

HEALTH AND SAFETY RISK ASSESSMENT CONSEQUENCE TABLE						Consequences	
Risk	Severity	Likelihood	Overall Risk	Mitigation	Residual Risk	Minor	Major
						1	2
1	Low	Low	Low	Low	Low	1	1
2	Low	Medium	Medium	Medium	Medium	2	2
3	Low	High	High	High	High	3	3
4	Medium	Low	Medium	Medium	Medium	2	2
5	Medium	Medium	High	High	High	3	3
6	Medium	High	Very High	Very High	Very High	4	4
7	High	Low	High	High	High	3	3
8	High	Medium	Very High	Very High	Very High	4	4
9	High	High	Very High	Very High	Very High	5	5
Risk 1							

AREA ANALYSIS

Site Area: 0.84Ha / 2.09Acres

Existing Footprint: 816.5m²
Proposed Footprint: 1060m²

Existing Building GIFA: 1858m²
Proposed GIFA: 3738m²

Total No of Bedrooms: 70 No.
Total GIFA: 350m²

Parking Provision:

In accordance with North Hertfordshire District Council parking standards:

Resident/Visitors: 18no. Spaces
0.25 spaces per resident bed space

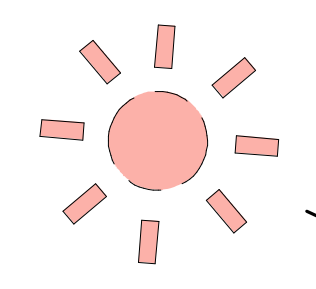
Staff: 9no. spaces
circa. 1 space per 5 staff (non-resident)

Total: 27no. Spaces
Incl. 2no. Disabled Bays
Excl. 1no. Dedicated Ambulance Bay

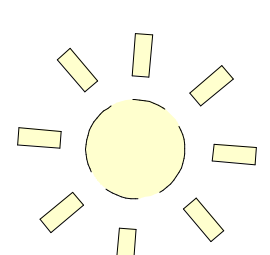
Cycle Storage Provision:

In accordance with North Hertfordshire District Council parking standards:

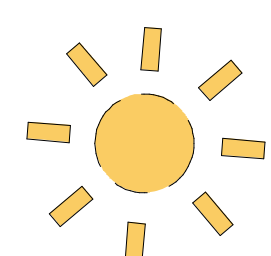
Staff: 9no. spaces
circa. 1 space per 5 staff (non-resident)



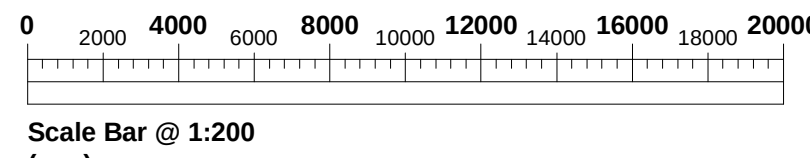
Evening Sun



Morning Sun



Afternoon Sun



For Specialist Landscape Design refer to Fisher Tomlin & Boyer's accompanying Planning Drawings

For New Care Home Proposals
Refer to Drawings:
4870-ORA-01-ZZ-DR-A-32100
4870-ORA-01-ZZ-DR-A-32101

For 'Guys House'
Refer to Drawing:
4870-ORA-02-ZZ-DR-A-32100

Q	Existing Easement Strip to North-East Boundary (but with proposed Development Boundary) indicated for clarity. Additional Easement Strip added to incorporate new 'Formal Garden' and 'Vegetable Garden'. Detail of Existing Care Home (Proposed) added for information.	SDC	1501025
P	General update for Detailed Planning Submission.	SDC	1601024
M	Updated to incorporate with current proposed Landscape Proposal.	AM	1602024
M	Detailed Planning Submission and Cycle Storage (Prop. Bikes included).	SDC	1505024
A	Updated to Planning 'Status'.	AM	1606024
A	General update for New Application Advice submission.	SDC	1505024
H	General update following Client Meeting (12/06/20).	SDC	1607023
H	General update following Client Meeting (12/06/20).	SDC	1607023
C	Updated to incorporate with current Planning Proposal.	SDC	1505023
C	GFA of Refurbished 'Guys House' added for information.	SDC	1601023
C	Detail of New Proposed Area (BPA) added for Specialist Landscape Design.	SDC	1501023
C	Updated to incorporate with current proposals.	SDC	1505023
C	Physical model to be submitted to support the Planning Submission of the Site in accordance with North Hertfordshire Council's Planning Policy (PP1) 2012.	SDC	1505023
B	Updated to incorporate with current proposals. 'Guys House' (Existing) Centre of Excellence added for information.	SDC	1603022
A	Updated to incorporate with current proposals.	SDC	1603022
A	Updated to incorporate with current proposals.	SDC	1603022

REVISION	

STAMP	PLANNING
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PROJECT STATUS	Developed Design
DRAWING TITLE	Proposed Site Layout

PROJECT
Guysfield Care Home at
Willian Road, Willian, Letchworth for
Caring Homes Group Ltd

DATE CREATED 07/08/21	DESIGNER GDC	SCALE @ As indicated
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ORIGINATOR PROJECT NUMBER
4870

ISO DOCUMENT REF: 4870-ORA-ZZ-XX-DR-A-31004	REV. Q
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