care home to meet the requirements of the operator who are looking to develop out the proposal.

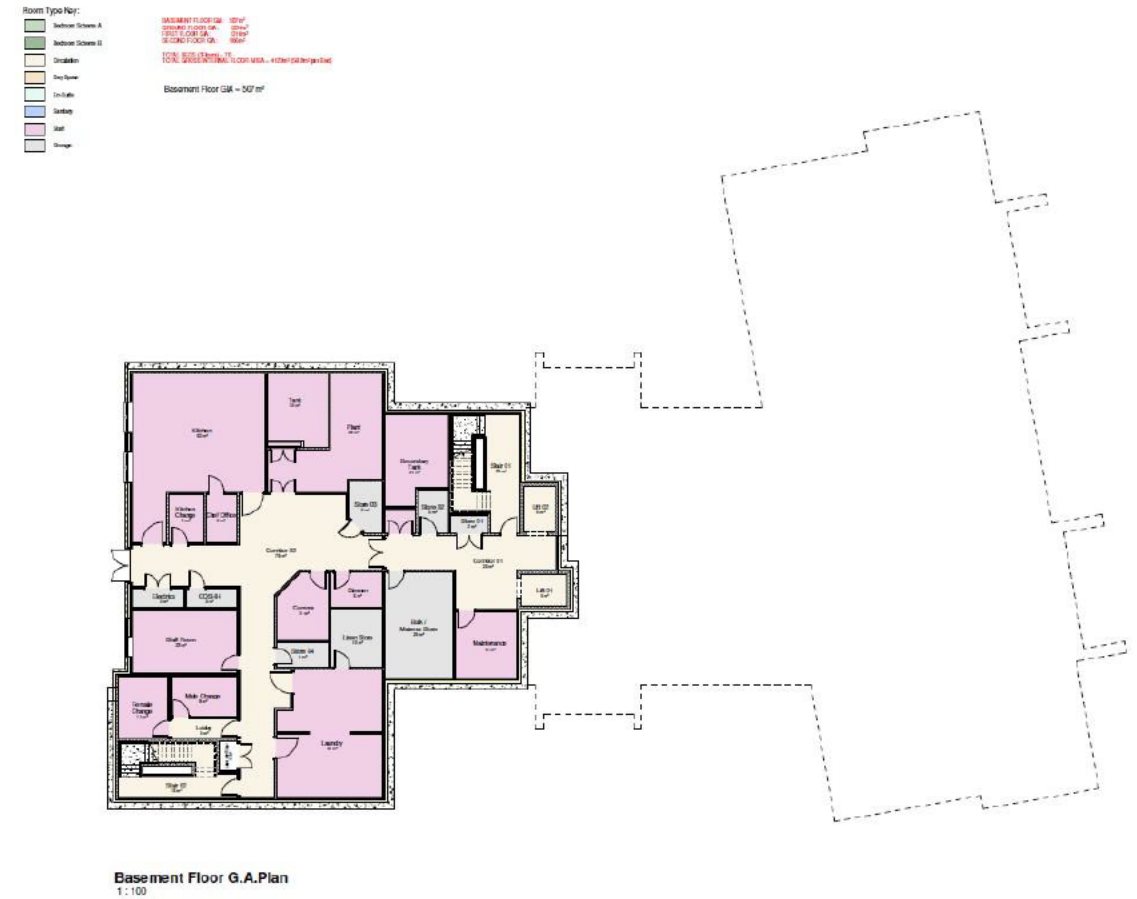
Floor Plans

2.0 | Floor Plan Comparison

- Internal alterations for operational purposes
- Second stair and lift added.



DC/24/0622
Approved Basement Floor Plan



NMA

Proposed Basement Floor Plan

2.0 | Floor Plan Comparison

- Internal alterations for operational purposes
- 2No. stairs & 1No. lift added



Approved Ground Floor Plan

DC/24/0622
Approved Ground Floor Plan



NMA
Proposed Ground Floor Plan

2.0 | Floor Plan Comparison

- Internal alterations for operational purposes
- 2No. Stairs & 1No. Lift added

Gross Internal Area		
Level	Name	Area
00 - Basement	NMA	516.30 m ²
01 - Ground Floor	NMA	1308.63 m ²
02 - First Floor	NMA	1318.42 m ²
03 - Second Floor	NMA	1018.79 m ²
Grand Total		4162.14 m ²

Department Schedule	
Academy	
Art Room	
Music Room	
Library	
IT Suite	
Staff Room	
Storage	



DC/24/0622
Approved First Floor Plan

Room Type Key:	
Academy	
Art Room	
Music Room	
Library	
IT Suite	
Staff Room	
Storage	



First Floor G.A. Plan
1:100

NMA
Proposed First Floor Plan

2.0 | Floor Plan Comparison

- Internal alterations for operational purposes
- Additional stair & lift added



DC/24/0622
Approved Second Floor Plan



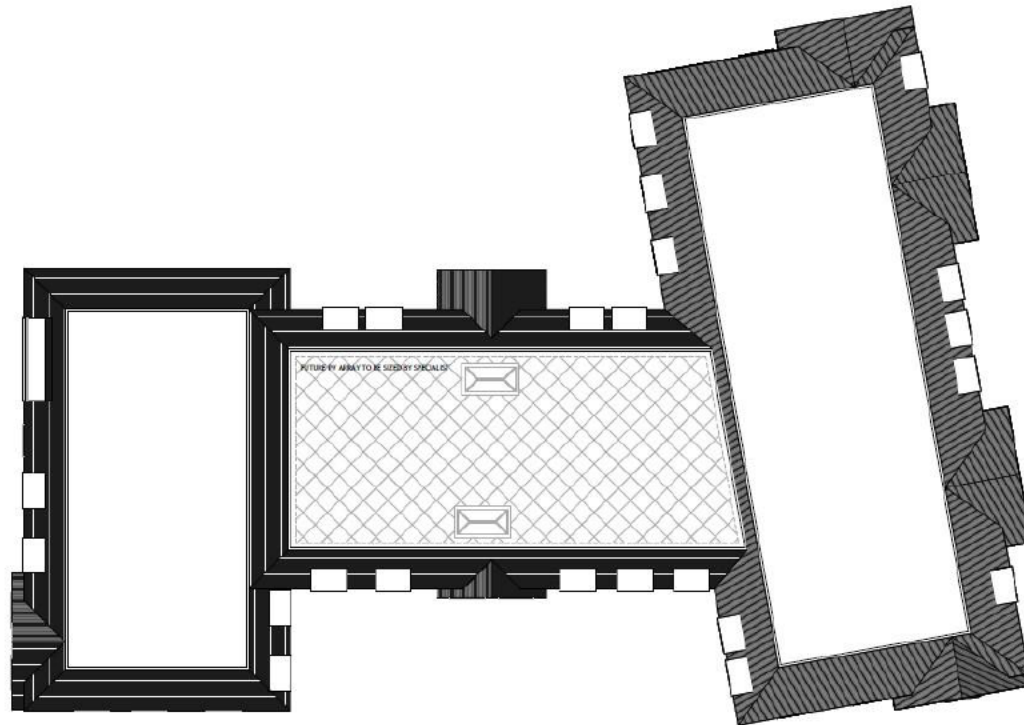
Second G.A. Plan
1 : 100

NMA

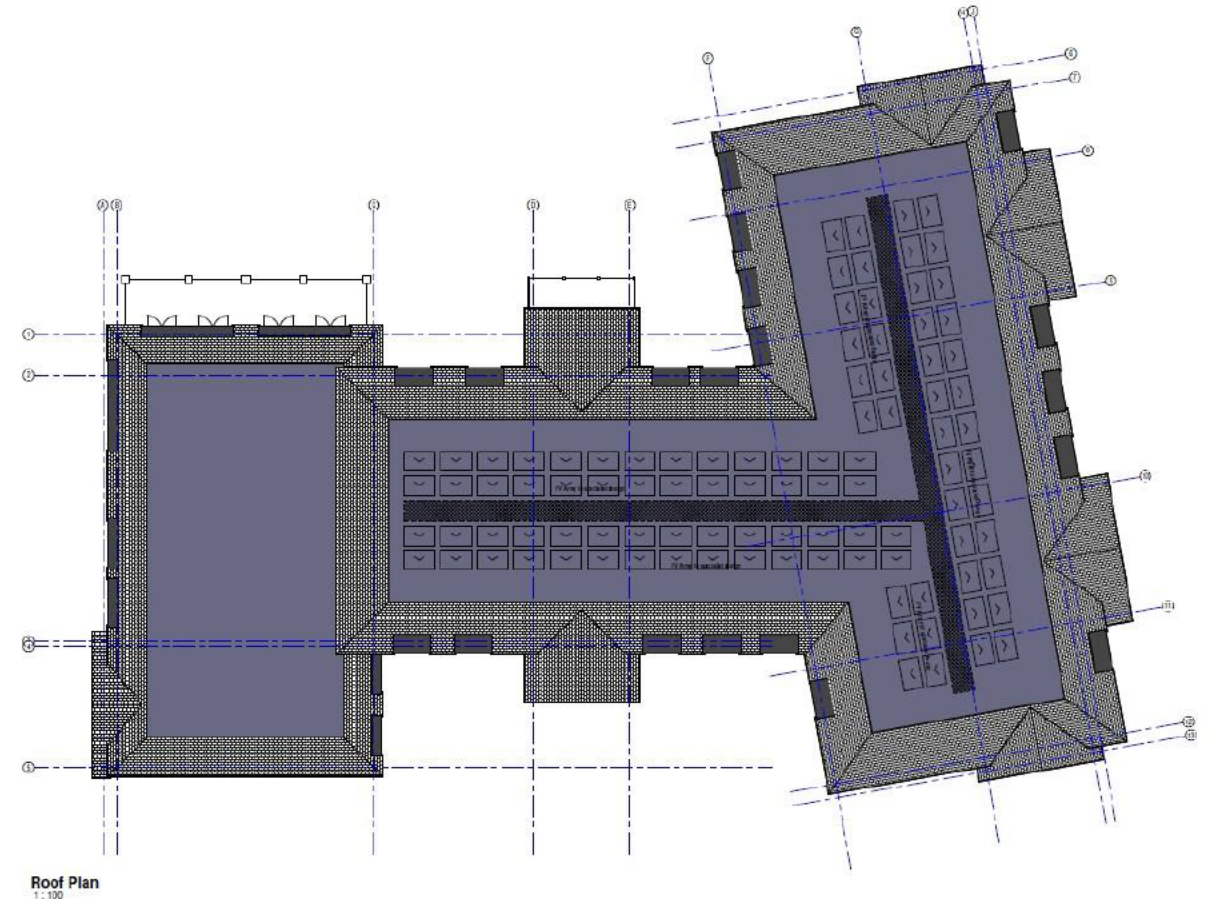
Proposed Second Floor Plan

2.0 | Floor Plan Comparison

- Minor internal alterations for operational purposes
- PV array increased



DC/24/0622
Approved Roof Plan



NMA
Proposed Roof Plan

Elevations

3.0 | Elevation Comparison

- Internal plan changes
- General fenestration locations maintained

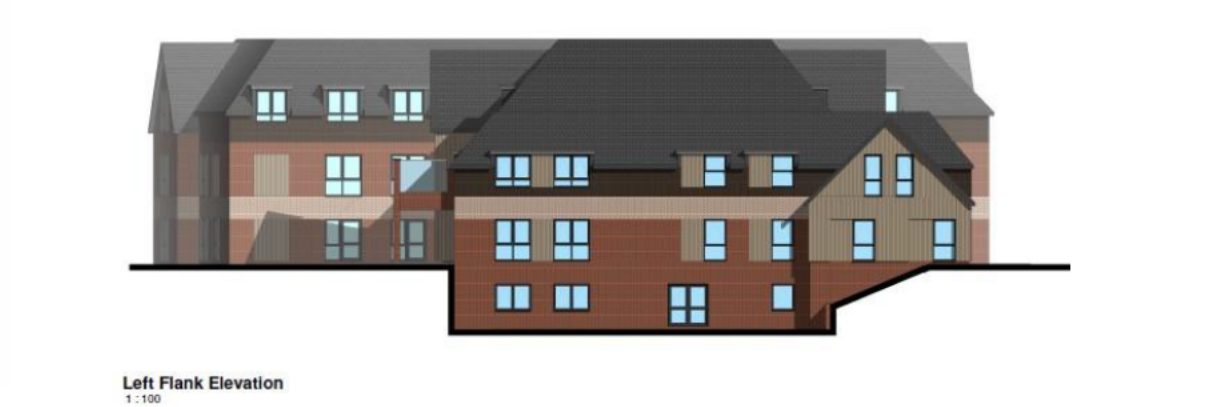


DC/24/0622
Approved Elevations – Sheet 01

NMA
Proposed Elevations – Sheet 01

3.0 | Elevation Comparison

- Internal plan changes
- General fenestration locations maintained



DC/24/0622
Approved Elevations

NMA
Proposed Elevations

Site Plan

4.0 | Site Plan Comparison

- Internal plan changes for operational purposes
- Maintenance & Potting sheds indicated
- Residents Pavillion added
- Disabled car parking spaces reconfigured
- Cycle Store repositioned



DC/24/0622
Approved Site Plan



NMA
Proposed Site Plan

4.0 | Site Plan Comparison

- Internal plan changes for operational purposes
- Maintenance & Potting sheds indicated
- Residents Pavillion added
- Disabled car parking spaces reconfigured
- Cycle Store repositioned



DC/24/0622
Approved Site Plan



NMA
Proposed Site Plan

Conclusion



5.1 | Conclusion

The applicant considers the changes to the approved details are minor and are necessary for the operation of the care home and to facilitate its delivery.

It is considered that the revised proposal responds positively to the site, planning policy constraints and environmental concerns and should fall within the parameters of acceptable development.

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