Key-Trees:

Trees to be Removed -

Proposed Trees -

Existing Trees -

Deciduous conifers

Others

Root Protection Zone -

Accommodation Schedule:

Site Area: 5948sq.m / 0.59Ha / 1.47acres

Level 0 (Lower Ground Floor) Back of House 3 No. L/D Bedrooms	GEA: 739m²	GIA: 692m²
Level 1 (Upper Ground Floor) 23 Bedrooms	GEA: 1086m²	GIA: 1021m²
Level 2 (First Floor / Entrance) 18 Bedrooms	GEA: 1086m²	GIA: 1021m²
Totals: 50 Bedrooms	GEA: 2911m²	GIA: 2734m²
Area per Bed space:		54.7m²

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

Scale 1:200

0 1 5 10 20M

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Revision	Date	Description	Drawn
Rev A	05.07.2024	Floor plans updated to reflect clients brief - Lounge & Dining room relcated, Section updated	DPH
Rev B	17.07.2024	Floor / Site Plan updated for Pre-App Submission	DPH
Rev C	12.08.2024	Car parking layout updated to reflect recommendations from Highways Consultant	DPH
Rev D	11.11.2024	Scheme redesign in response to Pre-App feedback - Building plans revised	DPH
Rev E	14.11.2024	Scheme redesign in response to Pre-App feedback - Building plans revised & subsequent reduction to 50 bedrooms	DPH
Rev F	25.03.2025	Southerna ccess driveway widened to 4.8m width, cycle stores added.	DPH
Rev G	04.04.2025	Minor updates to scheme following Pre-App response from Planning and Highways - Access & car park amended to increase no's	DPH
Rev H	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, patios introduced along the north wing of the building.	DDS
Rev I	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.	DDS
Rev J	15.09.2025	Tree information updated to reflect updated Tree Survey Plans	DPH

Client: OXFORD CARE HOLDING (BIRA CARE)

Project: CEFN LODGE CARE HOME, 16 CEFN PARC, SKEWEN, NEATH, SA10 6YR

Drawing: SITE PLAN - LEVEL 1 - UPPER GROUND / GARDEN LEVEL

Scale	Date	Drawn	Checked
1:200 @ A1	23.05.2024	DPH	

Job No.	Dwg No.	Revision	Status
5498	PL 02	J	PLANNING

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