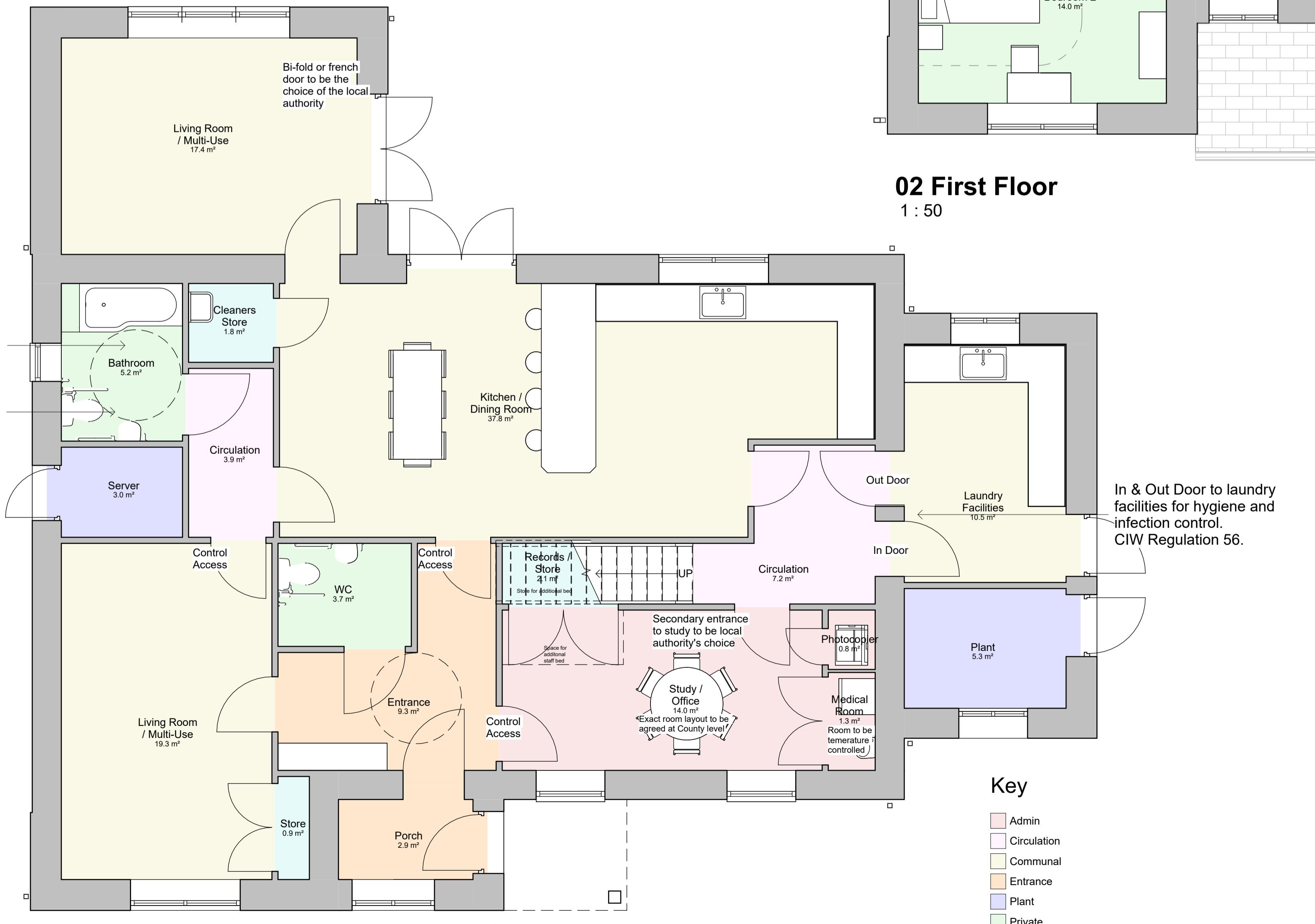


Room Schedule			
Name	Area	Department	Comments
Medical Room	1.3 m ²	Admin	
Photocopier	0.8 m ²	Admin	
Study / Office	14.0 m ²	Admin	
Circulation	20.4 m ²	Circulation	
Circulation	7.2 m ²	Circulation	
Circulation	3.9 m ²	Circulation	
Kitchen / Dining Room	37.8 m ²	Communal	
Laundry Facilities	10.5 m ²	Communal	
Living Room / Multi-Use	19.3 m ²	Communal	
Living Room / Multi-Use	17.4 m ²	Communal	
Quiet Room	6.3 m ²	Communal	
Entrance	9.3 m ²	Entrance	
Porch	2.9 m ²	Entrance	
Plant	5.3 m ²	Plant	
Server	3.0 m ²	Plant	
Bathroom	5.2 m ²	Private	
Bedroom 1	12.9 m ²	Private	
Bedroom 2	14.0 m ²	Private	
Bedroom 3	12.1 m ²	Private	
Bedroom 4	12.2 m ²	Private	
Ensuite	3.8 m ²	Private	
Ensuite	3.8 m ²	Private	
Ensuite	4.0 m ²	Private	
Ensuite	4.0 m ²	Private	
Ensuite	3.8 m ²	Private	
Staff Bedroom	9.1 m ²	Private	
WC	3.7 m ²	Private	
Wrb	0.6 m ²	Private	
Wrb	0.6 m ²	Private	
AC	2.0 m ²	Store	
Cleaners Store	1.8 m ²	Store	
Records / Store	2.1 m ²	Store	Under stairs store
Store	0.9 m ²	Store	
Grand total: 33	255.9 m ²		

Communal Space
CIW Regulation 52
requires 4.1m² for
each user, 5.1m² for
wheelchair users.
Total - 17.4m²

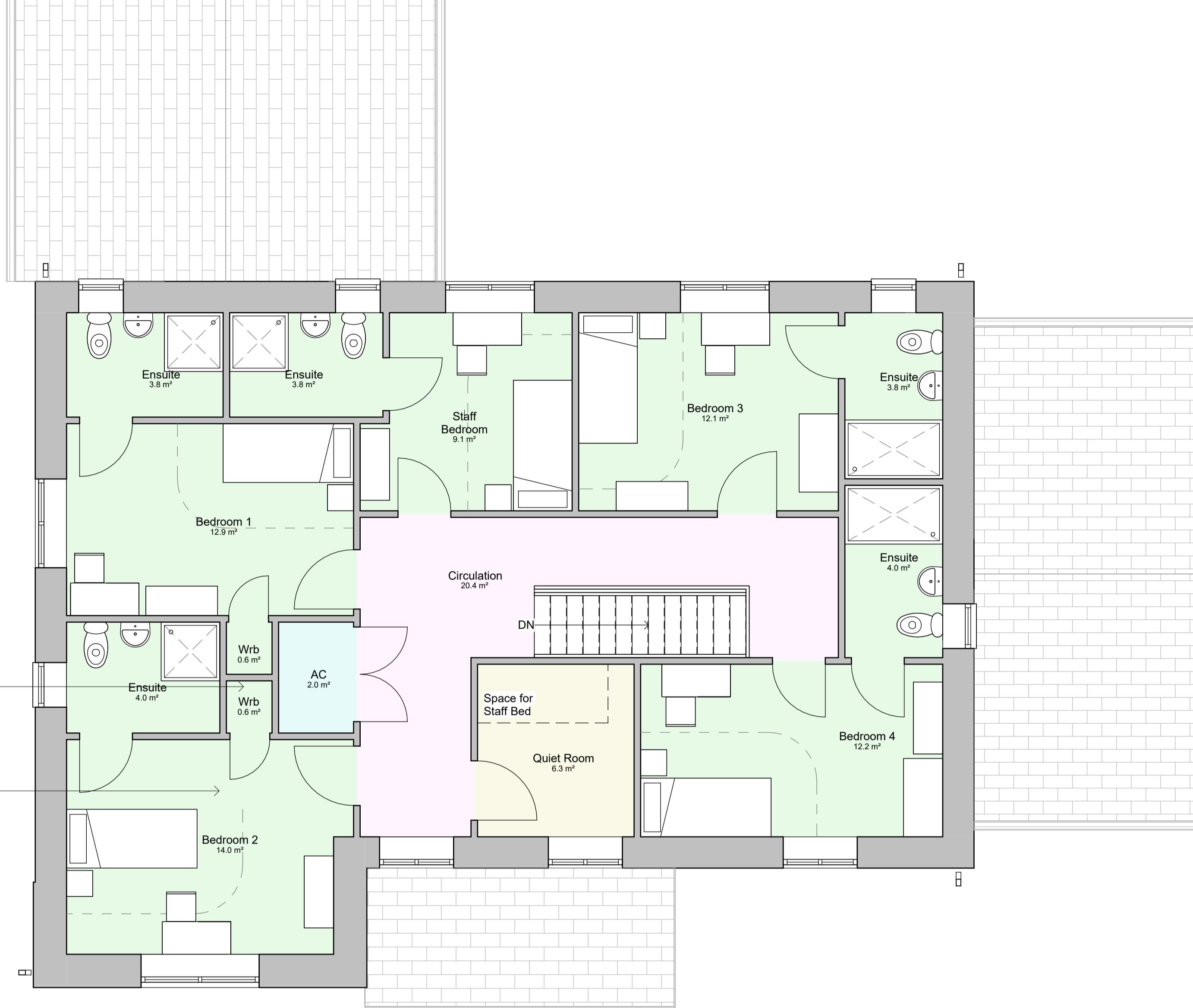
Wheelchair compliant
bathroom.

Bathroom provided to
comply with CIW
Regulation 44.9



01 Ground Floor

1 : 50

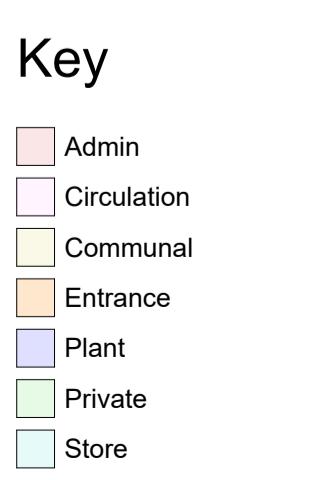


Arrangement of built-in wardrobes to be agreed at County level

Wheelchair compliant bedroom. Min. 13.5m² as stated in CIW Regulation 51(4)

02 First Floor

1 : 50



Property Design Section

Cyngor **Sir Gâr**
Carmarthenshire
County Council



Uned Dylunio Eiddo

Drawing Status:		Concept	
Client / Sponsor:		Children & Family Services	
Date:	Feb 2025	Scale at A1:	As indicated
Drawn:	HMD	Revision:	B
Approved:	KD	Drawing Number:	0834-CCC-DR-A-102
Drawing Title:		Proposed 2-Storey Design	
Job Title:			
Children & Young People's Care Home			
Ainsley Williams Cyfarwyddwr Lle a Seiwl Director of Place, Infrastructure Economic Development © 2025 Carmarthenshire County Council			
DN-F-001 1:00 01-01			
Andrew D Tidy Rheolwr Dylunio Eidd Property Design Manager			
Block 3, Parc Myrddin Richmond Terrace Carmarthen, Carmarthenshire SA31 1HQ			
Tel: 01267 228370			

COPYRIGHT
CARMARTHENSHIRE COUNTY COUNCIL RETAINS COPYRIGHT OF THIS DRAWING.
This drawing must not be copied, reproduced or altered in any way, without the written
permission of Carmarthenshire County Council.

DO NOT SCALE THIS DRAWING.
It is the contractor's responsibility to verify all dimensions on site prior to proceeding with the works. All figured metric dimensions are to be worked to wherever expressly annotated. Such dimensions, unless expressly noted otherwise, are to be taken as structural, and therefore due allowances should be made for plaster, finishes, etc.

structural, and therefore due allowances should be made for plaster, finishes, etc.

Any discrepancies between drawings and the manifested site works are to be verified and cooperated with Carmarthenshire County Council before implementation.

READ ALL DRAWINGS AS ONE
Always ensure that the latest editions, or revisions, of ALL drawings are used at all times.
If in doubt, please contact the allocated Carmarthenshire County Council person

responsible for that project.

Drawings are to be read in conjunction with the latest editions, or revisions, of all other relevant details and schedules.

Where any contradiction or uncertainty arises between the drawings and / or the *schedule of works*, it is the contractor's responsibility to seek verification from Carmarthenshire County Council before proceeding. No claims will be met by Carmarthenshire County

County Council before proceeding. No claims will be met by Carmarthenshire County Council where the contractor continues work in absence of such confirmation.

This drawing is a general arrangement plan only, and is not intended for site purposes.

As host of and on behalf of the West Wales

As host of and on behalf of the West Wales Regional Partnership Board all building plans,

drawings, and cost information provided are the intellectual property of Carmarthenshire County Council and are protected under copyright law. They are supplied for the sole use of the recipient and must not be copied, reproduced, disclosed, or used for any purpose other than that agreed without prior written consent. The building plans and cost estimates provided are for general guidance only. Recipients are advised to carry out their own independent verification and seek professional advice before relying on the information provided.