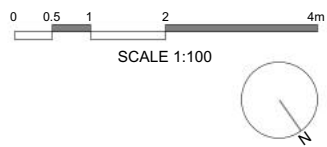


Proposed First Floor

Proposed Ground Floor

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Prior to commencement of works on the site, the contractor should check all dimensions on the drawings and check against actual site dimensions, and report any discrepancies immediately to the Architect.

Written dimensions are to take precedence over scaled dimensions.



Schedule of Accommodation:

Existing bedrooms: 27

Proposal

GIA Ground Floor - 522m² Existing
GIA Ground Floor - 112m² Proposed
Total New GIA GF 634m²

GIA First Floor - 361m² Existing
GIA First Floor - 141m² Proposed
Total New GIA FF 502m²

Proposed
8 new bedrooms (3 relocated)
Total Bedrooms 32
Total Dining and Lounge area: 131m²

Ground Floor
4 New bedrooms 27, 30, 31, 32 (1 relocated)
New Hoist Store 7m²
New Bin Area 14m²
New Bike store 10m²
New Garden Area 69m²
New extension Day Room 32m²
New WC 3m²

First Floor
4 New bedrooms 06, 07, 28, 29 (2 relocated)
Bedroom 1 New Ensuite
Bedroom 2 New Toilet
Bedroom 3 New Ensuite
Bedroom 4 New Ensuite
Bedroom 5 New Ensuite
New Linen 6m²
New Nurses Station 3m²
New Lounge 12m²
New COSSH 4m²
Store 2m²

Rooflight

Forest Vertical Tongue and Groove Fence Panel

Move and replant existing shrub

Light Grey Concrete slabs

Reposition Boiler Flue Vent

Timber pergola with a glazed roof, designed with a lateral gap to prevent a greenhouse effect and promote natural air movement, while also minimizing additional loads on the existing structure

Asphalt

New window to match existing

04	2025.04.27	TB	Windows at stair corner shown at first floor only
03	2025.03.19	TB	Amended bedroom 22
02	2025.01.29	TB	Amended existing car park, levels and drainage system added.
01	2025-07-01	TB	First Issue
Rev	Date	By	Description

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Job

Gnoll Nursing Home Neath
27 Gnoll Park Rd, Neath SA11 3BT

Client

Serenity Homes

Drawing Title

Proposed Floor Plans

Drawing Number

2589 **2101** **04**

Project

Number	Revision

Purpose of Issue

Planning **1:100**

TB	SD	2025.07.01	A1
Drawn	Checked	Issue Date	Size

2589	Noma	00	00	00	A	00
NOMA Project No	Owner	Zone	Level	Type	Role	Status