

DESIGN STATEMENT

ROSEDALE CARE HOME

25 Kings Road
Horsham
West Sussex
RH13 5PP

Job No: 2352

Written by: Edward Stammers

Revision: A

Date: 04/0//2026

REFORM

ARCHITECTURE & INTERIOR DESIGN LTD

Design Changes Overview

Planning permission DC/25/1530, submitted on 23 September 2025, was granted for the redevelopment of the site to provide a purpose-built replacement 40-bedroom care home together with its associated ancillary accommodation and external works.

Following the grant of planning permission, the applicant undertook a detailed review of the approved design in consultation with the care home operator.

This review considered both the operational requirements of a modern care environment and the evolving expectations of residents, care providers, and regulatory standards. As a result, the applicant identified several opportunities to enhance the development's quality while maintaining the approved capacity of 40 bedrooms.

The principal revisions comprise an increase in the size of individual resident bedrooms together with enhancements to a number of the shared communal spaces. These amendments have been carefully developed to provide more generous, comfortable, and adaptable accommodation that better supports the physical, emotional, and social wellbeing of future residents.

The enlarged bedrooms will provide residents with greater personal space, improving comfort, dignity, accessibility, and ease of movement, while also allowing care staff to deliver assistance more effectively and safely. The increased floor areas will provide greater flexibility in accommodating specialist equipment where required and will better respond to the changing care needs of residents over the lifetime of the building.

The proposed enhancements to the communal areas are equally important. These spaces form the social heart of the care home, encouraging interaction, reducing social isolation, and supporting residents' mental health and overall wellbeing. More generous communal accommodation will create welcoming and flexible environments that can accommodate a wider range of activities, therapeutic programmes, family visits, and day-to-day social engagement, all of which contribute positively to residents' quality of life.

The improved layout also enhances operational efficiency by providing staff with more effective spaces from which to deliver high-quality, person-centred care.

These include the following:

- Enhanced dining and living room facilities
- Entertainment room
- Hairdressing / Chiropody facilities

A key objective of the revised design is to future-proof the development. The care sector continues to evolve, and there are increasing expectations for adaptable levels of resident accommodation, accessibility, wellbeing, infection control, and operational flexibility. By increasing the scale and adaptability of the internal accommodation at this stage, the development will be better positioned to respond to future changes in best practice, regulatory guidance, and the needs of residents without requiring significant alteration in the future. This approach represents a sustainable long-term investment in the quality and resilience of the facility.

Importantly, the proposed amendments do not alter the fundamental principles of the approved development. The established use of the site remains unchanged, and the approved capacity of 40 resident bedrooms is retained. The revisions represent a refinement of the approved scheme rather than a material change in its purpose, delivering a higher quality building that will provide improved living conditions for residents and a more effective working environment for staff.

The proposed development therefore seeks approval for a variation to the approved planning permission to allow the construction of an enhanced, modestly larger care home that delivers demonstrable benefits in terms of resident wellbeing, quality of care, operational efficiency, accessibility, and long-term sustainability. The proposals are considered to represent a positive evolution of the previously approved scheme and remain fully aligned with the original development objectives.

Additional lift provision, treatment room, enhanced staff facilities, and larger guestrooms have all been included as part of the enhanced works along with improved bathing and toilet facilities.

Requirements and the Evolving Nature of Care Homes

The provision of residential care for older people has evolved significantly over recent decades. Modern care homes are no longer viewed simply as places providing accommodation and personal care but as specialist environments that promote independence, dignity, wellbeing, and quality of life through person-centred care. Contemporary care home design increasingly reflects the expectation that buildings should support residents with a wide range of physical, cognitive, and sensory needs while remaining adaptable to changing models of care throughout their operational lifespan.

Within the United Kingdom, care homes are expected to operate in accordance with recognised national standards and regulatory frameworks. In England, services are regulated by Care Quality Commission (CQC), whose Fundamental Standards require providers to deliver safe, effective, caring, responsive, and well-led services. These standards place considerable emphasis on maintaining residents' dignity, ensuring appropriate privacy, promoting independence wherever possible, and providing accommodation that is safe, comfortable, and suitable for individual care needs.

Alongside the CQC Fundamental Standards, current best practice is informed by the principles of person-centred care, dementia-friendly design, infection prevention and control guidance, accessibility legislation, and the requirements of the Equality Act 2010. There is increasing recognition that the physical environment plays a fundamental role in supporting residents' health, reducing anxiety, encouraging social interaction, and enabling staff to deliver care safely and efficiently.

The proposed revisions directly respond to these evolving expectations. Larger resident bedrooms provide greater flexibility to accommodate changing mobility requirements, specialist equipment, hoists, profiling beds, and enhanced circulation space, allowing residents to remain comfortably within their familiar surroundings as their care needs increase.

The additional space also improves privacy, supports dignity during the delivery of personal care, and provides more comfortable accommodation for visiting family members.

Similarly, the enhancement of communal accommodation reflects current evidence that well-designed social spaces can significantly improve residents' wellbeing by encouraging interaction, reducing loneliness, supporting therapeutic activities, and maintaining cognitive and emotional health. Enlarged dining and lounge facilities, entertainment spaces, hairdressing and chiropody facilities, together with improved treatment rooms and bathing facilities, create a more holistic care environment that supports both everyday living and preventative healthcare.

The inclusion of additional lift provision further improves accessibility throughout the building, reducing travel distances for residents with limited mobility while supporting the efficient movement of staff, visitors, equipment, and emergency services. Enhanced staff welfare facilities also recognise that the quality of the working environment has a direct influence on staff wellbeing, recruitment, retention, and ultimately the quality and continuity of care delivered to residents.

The revised proposals therefore represent a measured response to the continuing evolution of residential care provision within the UK.

They acknowledge that residents are entering care homes later in life, often with increasingly complex health conditions, greater mobility needs, and higher expectations regarding comfort and independence. Designing a building that exceeds minimum accommodation requirements today provides resilience against future changes in care practice, demographic trends, and regulatory expectations.

Overall, the enhanced scheme demonstrates a commitment to delivering a high-quality, future-ready care environment that aligns with recognised UK care standards and contemporary best practice. The proposed improvements will create a more adaptable, accessible, and supportive setting capable of delivering safe, compassionate, and person-centred care for many years to come while maintaining the approved operational capacity of 40 resident bedrooms.

The revised drawings submitted with this application are intended to supersede the corresponding approved drawings associated with planning permission DC/25/1530. They should therefore be read as the proposed design for the development and collectively illustrate the carefully considered design enhancements that form the basis of this application.

Thank you for taking the time to consider the application.