



HEALTH AND SAFETY RISK ASSESSMENT CONSEQUENCE TABLE	Likelihood	Consequences				
		Insignificant 1	Minor 2	Moderate 3	Major 4	Catastrophic 5
Almost Certain	5	5	10	15	20	25
Likely	4	4	8	12	16	20
Possible	3	3	6	9	12	15
Unlikely	2	2	4	6	8	10
Rare	1	1	2	3	4	5

KEY/LEGEND

- Existing Partitions/Walls retained
- New Partitions

SCHEDULE OF ACCOMMODATION

- Resident Bedrooms
- Shared Resident Space
- Nursing / Admin
- Catering / Plant

Area Analysis

Basement: 190m2 (4no. Resident Bedrooms)
Ground Floor: 750m2 (12no. Resident Bedrooms)
First Floor: 616m2 (13no. Resident Bedrooms)
Second Floor: 302m2 (0no. Resident Bedrooms)

Total Resident Bedrooms: 29no.
(Average Size: 15.5m2)

Total GIFA: 1858m2
(64m2 per Bedroom)

Resident Dayspace
Lounge & Dining Space: 147m2
(5.06m2 per Bedroom)

Total Resident Dayspace
& Other Resident Space: 184.5m2
(6.36m2 per Bedroom)

Resident Bedroom Sizes

First Floor Plan

Bedroom 17: 14.5m²
Bedroom 18: 21.5m²
Bedroom 19: 21.5m²
Bedroom 20: 16.5m²
Bedroom 21: 18.5m²
Bedroom 22: 20m²
Bedroom 23: 15.5m²
Bedroom 24: 18.5m²
Bedroom 25: 17.5m²
Bedroom 26: 14.5m²
Bedroom 27: 25m²
Bedroom 28: 16.5m²
Bedroom 29: 19.5m²

Rev.	Description	Auth.	Date
REVISION			

STAMP
PLANNING

PROJECT STATUS
Concept Design

DRAWING TITLE
First Floor Plan
Refurbishment Viability Study
(Total 29no. Bedrooms)

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

DATE CREATED
06/03/24

DESIGNER
BAR

SCALE @ A1
As indicated

ORIGINATOR PROJECT NUMBER
4870

ISO DOCUMENT REF.
4870-ORA-01-01-DR-A-37100

oliver + robb architects
Pitreavie Drive, Dunfermline
KY11 8UH
T: 01383 621621
W: www.oliverandrobb.co.uk
Members: Brian A Robb David M Tibbs
Associates: Gary D Caudrey Graeme S Gallagher

