

Notes

Do not scale, use figured dimensions only.
All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawings. All discrepancies to be reported to the Architect.
This drawing is to be read in conjunction with all related Architect's and Engineer's drawings and any other relevant information.
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Rev	Date	Description
P1	10/04/26	NMA First Issue



Summary of Changes from previously approved application ref. 23/00335/FUL:

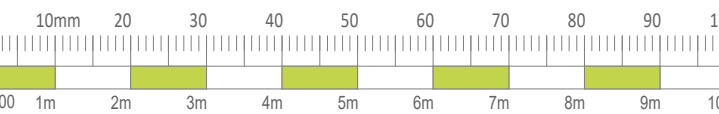
- Increase in number of bedrooms from 80 to 84
- Narrowing of building footprint and reduction in floor area
- Changes to internal layout to improve operational efficiencies (see below)
- Small alterations to articulated build line to suit reduced footprint and changes to internal layout
- Relocation of the Lounge to provide access to the residents garden
- Relocation of the westernmost staircase to meet means of escape compliance on the second floor
- Alterations to second floor massing to suit relocated staircase, removing external access to approved western staircase
- Provision of a second floor roof terrace for upper floor residents who do not have access to external amenity space on the approved layout

Ground Floor Plan layout changes:

1. Relocated position of Kitchen related spaces
2. Westernmost staircase repositioned to meet means of escape compliance on the second floor
3. Space repurposed for Bedrooms
4. Relocated position of Dining Room
5. Relocated position of Plant and Tank Room, Staff Changing areas moved to first floor, bedroom indicated in place of Tank Room
6. Reworked area to accommodate Assisted Bathroom, Wheelchair / Hoist Store, Clean Store and Sluice Room
7. Reworked area to accommodate Nurse Office, Drugs Store, Assisted WC and Lift provision
8. Relocated position of Lounge
9. Hair Salon replaced by Bedroom, Hair Salon moved to second floor
- 10 Garden Lounge replaced by Bedroom, Private Dining Room omitted in favour of a larger Entrance / Lounge area
11. Reworked stair core and adjacent Lift, Comms room moved to first floor

Ground Floor Room Schedule

Level	Name	Area	Count
00 Ground Floor	Admin Office	14 m ²	1
00 Ground Floor	Assisted Bathroom	17 m ²	1
00 Ground Floor	Assisted WC	4 m ²	1
00 Ground Floor	Bedroom	446 m ²	26
00 Ground Floor	Clean Store	5 m ²	1
00 Ground Floor	Corridor	196 m ²	6
00 Ground Floor	Dining Room	70 m ²	1
00 Ground Floor	Drugs Store	11 m ²	1
00 Ground Floor	En-suite	91 m ²	26
00 Ground Floor	Entrance Lounge / Bar	60 m ²	1
00 Ground Floor	Kitchen	44 m ²	1
00 Ground Floor	Kitchen Change	7 m ²	1
00 Ground Floor	Kitchen Store / Office	8 m ²	1
00 Ground Floor	LIFT 1	4 m ²	1
00 Ground Floor	LIFT 2	4 m ²	1
00 Ground Floor	Lift Lobby	4 m ²	1
00 Ground Floor	Lobby	10 m ²	1
00 Ground Floor	Lounge	70 m ²	1
00 Ground Floor	Manager Office	16 m ²	1
00 Ground Floor	Nurse	9 m ²	1
00 Ground Floor	Plant	27 m ²	1
00 Ground Floor	Reception	49 m ²	1
00 Ground Floor	Riser	3 m ²	3
00 Ground Floor	Sluice	6 m ²	1
00 Ground Floor	<varies> Stair Lobby	43 m ²	4
00 Ground Floor	Store	21 m ²	8
00 Ground Floor	Tank Room	22 m ²	1
00 Ground Floor	Visitors WC	4 m ²	1
00 Ground Floor	Wheelchair / Hoist Store	6 m ²	1
Grand total: 96		1274 m ²	



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Client
North Bay (Middleton) Ltd

Project
Middleton

Drawing Title
Proposed Ground Floor Plan

Scale @ A1
As indicated

Date
24/03/26

Drawn by
AMC

Checked by
HPC

Revision
P1

Drawing Status
S0

Drawing Number
N0303-CSQ-XX-00-DR-A-110

PLANNING (NMA)