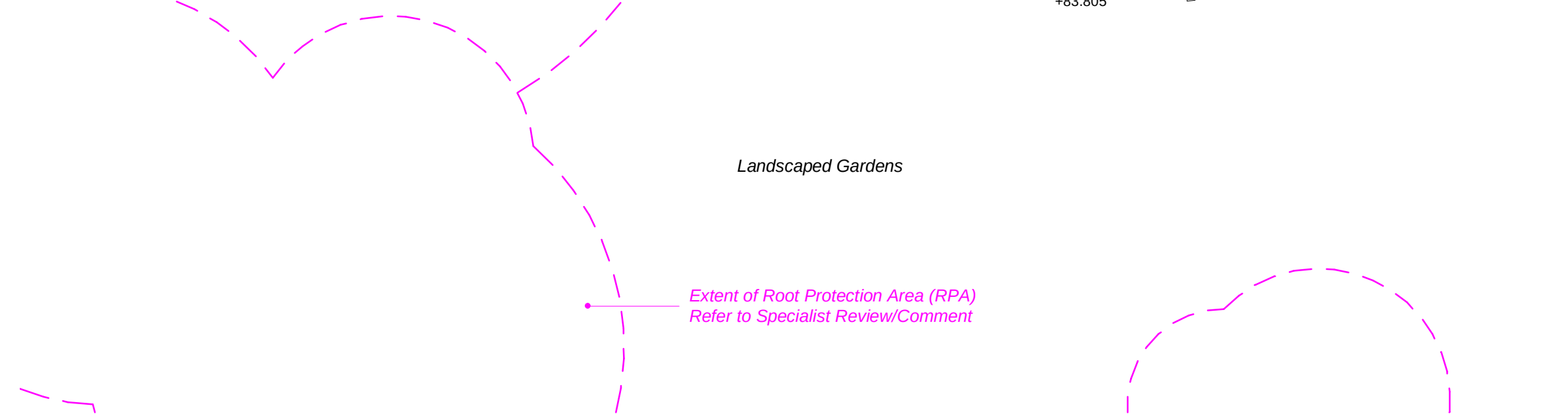
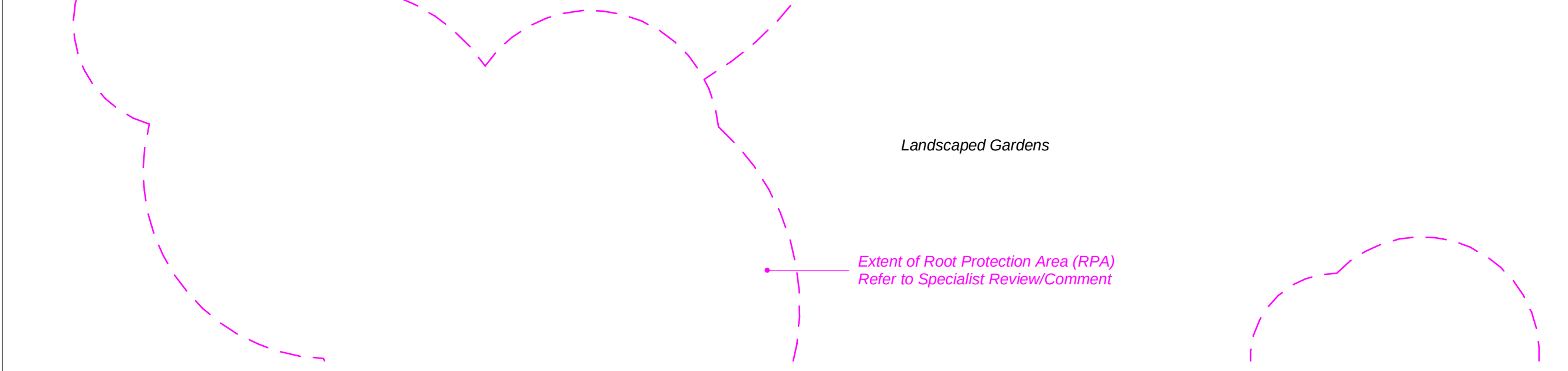
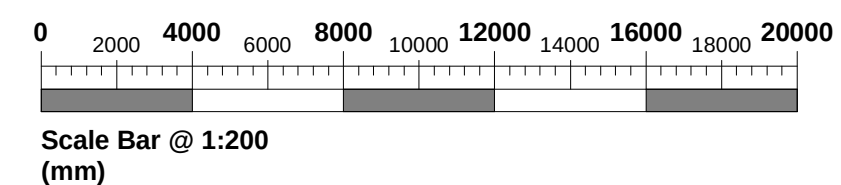




1 Lower Ground Floor Plan
1 : 200



2 Ground Floor Plan
1 : 200



HEALTH AND SAFETY RISK ASSESSMENT CONSEQUENCE TABLE		Consequences				
		Insignificant 1	Minor 2	Moderate 3	Major 4	Catastrophic 5
Likelihood	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

Schedule of Accommodation

- | | | |
|---|--|--|
|  | Bedroom Silver Plus - 44No. Total
(16.5m ² + ensuite) | |
|  | Bedroom Gold - 3No. Total
(18.0m ² + ensuite) | |
|  | Bedroom Gold Plus - 23No. Total
(3no.18.5m + 20no.19.0m ² + ensuite) | |
|  | Public Accommodation | |
|  | Shared Resident Space | |
|  | Nursing / Admin Space | |
|  | Catering / Plant Accommodation | |

Proposed Area Analysis:

Lower Ground Floor	= 891m ²	(12 bedrooms)
Ground Floor Area	= 1012.5m ²	(19 Bedrooms)
First Floor Area	= 931m ²	(20 Bedrooms)
Second Floor Area	= 903.5m ²	(19 Bedrooms)

Total No. of Bedrooms = **70no.**
(Average Size: 17.36m²)

Total GIFA	= 3,738m² (53.4m ² per bedroom)
-------------------	---

Resident Dayspace
(Lounge & Dining Space) = 362m²
(5.17m² per bedroom)

Total Resident Dayspace & Other Resident Space
= 495m²
(7.07m² per bedroom)

All stated areas exclude the additional accommodation contained within the proposed Refurbishment of 'Guys House'

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

N	G	General update for Detailed Planning Submission	GDC	30/01/2024
	L	Updated to Planning Status	AN	05/06/2024
	K	General update for Pre-Application Advice submission	GDC	01/09/2023
	J	Minor amendments following Client Review Meeting 12/06/23	GDC	05/06/23
	H	General update for Pre-App Application Submission	GDC	01/06/23
	G	Schedule of Accommodation updated to include 39no. Bedrooms to 50no. and increase in car spaces from 20 to 25no.	GDC	01/06/23
	F	Exist of Existing Building (To be Demolished) noted for information	GDC	12/12/22
	E	Updated Proposals for Project Team Review (Average Bedroom Size increased to 17.35sq' GY House' proposals included and overall GYPR reviewed)	GDC	13/01/2022
	D	Proposals reviewed to reduce the encroachment of the building to the rear of the site in accordance with North Herts Councils 'Pre-App' feedback dated 01/12/22	GDC	11/08/22
	C	Updated in accordance with current proposals. GY House arranged client or pre-application meeting for information	GDC	15/02/2022
N	B	Design altered/updated to 55sqm per bedroom	ISSG	29.09.21
	A	Kitchen / bath room are reconfigured. Additional service lift installed. Lower ground floor South side widened to accommodate Bedroom 09 repositioning	ISSG	20.08.21
	R	Revision	Client	Date
REVISION				

STAMP PLANNING

PROJECT STATUS
Developed Design

DRAWING TITLE

Lower Ground and Ground Floor Plan

PROJECT

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

DATE CREATED 07/08/21	DESIGNER GDC	SCALE @ A1 1 : 200
--------------------------	-----------------	-----------------------

ORIGINATOR PROJECT NUMBER
4870

ISO DOCUMENT REF. 4870-ORA-01-ZZ-DR-A-32100	REV. M
--	-----------

ora
architects

A: Pitreavie Drive,
Dunfermline, KY11 8UH
T: 01383 621621
W: oliverandrobb.co.uk

Members: David M Tibbs Gary D Caudrey Graeme S Gallagher