

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

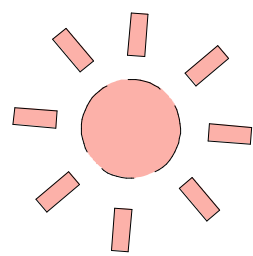
Staff : 9no. spaces
circa. 1 space per 5 staff (non-resident)

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

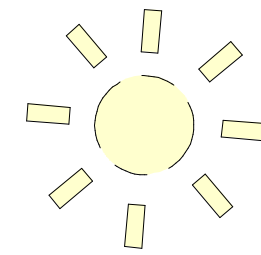
Cycle Storage Provision:

In accordance with North Hertfordshire District Council parking standards:

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



Evening Sun

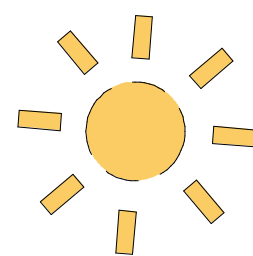


Morning Sun

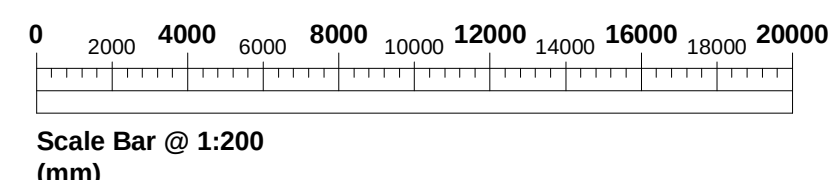
New high quality planting to Specialist Design

Extent of Root Protection Area (RPA) Refer to Specialist Review/Comment

WILLIAN ROAD



Afternoon Sun



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

P	General update for Detailed Planning Submission	5000	10/10/24
M	Updated in accordance with current proposed landscape	4000	04/02/24
P	Proposed	3000	04/02/24
M	Detailed Planning Submission and Cycle Storage (Per. Blue indicated)	2000	10/09/24
L	Administrative Update	1000	10/09/24
A	Updated to Planning Status	1000	10/09/24
G	General update for New Application Advice submission	1000	10/09/24
H	General update following Client Meeting (12/06/23)	1000	10/09/23
C	Updated in accordance with current proposed	1000	10/09/23
E	GIFA of Proposed 'Guys House' raised for information	1000	10/09/23
E	Extent of Root Protection Area (RPA) updated for Specialist Review/Comment	1000	10/09/23
O	Updated in accordance with Current Proposals	1000	10/09/23
C	Proposals revised to reduce the environmental impact of the building to 'Low' level in accordance with North Hertfordshire Council's Thermal Performance (2022)	1000	10/09/23
B	Updated in accordance with current proposals. 'Guys House' Planning Committee of Sustainability report for information	1000	10/09/23
A	Original submitted to Council for information	1000	10/09/23
Rev	Revisions	1000	10/09/23

REVISION

STAMP

PLANNING

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 @ A0
As indicated

ORIGINATOR PROJECT NUMBER
4870

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

REV.
P

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