



- Key-Trees:
- Trees to be Removed
 - Proposed Trees
 - Existing Trees
 - Root Protection Zone
- Deciduous conifers Others

Accommodation Schedule:

Site Area: 5948sq.m / 0.59Ha / 1.47acres		
Level 0 (Lower Ground Floor) Back of House	GEA: 739m ²	GIA: 692m ²
9 No. L/D Bedrooms		
Level 1 (Upper Ground Floor) 23 Bedrooms	GEA: 1086m ²	GIA: 1021m ²
Level 2 (First Floor / Entrance) 18 Bedrooms	GEA: 1086m ²	GIA: 1021m ²
Totals: 50 Bedrooms	GEA: 2911m ²	GIA: 2734m ²
Area per Bed space:		54.7m ²

- Notes:
- New back of house facilities (Kitchen & Laundry) to serve both homes
 - Existing home contains 33 bedrooms (registered for 35 people)



This drawing is covered by copyright which remains with KWL Architects Ltd. and must not be reproduced in any form without their express permission. This drawing should not be scaled for construction purposes, use figured dimensions only.

Revision	Date	Description
Rev A	05.07.2024	Floor plans updated to reflect clients brief - 4 additional bedrooms added, Front of House amended. Section updated
Rev B	17.07.2024	Floor / Site Plan updated for Pre-App Submission
Rev C	12.08.2024	Car parking layout updated to reflect recommendations from Highways Consultant
Rev D	11.11.2024	Scheme redesign in response to Pre-App feedback - Building plans revised
Rev E	14.11.2024	Scheme redesign in response to Pre-App feedback - Building plans revised & subsequent reduction to 50 bedrooms
Rev F	04.04.2025	Minor updates to scheme following Pre-App response from Planning and Highways - access driveway realigned to improve visibility, car park amended to increase parking provision to 28 spaces - ambulance bay, refuse store amended
Rev G	03.06.2025	Plans updated to show the proposed embankment and cribwall, along with proposed and existing trees, associated RPA based on the latest tree survey
Rev H	11.06.2025	Plans updated to incorporate the existing hedges and a proposed closeboard fence along the southern boundary, adjacent to the staircase leading to Pen-Yeol Road
Rev J	15.09.2025	Tree information updated to reflect updated Tree Survey Plans

Drawn

DPH
DPH
DPH
DPH
DPH
DDS
DDS
DPH

Client	OXFORD CARE HOLDING (BIRA CARE)		
Project	CEFN LODGE CARE HOME, 16 CEFN PARC, SKEWEN, NEATH, SA10 6YR		
Drawing	SITE PLAN - LEVEL 2 - FIRST FLOOR (ENTRANCE) LEVEL		
Scale	Date	Drawn	Checked
1:200 @ A1	23.05.2024	DPH	
Job No.	Dwg No.	Revision	Status
5498	PL 03	J	PLANNING

KWL Architects

Poplar House Hazell Drive
Newport S.Wales NP108FY
T. +44 (0)1633 81 71 71
www.kwlarchitects.co.uk