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REVISIONS

REV DATE - DRAWN - CHECKED NOTES



* Artists Impression

DRAWING TITLE

Courtyard Elevations
- 3D Image

PROJECT

Maesteg Lower Comp,
Bridgend, Extra Care

CLIENT



SCALE

@A3

DATE

AUGUST 2016



DRAWING NO.

REV

5286-P-001

KEY	
	Site boundary
	Adopted/Unadopted road - tarmac, colour tba
	Paving slabs - colour tba
	Block paving - colour tba
	Block paving - colour tba
	'Grasscrete' cast-in-site cellular reinforced concrete system
	Tarmac, colour tba
	1.4m high closed boarded timber fencing with 400mm trellis over
	1.8m high closed boarded timber fencing
	Metal railings
	Existing tree to be retained with root protection area
	Existing tree to be removed
	Proposed tree
	Bench
	Bin store (bungalows)
	Rotary dryer
	Area of scrub land

For soft landscaping design see drawings 5286-P-0120 to 0126.
For planting schedule see document 5286-P-3700.

TOTAL SITE AREA = 9371m² = 2.3 ACRES
EXTRA CARE = 3837m² (0.94 ACRES)
HOUSING AREA = 5505 m² (1.36 ACRES)
GIFA:
GROUND FLOOR = 857 m²
FIRST = 802 m²
SECOND = 802 m²
TOTAL = 2461m²

- Extra Care**
- 2 No 2B3P Apartments
 - 18 No 1B2P Apartments
 - Dining Function Room
 - Lounge sitting area
 - Hair Salon
 - Bistro Kitchen
 - Scheme Managers office
 - Residents Laundry
 - Guest Bedroom
 - Staff Room
 - Accessible WC's
 - Main Entrance
 - 13 Person Lift
 - Buggy Store

- Care**
- 10 No. Ensuite Care Bedrooms
 - Dining / Sitting / Recreational
 - Nurses station
 - Assisted Bathroom
 - Laundry
 - Holst store
 - WC
 - Linen Store
 - Sluice Rm.

- Refuse Store
- Separate Shared Refuse store.

Parking spaces = 20 (Inc. 3no. Disabled spaces)

HOUSING

7no. 1Bed Accessible Bungalows @ 50.7m²

10no. 2Bed Accessible Bungalows @ 65m²

Parking spaces = 22 (Inc. 5 visitor spaces)



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REV	DATE	DRAWN	CHECKED	NOTES
01	07.04.2016	CB	CB	Final design for planning.
02	07.04.2016	CB	CB	Revised design for planning.
03	07.04.2016	CB	CB	Revised design for planning.
04	07.04.2016	CB	CB	Revised design for planning.
05	07.04.2016	CB	CB	Revised design for planning.
06	07.04.2016	CB	CB	Revised design for planning.
07	07.04.2016	CB	CB	Revised design for planning.
08	07.04.2016	CB	CB	Revised design for planning.
09	07.04.2016	CB	CB	Revised design for planning.
10	07.04.2016	CB	CB	Revised design for planning.
11	07.04.2016	CB	CB	Revised design for planning.
12	07.04.2016	CB	CB	Revised design for planning.
13	07.04.2016	CB	CB	Revised design for planning.
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16	07.04.2016	CB	CB	Revised design for planning.
17	07.04.2016	CB	CB	Revised design for planning.
18	07.04.2016	CB	CB	Revised design for planning.
19	07.04.2016	CB	CB	Revised design for planning.
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45	07.04.2016	CB	CB	Revised design for planning.
46	07.04.2016	CB	CB	Revised design for planning.
47	07.04.2016	CB	CB	Revised design for planning.
48	07.04.2016	CB	CB	Revised design for planning.
49	07.04.2016	CB	CB	Revised design for planning.
50	07.04.2016	CB	CB	Revised design for planning.



PROJECTS
Maesleg Lower Comp, Bridgend, Extra Care

SCALE 1:250@A1

CLIENT Linc Cymru

DATE 07.04.2016

DRAWING TITLE Site Arrangement Plan


Quattro architects

DRAWING NO. 5286-P-0110-G

REV

Matthews Workshop, The Orchard Street, Gwynedd, Gwynedd, Gwynedd. T: 01457 425234

KEY



- Care Bedroom (10no.)
- 1 bed flat (18no.)
- 2 bed flat (2no.)
- Guest room
- Communal rooms
- Office spaces
- Kitchen
- Storage space
- Sanitary spaces
- Circulation
- Risers/Plant



RISK ASSESSMENT
Pre Works or Design Phase - Stage 2

The drawing has been reviewed for risks with the following assessment:

No foreseeable residual risks have been identified with the information provided by the drawing.

Foreseeable residual risks have been identified in the information contained in this drawing and risk assessment is to be made to the correct Hazard Risk Assessment File.

The information is issued for Preliminary information and not guaranteed to be correctly being carried out.

Assess. No. of Date: 28.04.2016
Drawing Revisions: -
Reviewed by: WEF

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REVISIONS
REV. DATE - DRAWN - CHECKED - NOTED

Rev. C. 23.08.2016. L&L AT Laundry Room area re-designed to allow for separate washing and drying areas as requested in client meeting 17.08.2016. Home Office and 11-bed Room also updated to suit.

DRAWING TITLE

Ground Floor GA Plan

PROJECT

Maesteg Lower Comp, Bridgend, Extra Care

CLIENT




SCALE 1:100@A1
DATE June 2016



DRAWING NO. 5286-P-0200-C **REV**

Matthews Workshop, High Orchard Street, Gloucester GL2 5QY T: (01452) 425234

KEY



- Care Bedroom (10no.)
- 1 bed flat (16no.)
- 2 bed flat (2no.)
- Guest room
- Communal rooms
- Office spaces
- Kitchen
- Storage space
- Sanitary spaces
- Circulation
- Risers/Plant



RISK ASSESSMENT
 Pre Works or Design Phase - Stage 2
 The drawing has been reviewed for risks in the following manner:

No foreseeable overhead risks have been identified in the information contained within this drawing and no measures are currently being carried out.

For foreseeable overhead risks have been identified in the information contained within this drawing and no measures are currently being carried out.

This information is based on preliminary information and no assumptions are currently being carried out.

Assessed Date: 21.07.2016
 Drawing Reviewer: [Signature]
 Reviewed by: [Signature]

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REVISIONS

REV DATE | DRAWN | CHECKED | NOTES

Rev C: 23.08.2016, MML, AT, SML added to Residents Laundry Room as confirmed in client meeting 17.08.2016. IT cupboard removed and Archive R run UK users.

DRAWING TITLE

First Floor GA Plan

PROJECT

Maesteg Lower Comp, Bridgend, Extra Care

CLIENT



SCALE 1:100@A1
DATE June 2016



DRAWING NO. 5286-P-0201-C **REV**

RISK ASSESSMENT
 Pre Works or Design Phase - Stage 2

The drawing has been reviewed for risk to the following extent:

No foreseeable residual risks have been identified in the information contained within this drawing and no further detail is needed to the current Hazard Risk Assessment File.

The information is issued by Preliminary Information and the client/contractor are deemed to be responsible for any further detail.

Assessment Date: 25.07.2016
 Drawing Revision: -
 Reviewed by: [Signature]












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REVISIONS

REV DATE DRAWN: DSK-CHEG: 30/1/15
 Rev C: 23.08.2016: MRL: AT: Floor Plans enlarged to suit base L&L measurements and Ceiling Floor system.

KEY

-  Care Bedroom (10no.)
-  1 bed flat (18no.)
-  2 bed flat (2no.)
-  Guest room
-  Communal rooms
-  Office spaces
-  Kitchen
-  Storage space
-  Sanitary spaces
-  Circulation
-  Risers/Plant




DRAWING TITLE

Second Floor GA

PROJECT

Maesteg Lower Comp, Bridgend, Extra Care



SCALE 1:100@A1
DATE June 2016



DRAWING NO. 5286-P-0202-C **REV**

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REVISIONS

REV DATE - DRAWN - CHECKED NOTES



* Artists Impression

DRAWING TITLE

Courtyard Elevations
- 3D View

PROJECT

Tondu, Bridgend

CLIENT



SCALE

NTS @A3

DATE

JULY 2016



DRAWING NO.

REV

5285-P-0800

•



KEY

- Site boundary
- Adopted/Unadopted road - tarmac, colour tba
- Paving slabs - colour tba
- Block paving - colour tba
- Block paving - colour tba
- Tarmac, colour tba
- Rotary dryer
- Brick plinth and piers with timber fencing between piers, total 1.8m high
- 1.8m high Closed boarded timber fencing
- 0.9m high metal railings
- 1.8m high metal railings
- 1.4m high Closed boarded timber fencing with 300mm trellis over
- Existing tree to be removed
- Proposed tree
- Bench
- Bin store (houses)

For soft landscaping design see drawings 5285-P-0120 to 0126.
For planting schedule see document 5285-P-3700.



ACCOMMODATION SCHEDULE

TOTAL SITE AREA = 8243.7m² = 2.03 ACRES
 EXTRA CARE: SITE AREA = 3067m²
 GIFA:
 GROUND FLOOR = 1041 m²
 FIRST = 976 m²
 SECOND = 921 m²
 TOTAL = 2938m²

- Extra Care**
- 2 No 2B3P Apartments
 - 23 No 1B2P Apartments
 - Dining / Activity room / Library
 - Lounge sitting area
 - Hair Salon & Therapy
 - Bistro Kitchen
 - Scheme Managers office
 - Accessible WC's
 - Residents Laundry
 - Guest Bedroom
 - Staff Room
 - Main Entrance
 - 13 Person Lift
 - Buggy Store

- Care**
- 15 No. Ensuite Care Bedrooms
 - Dining / Sitting / Recreational
 - Nurses station
 - Assisted Bathroom
 - Hoist store
 - WC
 - Linen Store
 - Equipment Store
 - Laundry
 - Sluice Room

Separate Refuse store, 24m²
 Parking Spaces = 22 (Inc. 3no. Disabled Spaces)

HOUSING
 SITE AREA = 5176.4m²
 Schedule of Accommodation

- 15 No. 2B4P Houses @84m²
- 4 No. 3B5P Houses @94m²

TOTAL 19 UNITS
 Parking spaces = 40 spaces (including 5 visitors spaces on road)

Adopted road area 740m²
 Pedestrian route through development providing access to new primary school.

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REVISIONS
 REV: 001P - DRAWN - CHECKED: 001015
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RISK ASSESSMENT
 Pre Works or Design Phase - Stage 3
 The drawing has been reviewed for risks in the following areas:

- No foreseeable residual risks have been identified in the information provided in this drawing.
- Foreseeable residual risks have been identified in the information provided in this drawing and reference should be made to the current Risk Assessment Report.
- The information is suited for Preliminary Information and not intended to be any current design control tool.

Approved by Date: [Signature]
 Drawing Revision: [Signature]
 Reviewed by: [Signature]

DRAWING TITLE
 Site Arrangement Plan

PROJECT
 Tondy, Bridgend

CLIENT

SCALE 1:250@A1
DATE June 2016

DRAWING NO. REV
5285-P-0110-C

Mail: 101, Waplington, High Street, Bridgend, Gwent, SA31 2JY
 Tel: 01493 214200 Fax: 01493 214201

RISK ASSESSMENT
Pre Works or Design Phase - Stage 2

The drawing has been reviewed to mark with the following assessment:

No foreseeable structural risks have been identified with the information provided by the drawing.

Foreseeable residual risks have been identified in the information contained within this drawing and relevant should be made to the correct level of detail.

The information is issued for preliminary information and not construction and are currently being opened out.

Assess on 2 Date: 25.07.2016
Drawing Review: -
Reviewed by: MLD

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REVISIONS
REV 001 - DRAWN - CHECKED 24/11/15

Rev A: 26.07.2016: C.S. AT Internal kitchen between office and lounge added following our meeting on 17.07.2016.
Rev B: 25.08.2016: M&E AT Laundry Room area reconfigured to allow for separate washing and drying areas for residential & care rooms. 17.08.2016: 230kva external meter added and floor reconfigured to suit layout.



KEY

- Care Bedroom (15no.)
- 1 bed flat (23no.)
- 2 bed flat (2no.)
- Guest room
- Communal rooms
- Office spaces
- Kitchen
- Storage space
- Sanitary spaces
- Circulation
- Risers/Plant

DRAWING TITLE
Ground Floor GA Plan

PROJECT
Tondur, Bridgend

CLIENT

SCALE 1:100@A1
DATE June 2016

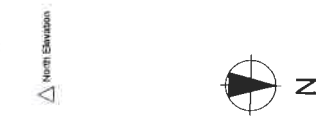
DRAWING NO. 5285-P-0200-B **REV**



RISK ASSESSMENT	
This drawing has been reviewed for risk, with the following assessment:	
No foreseeable health or safety risks have been identified with the information provided in this drawing.	<input type="checkbox"/>
Foreseeable health risks have been identified on the information contained within this drawing and reference should be made to the current Health and Safety Assessment File.	<input type="checkbox"/>
This information is used for preliminary information and not assessments are currently being completed.	<input checked="" type="checkbox"/>
Assessment Date:	21/07/2016
Drawn/Reviewed:	
Reviewed by:	JMB

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REVISIONS
 REV 0419 - DRAWING - 040216 - NOTES
 Rev A 21/07/2016: IMA AT: Final contract and survey of conditions updated to include stage 3 items. Including Laundry Plant and set for independent layout.



KEY	
	Care Bedroom (15no.)
	1 bed flat (23no.)
	2 bed flat (2no.)
	Guest room
	Communal rooms
	Office spaces
	Kitchen
	Storage space
	Sanitary spaces
	Circulation
	Risers/Plant

DRAWING TITLE
 First Floor GA Plan

PROJECT
 Tondur Bridgend

CLIENT

SCALE 1:100@A1
DATE June 2016

DRAWING NO. 5285-P-0201-A
REV. -

222/223, Walsbrook, High Cross Road, Bridgend, Gwent, NP23 5YD. T: 01493 437438

RISK ASSESSMENT
 (Architectural Design Phase - Stage 2)

The drawing has been reviewed for risk in the following assessment:

No foreseeable health and safety risks have been identified with the information provided by the drawing.

Foreseeable health and safety risks have been identified in the information contained within this drawing and reference should be made to the current design and a list of measures to be taken.

This information is based on preliminary information and no assessments are currently being undertaken.

Assessment Date: 20/07/2016
 Drawing Reviewer: [Signature]
 Reviewer by: LM

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REVISIONS

REV: 0010 - DRAWING - CHG 0110 - A2155

Rev A: 23/06/2016 - UMAT: Kitchen extract fan and electrical controls added to Unit 10 and 11 see Stage 3 design. See 1 - 1000000010 - wall detail.




KEY

	Care Bedroom (15no.)
	1 bed flat (23no.)
	2 bed flat (2no.)
	Guest room
	Communal rooms
	Office spaces
	Kitchen
	Storage space
	Sanitary spaces
	Circulation
	Risers/Plant

DRAWING TITLE
 Second Floor GA Plan

PROJECT
 Tondur, Bridgend

CLIENT

 Linc
 People • Ideas • Companies

SCALE 1:100@A1
DATE June 2016


 Quattro
 Design Architects

DRAWING NO. 5285-P-0202-A
REV

Millstone, Rhondda, High Street B144
 Gwynedd Quay GL2 7GP T: 01527 473734

