

B252128/3.1.1/01
May 2026

Horsham District Council,
Albery House,
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West Sussex
RH12 2GB

TDC Architects Ltd.
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Dear Sir/Madam,

Nonmaterial amendment of condition 1 on planning approval DC/24/0622 The Copse, Worthing Road, Horsham, West Sussex Erection of a 70-bed care home, access, landscaping and associated infrastructure, to change the approved drawings as described below

I am writing on behalf of Barchester Healthcare who have purchased this site and are developing out the approved care home to operate it. Following a review of the approved plans there are some internal changes necessary to make the care home buildable from an operation standpoint and for the required compliance with the building regulations and the CQC standards.

The key matters relate to:

Fire Strategy - The provision of fire escape staircases within the building to facilitate the progressive horizontal escape strategy necessary for a care home to comply with the building regulations and operate safely, the current approved plans do not provide this provision with their current location and number of stairs proposed, our revised plans provide a compliant PHE designed care home.

Operational Standards - In providing compliance with the fire strategy requirements as above we also had to make some internal changes/improvements to facilitate the operational care needs of the residents and operators so that the building is fit for purpose. The internal changes can be seen within the NMA comparison document accompanying this application but they do also include for the addition of some windows to the rear elevation to provide the necessary light into the dining and lounge rooms at first floor which previously only had a small recessed glazed door, which was insufficient and would have meant this being a dark space due to the deep plan.

There are no material changes to the overall building scale, mass or location upon the site or the access, landscaping and associated infrastructures.

N.B. We will be submitting building materials details under condition 10 for approval and detailed landscaping proposals under condition 14 for approval, in due course.

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Accompanying this planning application is the following documentation:

Approved drawings under condition 1 to be changed for our proposed drawings:

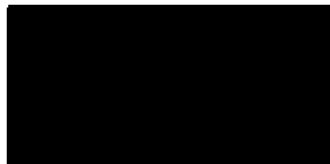
Approved Drawing references	New Drawing References
Basement Plan FL24-2145-250 REV A	B252128 - Horsham - AL(1)100-P1 - Basement Floor G-A- Plan
Ground Floor Plan FL24-2145-255 REV A	B252128 - Horsham - AL(1)101-P1 - Ground Floor G-A- Plan
First Floor Plan FL24-2145-260 REV A	B252128 - Horsham - AL(1)102-P1 - First Floor G-A- Plan
Second Floor Plan FL24-2145-265 REV A	B252128 - Horsham - AL(1)103-P1 - Second Floor G-A- Plan
Roof Plan FL24-2145-270 REV A	B252128 - Horsham - AL(1)104-P1 - Roof Plan
Elevations 1 FL24-2145-275 REV A	B252128 - Horsham - AL(1)140-P1 - Proposed Elevations Sheet 1
Elevations 2 FL24-2145-276	B252128 - Horsham - AL(1)141-P1 - Proposed Elevations Sheet 2
Proposed Site FL24-2145-055 REV E	B252128 - Horsham - AL(9)901-P1 - Proposed Site Plan
Proposed site - Colour FL24-2145-056 Rev A	B252128 - Horsham - AL(9)902-P1 - Proposed Site Plan - Colour

Supporting Documents:

B252128 - Horsham - NMA Comparison Booklet

Should you have any queries in respect of this submission please do not hesitate to contact me.

Yours sincerely



Richard Bailey

For TDC Architects

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