

S73 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 S73 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.

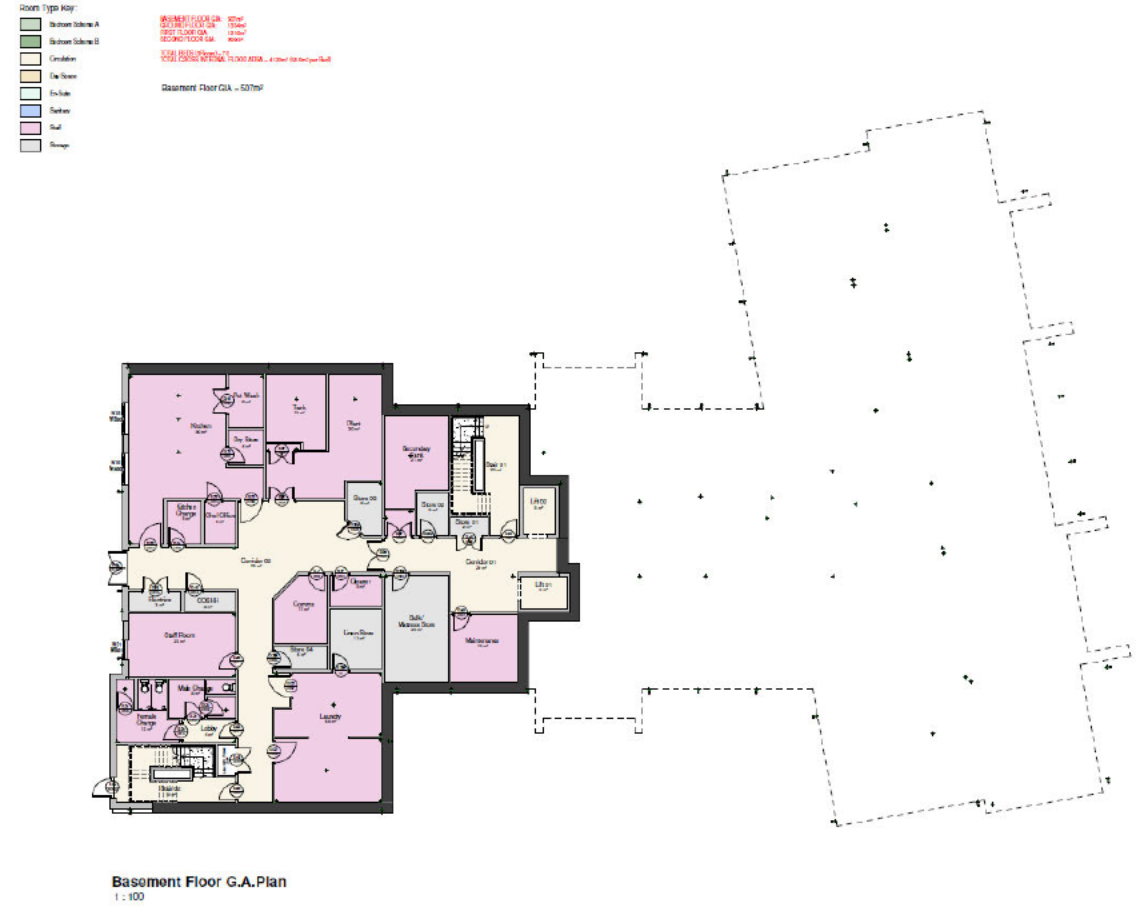
Floor Plans

2.0 | Floor Plan Comparison

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



DC/24/0622
Approved Basement Floor Plan



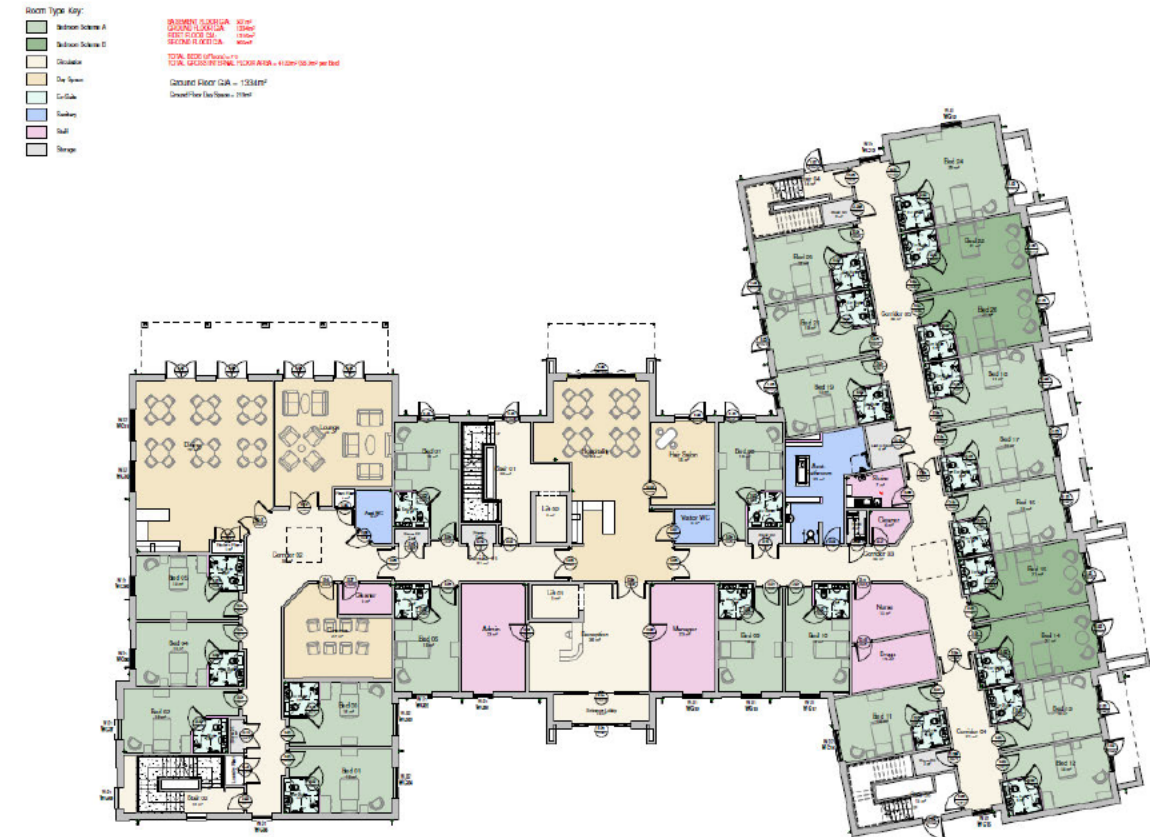
S73
Proposed Basement Floor Plan

2.0 | Floor Plan Comparison

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



DC/24/0622
Approved Ground Floor Plan



Ground Floor G.A. Plan
1:100

S73
Proposed Ground Floor Plan

2.0 | Floor Plan Comparison

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



BA JOINTS: 1500/GA 300 sq ft
 GROUT JOINTS: 150/GA 135 sq ft
 FIRST FLOOR CO. 1350 sq ft
 SECOND FLOOR CO. 1350 sq ft

TOTAL SQ. FT. IN FLOOR = 2700
 TOTAL GROUT JOINTS: 1500/GA = 45000 GROUT JOINTS

First Floor CO. = 1350 sq ft
 First Floor GROUT = 1350 sq ft



First Floor G.A. Plan
1 : 100

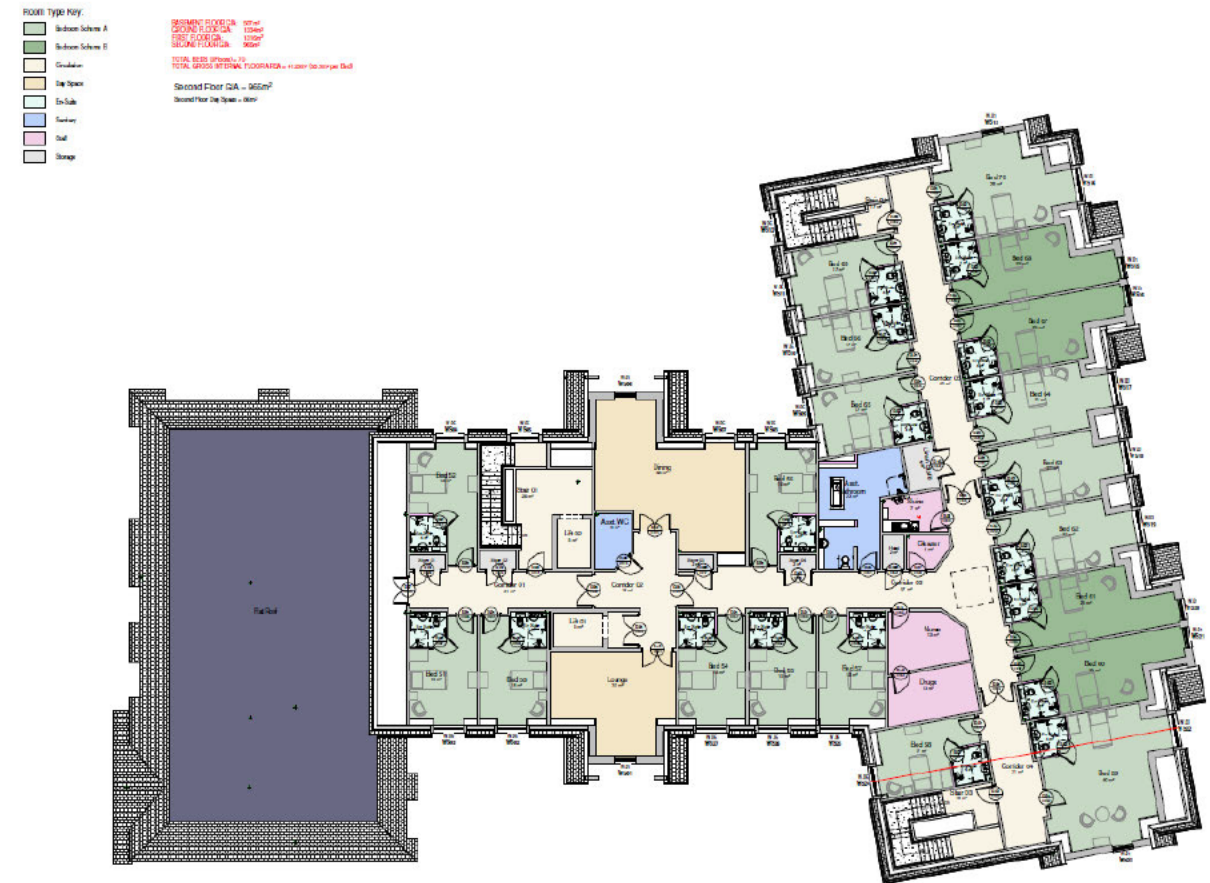
DC/24/0622
Approved First Floor Plan

S73
Proposed First Floor Plan

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



DC/24/0622
Approved Second Floor Plan

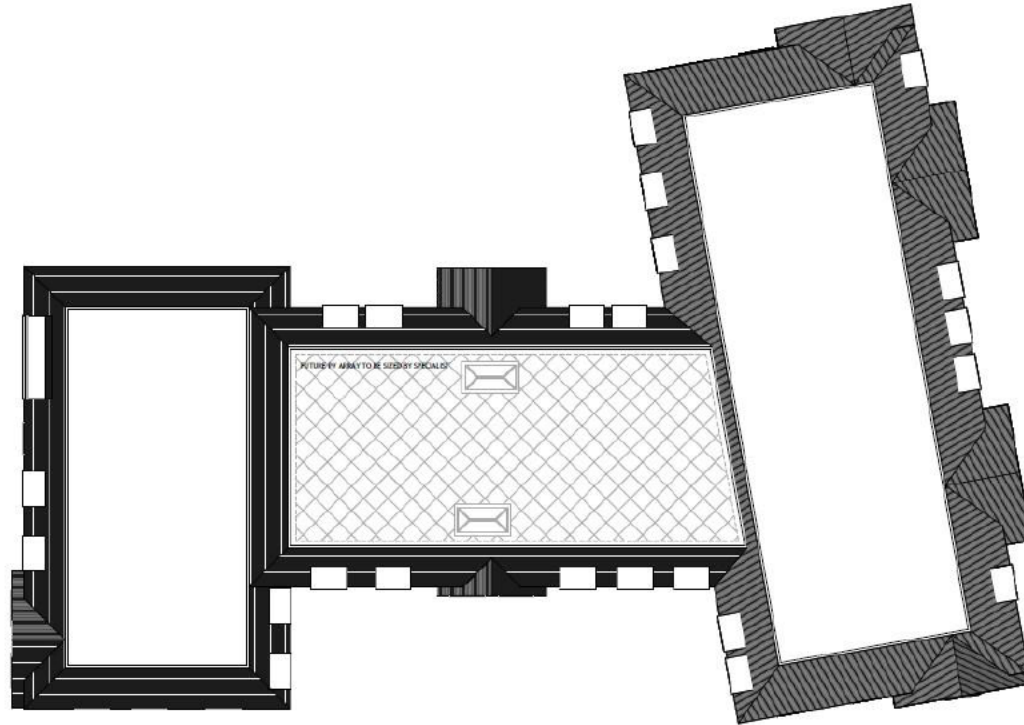


Second G.A. Plan
1:100

S73
Proposed Second Floor Plan

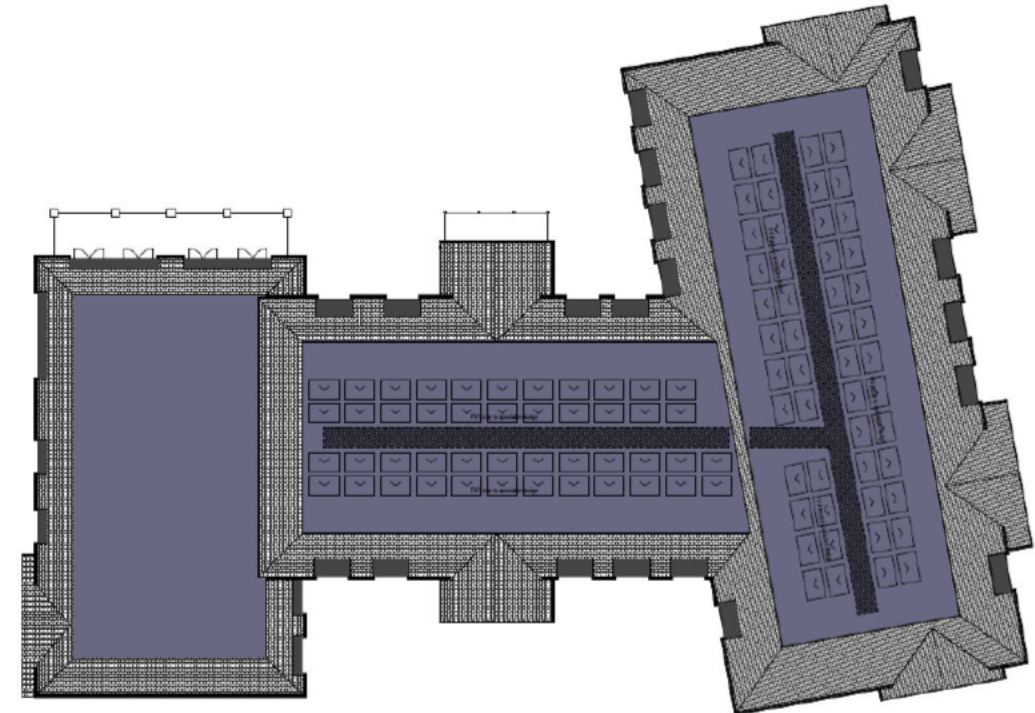
2.0 | Floor Plan Comparison

- Minor internal alterations for operational purposes
- PV array increased



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DC/24/0622
Approved Roof Plan



Roof Plan
1:100

S73
Proposed Roof Plan

Elevations

3.0 | Elevation Comparison

- Internal plan changes
- General fenestration locations maintained



Front Elevation
1 : 100



Right Flank Elevation



Right Flank Elevation
1 : 100

DC/24/0622
Approved Elevations – Sheet 01

S73
Proposed Elevations – Sheet 01

3.0 | Elevation Comparison

- Internal plan changes
- General fenestration locations maintained



Rear Elevation



Rear Elevation
1:100



Left Flank Elevation



Left Flank Elevation
1:100

DC/24/0622
Approved Elevations

S73
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



S73
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



S73
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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