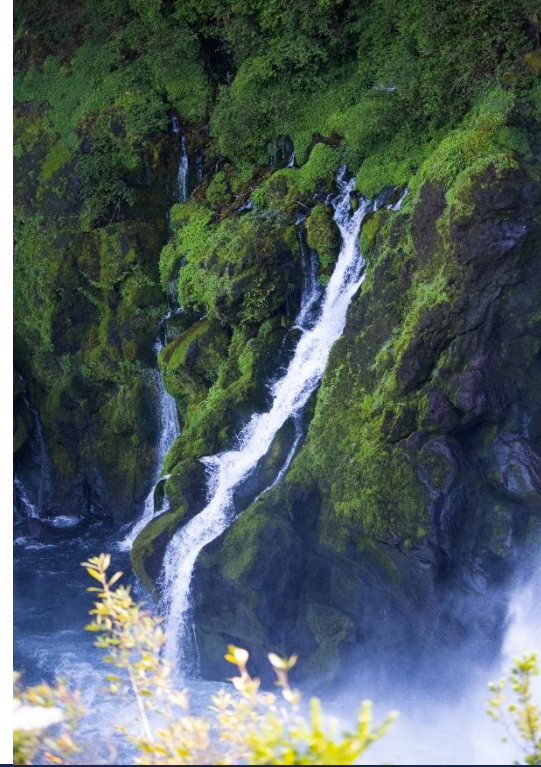




Flood Consequence Assessment AEG5065_SA11_Neath_01

Site Address: 11 Bethel Street
Briton Ferry
Neath
SA11 2HQ

UK Experts in Flood Modelling, Flood Risk
Assessments, and Surface Water Drainage Strategies



Document Issue Record

Project: Flood Consequence Assessment

Prepared for: Anthony Hopson

Reference: AEG5065_SA11_Neath_01

Site Location: 11 Bethel Street, Briton Ferry, Neath, SA11 2HQ

Issue	Date	Author	Check	Auth.	Comments
1	02/07/2024	Nick Darling-Drewett	OM	OH	First issue

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Summary

Development Description	Existing	Proposed
Development Type	Hardstanding adjacent to existing dwelling.	Construction of a residential dwelling infill development
NRW Vulnerability Classification	Highly Vulnerable	Highly Vulnerable
Ground Level	Ground levels on site vary between approximately 6.36m AOD and 7.24m AOD based on NRW LiDAR DTM.	No change
Impermeable Surface Area	Entire site considered impermeable	N/A ¹
Surface Water Drainage	N/A ¹	Surface Water Drainage Strategy recommended in addition to Outline SAB Application.
Site Size	Approximately 325m ²	No change
Risk to Development	Summary	Comment
NRW Advice Zone	Zone B	Areas known to have flooded in the past
Flood Source	Tidal	Low risk. Site outside Neath (2023) and Port Talbot (2022) tidal model domains. Site is at a Very Low and Low risk according to the NRW Flood Risk from the Sea dataset. Majority of proposed footprint at Very Low risk.
SFCA Available	Strategic Flood Consequences Assessment Stage 1 and 2 (Neath Port Talbot Council, 2014)	
Management Measures	Summary	Comment
Ground floor level above extreme flood levels	Yes	Site outside Neath (2023) and Port Talbot (2022) tidal model domains. Site is at a Very Low and Low risk according

Safe Access/Egress Route Flood Resilient Design Site Drainage Plan Flood Warning and Evacuation Plan		to the NRW Flood Risk from the Sea dataset. Majority of proposed footprint at Very Low risk. Depths of less than 0.15m in the modelled Low risk event.
	Yes	Safe access/ egress can be achieved by travelling south on Bethel Street away from the mapped NRW Flood Risk from the Sea extent.
	Yes	See Section 4
	N/A ²	Surface Water Drainage Strategy recommended in addition to Outline SAB Application.
	Yes	Recommended to sign up to the Tidal area at Briton Ferry Natural Resources Wales flood warning service.
Offsite Impacts	Summary	Comment
Displacement of floodwater	Negligible	Site in area of tidal flood risk. Site outside Neath (2023) and Port Talbot (2022) tidal model domains. Site is at a Very Low and Low risk according to the NRW Flood Risk from the Sea dataset. Majority of proposed footprint at Very Low risk. Depths of less than 0.15m in the modelled Low risk event.
Increase in surface run-off generation	Negligible	Entire site considered impermeable as existing.
Impact on hydraulic performance of channels	None	Nearest mapped watercourse over 100m from site.

¹ not required for this assessment

² data not available.

1. Introduction

- 1.1. Aegaea were commissioned by Anthony Hopson to undertake a Flood Consequence Assessment (FCA) to facilitate an outline planning application for the proposed development. This FCA has been prepared in accordance with the requirements set out in the Technical Advice Note 15 (TAN15) and the associated Guidance.
- 1.2. This FCA is intended to support an outline planning application and as such the level of detail included is commensurate and subject to the nature of the proposals.

Site Overview

- 1.3. The site of the proposed development is 11 Bethel Street, Briton Ferry, Neath, SA11 2HQ (Figure 1).

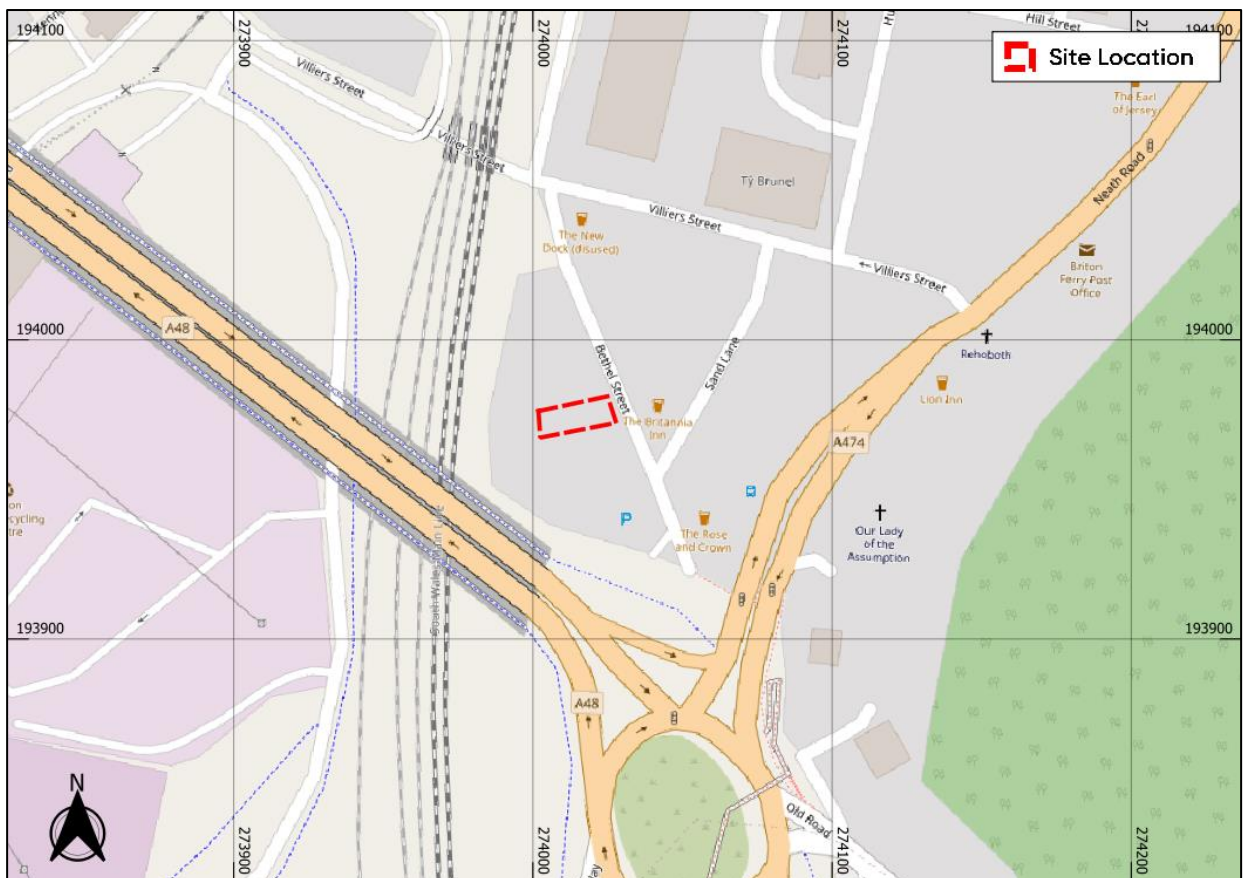


Figure 1: Site Location (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors)

- 1.4. The existing site is a brownfield site. The proposed development is for the construction of a single dwelling.
- 1.5. In the absence of a topographical survey, NRW Light Detection and Ranging (LiDAR) data Digital Terrain Model has been used to review the topography of the site. The LiDAR data shows the ground elevation of the site varies between approximately 6.36m AOD (Above Ordnance Datum) and 7.24m AOD.

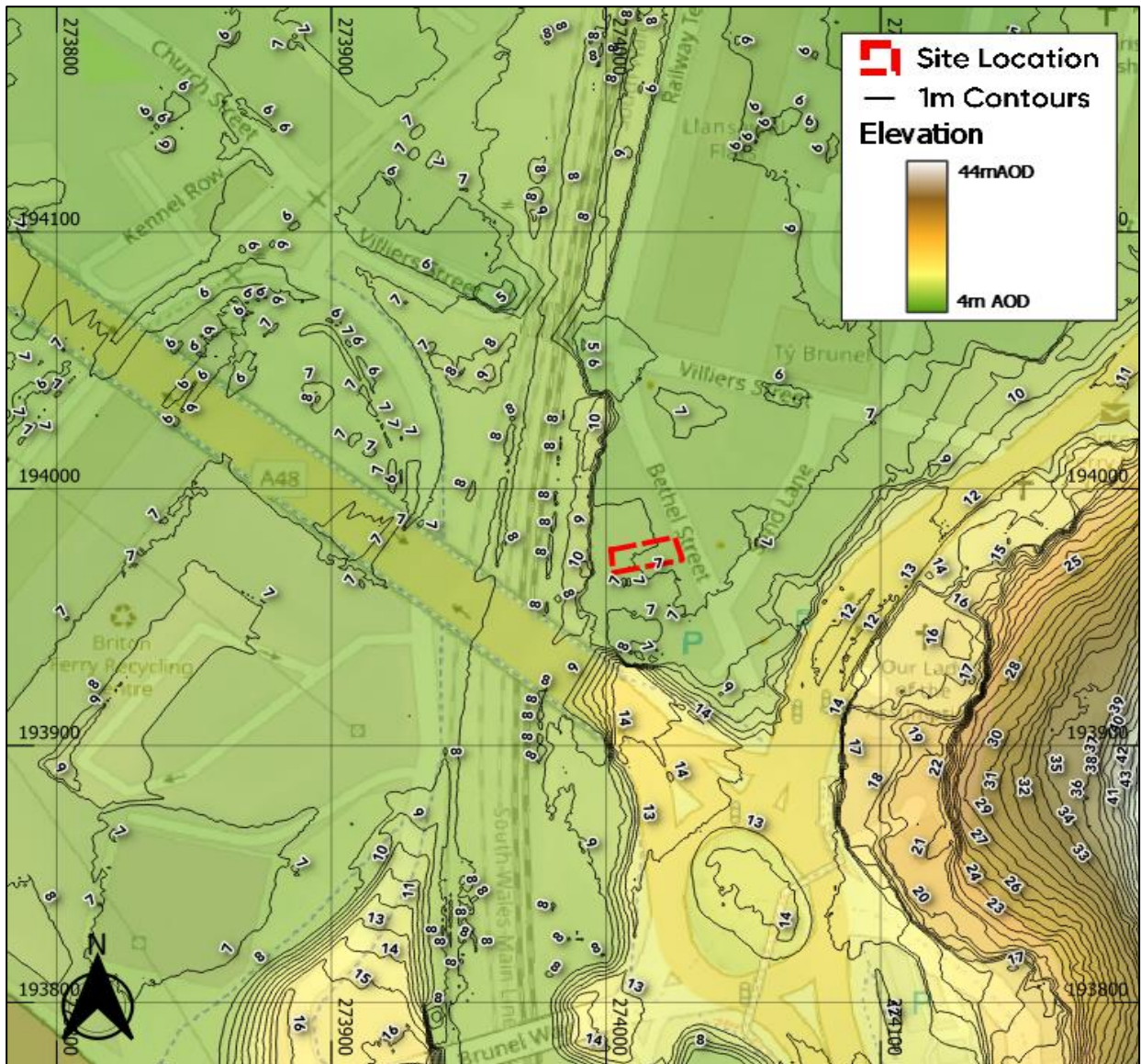


Figure 2: Site Topography (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 1.6. Neath Port Talbot Council is the Local Planning Authority (LPA) for the site and also the designated Lead Local Flood Authority (LLFA). The site sits within the Natural Resources Wales's South West Wales region.

Planning Policy and Guidance

- 1.7. Technical Advice Note 15 (TAN15), in conjunction with Planning Policy Wales (PPW) and any local planning documentation forms the basis for assessment of flood risk in Wales and its risk mitigation and development control.
- 1.8. For an application to be acceptable, it must pass both a Flood Risk justification test and the assessment/acceptability of flooding consequences tests. As per paragraph 3 of TAN, the overall aim is as follows:

The general approach of PPW, supported by the TAN, is to advise caution in respect of new development in areas at high risk of flooding by setting out a precautionary framework to guide planning decisions. The overarching aim of the precautionary framework is, in order of preference, to:-

- *Direct new development away from those areas which are at high risk of flooding.*
- *Where development has to be considered in high-risk areas (zone C) only those developments which can be justified on the basis of the tests outlined in section 6 and section 7 are located within such areas. 3.2*

The operation of the precautionary framework is governed by:-

- *A development advice map containing three zones (A, B and C with subdivision into C1 and C2) which should be used to trigger the appropriate planning tests in relation to sections 6 and 7 and appendix 1.*
- *Definitions of vulnerable development and advice on permissible uses in relation to the location of development and the consequences of flooding.*

The precautionary framework should be used for both forward planning and development control purposes.

- 1.9. The Flood Risk justification test is undertaken against both the development advice maps (DAM) and the Land Use Vulnerability Classification, provided within TAN15.

- 1.10. The DAM contains 3 zones – A, B and C, with C further subdivided into C1 and C2, summarised in Table 1.

Table 1: Development Advice Map Zone Classifications

Description of Zone	Zone	Use within the precautionary framework
Considered to be at little or no risk of fluvial or tidal/coastal flooding.	A	Used to indicate that justification test is not applicable and no need to consider flood risk further.
Areas known to have been flooded in the past evidenced by sedimentary deposits.	B	Used as part of a precautionary approach to indicate where site levels should be checked against the extreme (0.1%) flood level. If site levels are greater than the flood levels used to define adjacent extreme flood outline there is no need to consider flood risk further
Based on Environment Agency extreme flood outline, equal to or greater than 0.1% (river, tidal or coastal)	C	Used to indicate that flooding issues should be considered as an integral part of decision making by the application of the justification test including assessment of consequences.
Areas of the floodplain which are developed and served by significant infrastructure, including flood defences.	C1	Used to indicate that development can take place subject to application of justification test, including acceptability of consequences.
Areas of the floodplain without significant flood defence infrastructure.	C2	Used to indicate that only less vulnerable development should be considered subject to application of justification test, including acceptability of consequences. Emergency services and highly vulnerable development should not be considered.

- 1.11. The land use vulnerability classifications are presented in Table 2.

Table 2: TAN15 Vulnerability Classifications

Development Category	Type
Emergency services	hospitals, ambulance stations, fire stations, police stations, coastguard stations, command centres, emergency depots and buildings used to provide emergency shelter in time of flood
Highly vulnerable development	all residential premises (including hotels and caravan parks), public buildings (e.g. schools, libraries, leisure centres), especially vulnerable industrial development (e.g. power stations, chemical plants, incinerators), and waste disposal sites
Less vulnerable development	General industrial, employment, commercial and retail development, transport and utilities infrastructure, car parks, mineral extraction sites and associated processing facilities, excluding waste disposal sites

1.12. Paragraph 6.2 of TAN15 states:

New development should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue. In zone C the tests outlined in sections 6 and 7 will be applied, recognising, however, that highly vulnerable development and Emergency Services in zone C2 should not be permitted. All other new development should only be permitted within zones C1 and C2 if determined by the planning authority to be justified in that location. Development, including transport infrastructure, will only be justified if it can be demonstrated that: -

- i. Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement; or,*
- ii. Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;*

and,

- iii. It concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2.1); and,*

iv. *The potential consequences of a flooding event for the development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.*

- 1.13. The site is in Zone B and thus there is a requirement to compare site levels against the extreme (0.1%) flood level. If site levels are greater than the flood levels used to define adjacent extreme flood outline there is no need to consider flood risk further.

Neath Port Talbot Local Development Plan (2011-2026)

- 1.14. The LDP¹ is now the development plan for Neath Port Talbot, superseding the Unitary Development Plan, and provides the basis for decisions on land use planning in the County Borough up to 2026.

- 1.15. Paragraph 3.0.5 of the LDP states:

New developments will be expected to avoid unnecessary flood risk and to meet the requirements of TAN 15: Development and Flood Risk. No highly vulnerable development will be permitted within Development Advice Map (DAM) Zone C2 and development will only be considered in areas at risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements set out in the TAN

¹ <https://beta.npt.gov.uk/planning-and-building-control/planning-policy/adopted-ldp-2011-2026/>

2. Consultation and Review

Consultation

- 2.1. The site is within the remit of Neath Port Talbot Council as Lead Local Flood Authority (LLFA).
- 2.2. NRW have advised that the site is beyond the model domains of the Neath (2023) and Port Talbot (2022) flood models, but have provided Product 6 outputs from these nevertheless.

Documents and Online Mapping

- 2.3. Local Governments and Lead Local Flood Authorities provide documents which contain data and policies on flood risk and new development in their areas. These documents are introduced and briefly summarised below. For the purposes of this FRA, these documents have been reviewed for relevant information and any relevant data is discussed within the appropriate sub heading of this report.
- 2.4. The following sources of information have been reviewed for this assessment:
 - The Interactive Flood Risk Mapping available on the Natural Resources Wales website².
 - The Technical Advice Note 15³ (TAN15) (2004).
 - Geoindex Onshore (British Geological Survey, 2022)
 - Neath Port Talbot Local Development Plan (2011-2026) (Neath Port Talbot Council, 2016)
 - Strategic Flood Consequences Assessment Stage 1 and 2⁴ (Neath Port Talbot Council, 2014)

² Natural Resource Wales, Development Advice Map, <https://naturalresources.wales/flooding/flood-map-for-planning-development-advice-map/?lang=en>

³ <https://gov.wales/sites/default/files/publications/2018-09/tan15-development-flood-risk.pdf>

⁴ https://www.npt.gov.uk/media/5137/ldp_submission_eb01.pdf

3. Sources of Flood Risk

Fluvial and Tidal

- 3.1. Flooding from watercourses arises when flows exceed the capacity of the channel, or where a restrictive structure is encountered, resulting in water overtopping the banks into the floodplain.
- 3.2. Tidal flooding occurs when a high tide and high winds combine to elevate sea levels. An area behind coastal flood defences can still flood if waves overtop the defences or break through them. Tidal flooding can also occur a long way from the coast by raising river levels. Water may overtop the riverbank or river defences when tide levels are high.

Main Rivers and Ordinary Watercourses

- 3.3. The River Neath is located approximately 530m southwest of the site at its closest proximity. The River Neath is considered a Main River.
- 3.4. The River Neath is tidally influenced at this location and thus the risk of fluvial flooding is considered low.
- 3.5. There are no other mapped watercourses within the vicinity of the site, other than the Jersey Canal, approximately 580m northwest of the site.

NRW Development Advice Map

- 3.6. The NRW Development Advice Map ([Figure 3](#)) shows that the proposed development lies within the NRW Zone B. Zone B denotes areas known to have been flooded in the past evidenced by sedimentary deposits. The site is approximately 225m from the nearest Zone C2 extent.

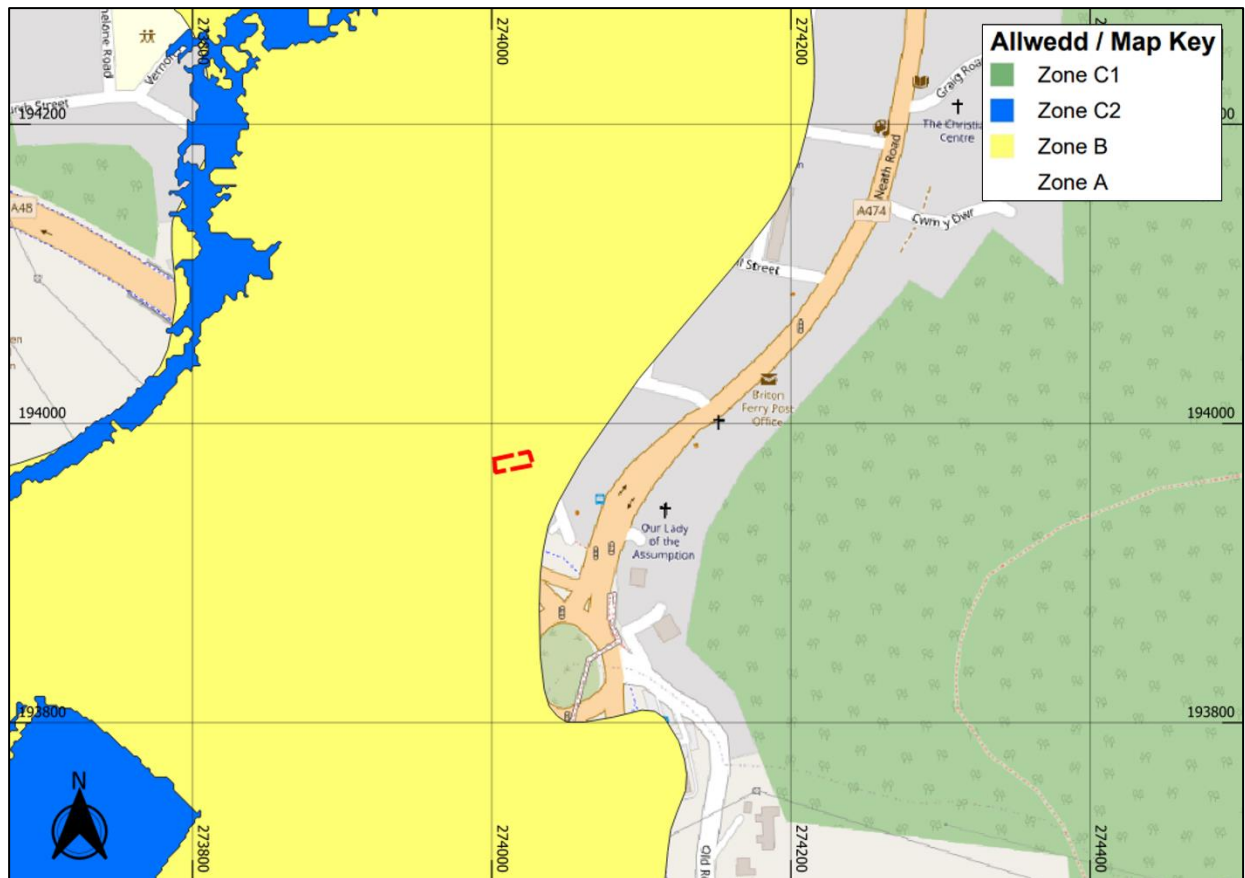


Figure 3: NRW Development Advice Map (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA).
 © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

NRW Flood Modelling

- 3.7. NRW have advised that the site is beyond the model domains of the Neath (2023) and Port Talbot (2022) flood models (Figure 4).
- 3.8. For reference, the modelled flood depth grid for the 1 in 1000 year MWHS (2116) undefended event from the Port Talbot model is shown in Figure 5 to confirm the site is unaffected in this modelled event.

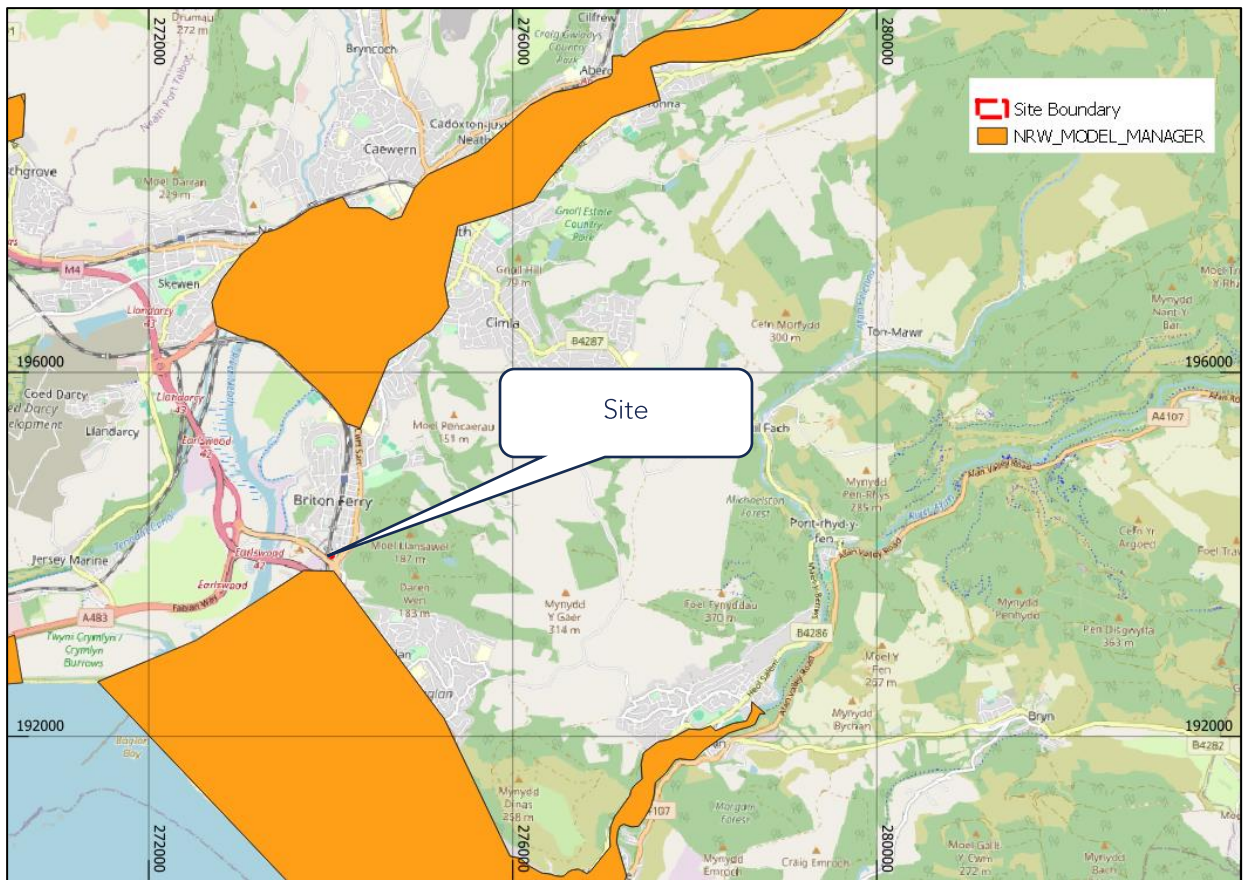


Figure 4: NRW Model Domains (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

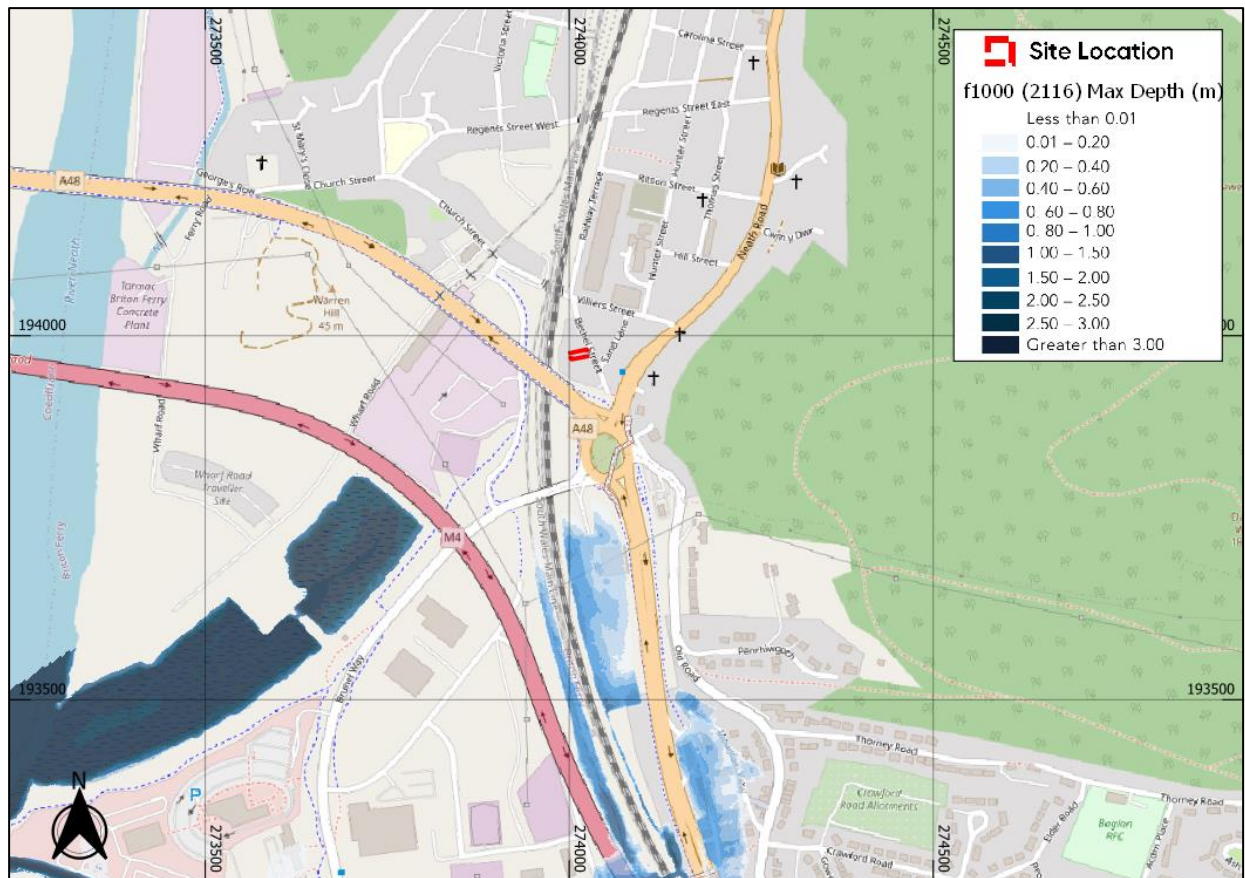


Figure 5: NRW Modelled 1 in 1000 year (2116) undefended event from Port Talbot (2021) model (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 3.9. As such, based on the detailed modelling available, the site is above the modelled 1 in 1000 year tidal flood level as per the requirements of Zone B.

Flood Risk Assessment Wales

- 3.10. Based on the Flood Risk Assessment Wales (FRAW) Risk of Flooding from Seas dataset, the site is at a Very Low and Low risk (Figure 6). The site boundary and proposed footprint is mostly at a Very Low risk with a small extent of the footprint and southeast of the site affected in the Low risk modelled event.

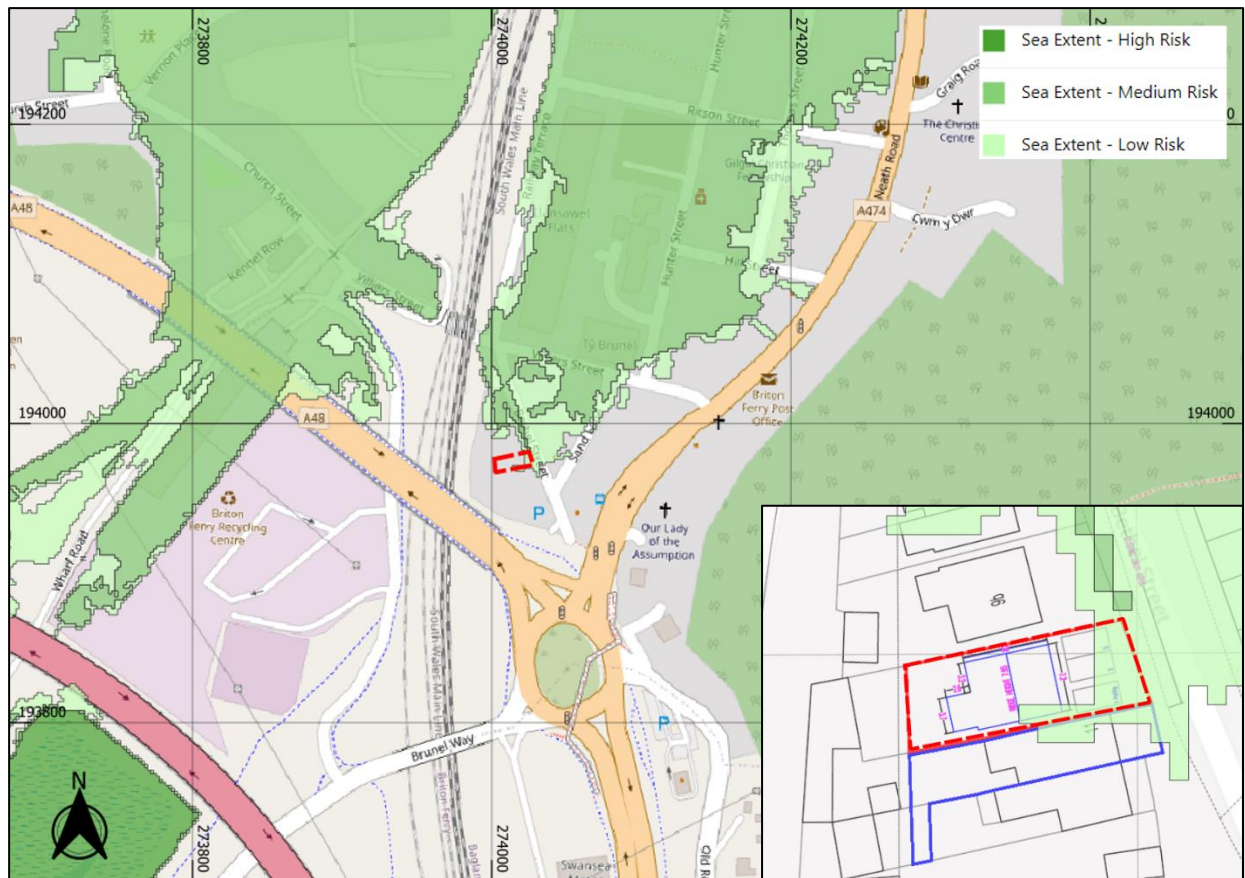


Figure 6: Flood Risk Assessment Wales – Risk from Sea (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 3.11. Review of the online mapping for the Low Risk event indicates that flood depths at the east of the site could be up to/ less than 0.15m in this modelled event. The FFLs of the dwelling should be raised 0.15m above external ground levels to mitigate the risk in this event.
- 3.12. However, it should be noted that the FRAW modelling is a national scale dataset.
- 3.13. Based on the data available the risk of tidal flooding to the proposed development is considered low.

Canals

- 3.14. The Canal and River Trust (CRT) generally maintains canal levels using reservoirs, feeders, and boreholes and manages water levels by transferring it within the canal system.
- 3.15. The Jersey Canal is located approximately 580m northwest of the site.

- 3.16. Based on NRW LiDAR DTM data, the canal is at a similar elevation to the site. However, there are areas of higher ground between the site and the canal which may act to protect the site from flooding from this source. In the event of flooding on the canal water would be expected to flow west towards the River Neath given the higher ground to the east.
- 3.17. The risk of flooding to this site from canals is considered to be low.

Pluvial/ Small Watercourses

- 3.18. Pluvial flooding can occur during prolonged or intense storm events when the infiltration potential of soils, or the capacity of drainage infrastructure is overwhelmed leading to the accumulation of surface water and the generation of overland flow routes.
- 3.19. Annual surface water/ small watercourse flood risk is labelled by NRW as:
- 'High Risk'; >3.3% AEP (annual probability greater than 1 in 30).
 - 'Medium Risk'; 1.1% to 3.3% AEP (annual probability between 1 in 100 and 1 in 30).
 - 'Low Risk'; 0.1% to 1% AEP (annual probability between 1 in 1000 and 1 in 100).
 - 'Very Low Risk'; <0.1% AEP (annual probability less than 1 in 1000).
- 3.20. Examination of NRW's Flood Risk from Surface Water and Small Watercourses mapping for High Risk, Medium Risk, and Low Risk AEP flood events shows the site and its immediate vicinity is at risk of flooding in 'Low' surface water flood events only (Figure 7). Although it should be noted that only the east boundary of the site is affected in this event and the remainder of the site, including the proposed dwelling, is unaffected.
- 3.21. As such, the risk of pluvial flooding to the proposed development is considered low.

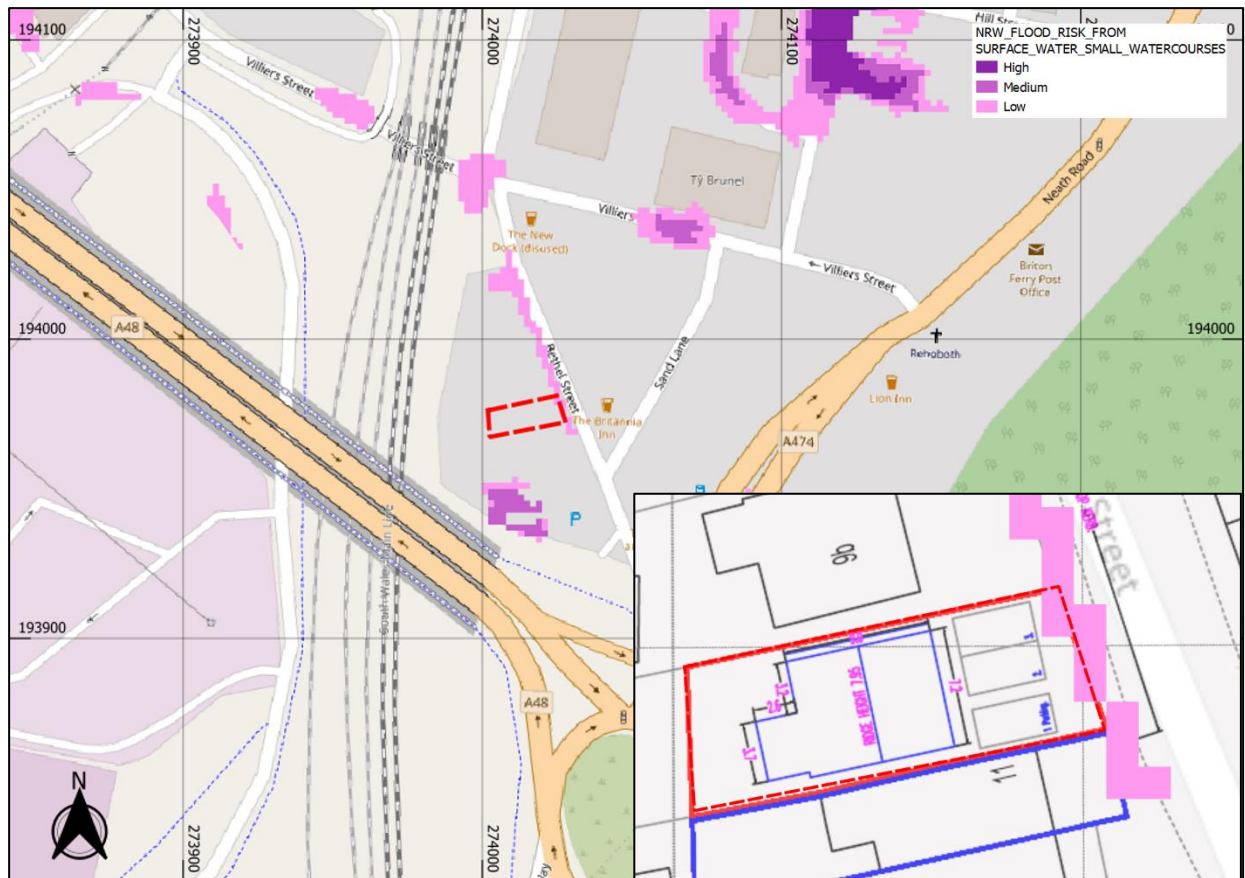


Figure 7: NRW Surface Water and Small Watercourses Flood Risk Mapping (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Reservoirs

- 3.22. Large waterbodies or reservoirs that have walls built above the surrounding ground level pose a risk of flooding. Walls could fail due to old age, accident, or because excess flood water has been added to the reservoir. Although a breach is unlikely, the consequences would be significant, leading to rapid inundation of the downstream floodplain.
- 3.23. The NRW website states:

Reservoir flooding is extremely unlikely to happen. There has been no loss of life in the UK from reservoir flooding since 1925. All large reservoirs must be inspected and supervised by reservoir panel engineers. As the enforcement authority for the Reservoirs Act 1975 in Wales, we ensure that reservoirs are inspected regularly and essential safety work is carried out.

3.24. Given the likelihood of reservoir failure, the risk is considered low.

Groundwater

- 3.25. Groundwater flooding occurs in areas where underlying geology is permeable, and water can rise within the strata sufficiently to breach the surface.
- 3.26. The British Geological Survey's (BGS) mapping shows superficial deposits of Tidal Flat Deposits - clay, silt and sand underlying the site. The bedrock underlying the site is Rhondda Member comprised of sandstone.
- 3.27. BGS borehole SS79SW303 approximately 32m southwest of the site does not indicate the depth to which groundwater was recorded. However, SS79SW383 approximately 165m south of the site indicates that groundwater was recorded at the highest level of 6.80m below ground level.
- 3.28. The NPT SFCA (2014) states:

Groundwater flooding is not well documented in the area and there is very little information available. In general terms, the greatest risk from groundwater flooding is from groundwater level rise in response to prolonged extreme rainfall (predominantly from chalk aquifers), from groundwater level rise on floodplains in response to high in-bank river levels (particularly affects basements of structures located close to rivers) or from groundwater diversion by artificial obstructions and pathways.

The Preliminary Flood Risk Assessment produced by the authority states that there are no specific areas of historical flooding recorded in the Neath Port Talbot area and overall groundwater is not believed to be a major source of flooding.

- 3.29. As the development proposals do not include any basements, the risk from groundwater to the development is considered to be low.

Sewers

- 3.30. Foul or surface water sewers can be a cause of flooding if the drainage network becomes overwhelmed, either by blockage or due to local development beyond the designed capabilities of the drainage system.
- 3.31. No information relating to historic sewer flooding indicates is available in the NPT SFCA (2014). As such, the risk of flooding from sewer sources cannot be fully quantified.

3.32. However, it is noted that the proposed dwelling location is circa 300mm above the external highway level. Bethel Street then slopes away from the dwelling towards the north. As such, should flooding of the sewers below the road occur, flooding could be expected to flow north away from the proposed dwelling.

4. Flood Risk Mitigation

Tidal

- 4.1. Based on the analysis in Section 4, the risk of flooding to the proposed dwelling from tidal sources is considered low.
- 4.2. Nevertheless, given that the site boundary could be affected by flood depths of up to 0.15m in the modelled Low Risk (1 in 1000 year) event based on the FRAW mapping, the dwelling should be constructed in a flood resilient manner, and flood mitigation measures are recommended.
- 4.3. It is recommended that the FFLs of the dwelling are set 0.15m above external parking area ground levels to mitigate against the modelled 1 in 1000 year FRAW flood depths.
- 4.4. Additional flood resilience and resistance measures should be incorporated within the proposed dwelling where appropriate, in accordance with the CLG Report, Improving the Flood Performance of New Buildings - Flood Resilient Construction (2007) including measures such as the below:
 - Solid (i.e. concrete floors) where possible with waterproof membrane. Floor to be finished with water resistant screed or ceramic tiles.
 - Raised wiring and power outlets at ground level. Sockets should be raised to 300mm above ground level.
 - Air brick covers to be installed.
 - External renders are effective barriers to water penetration and should be used with blocks (or bricks) to at least 300mm above ground level. External cement renders with lime content (in addition to cement) can induce faster surface drying.
 - Damp proof membranes should be included within the design of the dwelling to minimise the passage of water through ground floors. Impermeable polythene membranes should be at least 1200 gauge to minimise ripping. Effective methods of joining membrane sections are overlaps of 300mm, and also taping (mastic tape with an overlap of 50mm minimum). Care should be taken not to stretch the membrane in order to retain a waterproof layer.
 - All new plumbing insulation to be of closed cell design.
 - Cavity insulation should preferably incorporate rigid closed cell materials as these retain integrity and have low moisture take-up.

- Non-return valves should be installed on the new drainage systems throughout the new development. Maintenance of these valves is important to ensure their continued effectiveness so should be maintained in line with manufactures recommendations.
- Windows and patio doors are vulnerable to flood water and similar measures to those used for doors should be taken. Special care should be taken to ensure adequate sealing of any PVC window/door sills to the fabric of the house. Of concern would be excessive water pressure on the glazing of patio doors. Double glazing conforming to the relevant standards would, in principle, adequately resist the pressures generated by flood waters.
- Pipework routes should be easily accessible to allow for maintenance and wash down following any flooding.

Pluvial, Fluvial, Reservoirs, Groundwater and Sewers

- 4.5. Flood risk from these sources is considered to be low, therefore the mitigation proposed for tidal flooding should be sufficient.

Increase to Flood Risk Elsewhere

- 4.6. The site is within an area of tidal flood risk.
- 4.7. Based on the FRAW mapping, the majority of the proposed footprint is at a Very Low risk from tidal sources, with modelled depths of less than 0.15m in the modelled Low risk event.
- 4.8. As such, the proposed development should not result in a significant increase in flood risk elsewhere through displacement of flood water.

Flood Warnings

- 4.9. The site is in the NRW 'Tidal area at Briton Ferry' flood warning service area. This service allows site owners to register an address along with contact details so that, in the event of a flood being forecast, they are sent an alert. As a further precaution and risk reduction, the owner of the site should sign up.
- 4.10. Flood warnings/alerts can be enforced at any time of the day or night. Signing up for this service provides site owners some notice before a flood event. The amount of time afforded before a flood occurs depends on the site-specific location (e.g. proximity to the source of flooding, topography of the surrounding area) and the flood mechanism (e.g. bank over topping versus a breach event). Flood alerts and warnings provide site managers with time to take necessary

action, e.g. communication of the risk of flooding to occupants/employees etc, evacuation of occupants offsite or to a safe level, removal of valuable items out of reach of flooding and the mounting of site-specific flood defences.

5. Conclusions

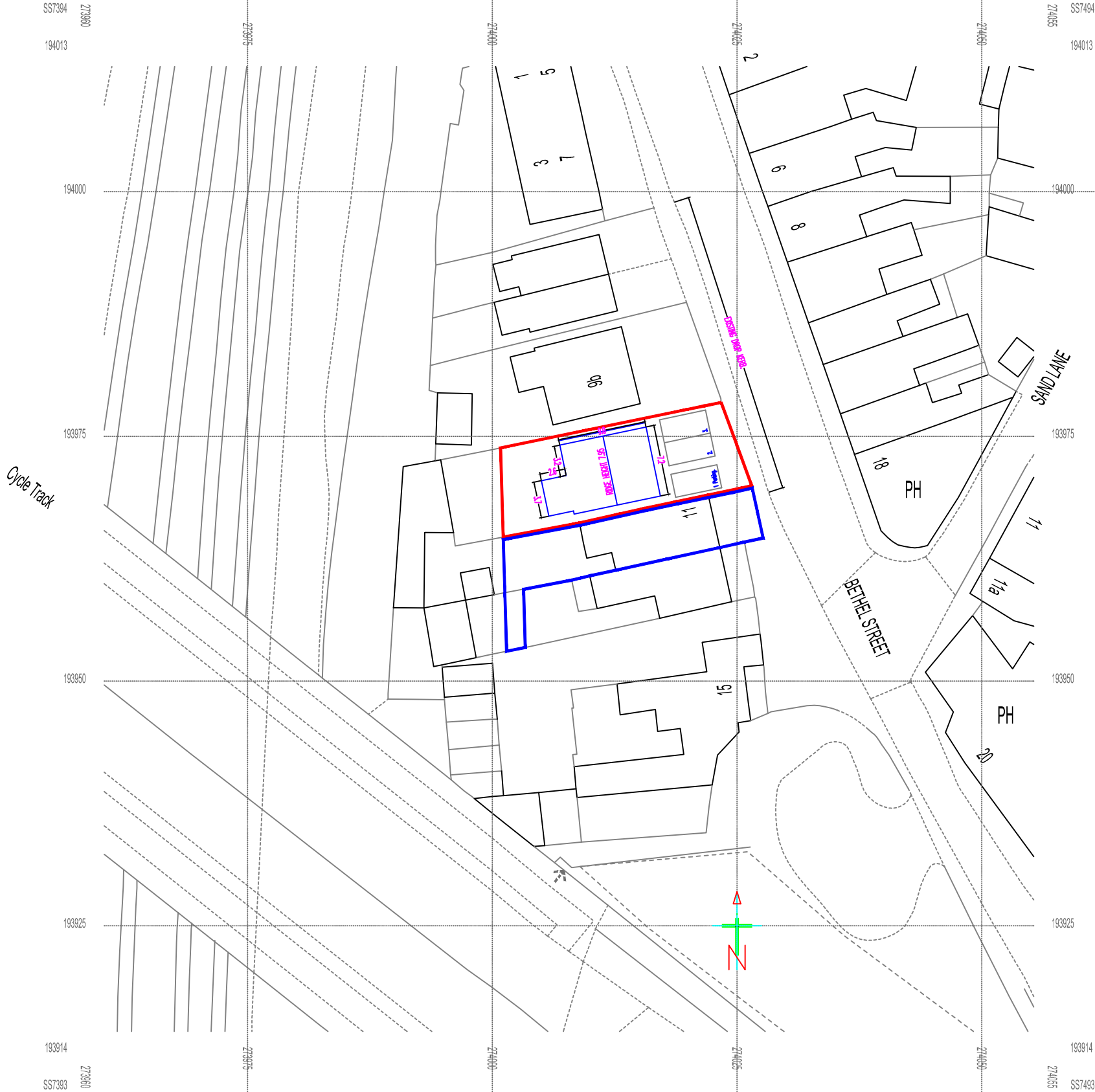
- 5.1. This FCA has been undertaken with reference to the requirements of TAN15 with respect to the development at 11 Bethel Street, Briton Ferry, Neath, SA11 2HQ. It has been written to support an outline planning application and prepared with due consideration to the nature of the proposed development to provide the appropriate level of detail.
- 5.2. An assessment of the risk of flooding from all sources has been undertaken and is summarised in the table below:

Source of Flooding	Flood Risk Summary
Tidal	Based on the analysis in Section 4, the risk of flooding to the proposed dwelling from tidal sources is considered low. Nevertheless, given that the site boundary could be affected by flood depths of up to 0.15m in the modelled Low Risk (1 in 1000 year) event based on the FRAW mapping, the dwelling should be constructed in a flood resilient manner, and flood mitigation measures are recommended. It is recommended that the FFLs of the dwelling are set 0.15m above external parking area ground levels to mitigate against the modelled 1 in 1000 year FRAW flood depths. Additional flood resilience and resistance measures should be incorporated within the proposed dwelling where appropriate, in accordance with the CLG Report, Improving the Flood Performance of New Buildings - Flood Resilient Construction (2007)
Pluvial Fluvial Reservoirs Groundwater Sewers Canals	The site is considered to be at low risk from these sources.

- 5.3. The FCA supports the outline planning application and demonstrates that there is an acceptable level of flood risk to the site if the mitigation strategies recommended are implemented in the scheme. The development does not increase flood risk off site or to the wider area.

- 5.4. This Flood Consequence Assessment should be submitted as part of the planning application to satisfy the requirements under NPPF.

Appendix A - Development Proposals



BLOCK PLAN.

@ 1:500



SITE LOCATION PLAN.

NOTES.

- Only figured dimensions to be used. Do not scale from this drawing.

DATE	DESCRIPTION

REVISIONS.

GILLIES, HENNING & ASSOCIATES.
• ARCHITECTURAL •

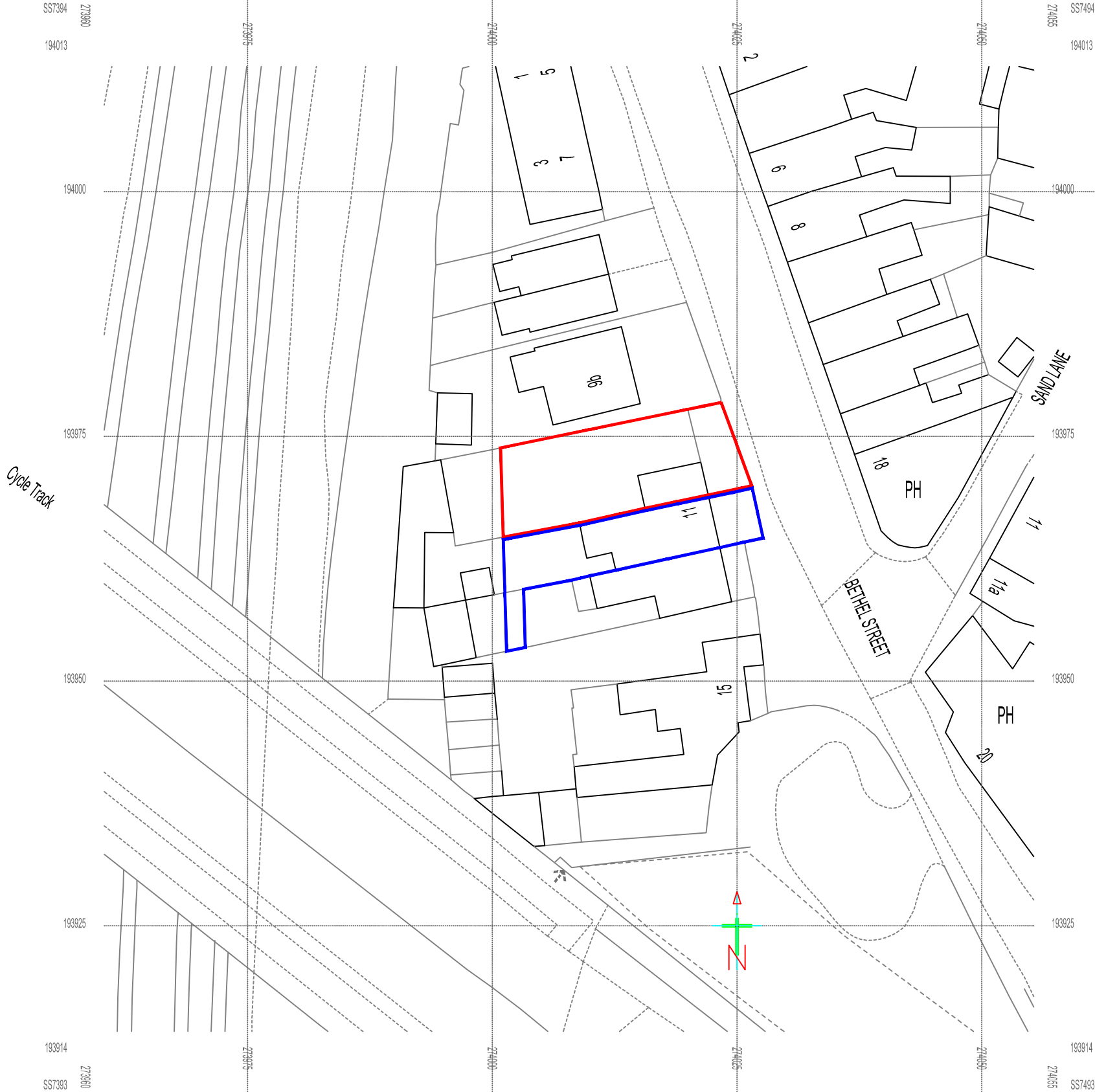
55 CHURCH GROVE ROAD • BRITON FERRY • NEATH • SA11 2UN
• TELEPHONE: 01432 770319 • MOBILE: 07851 781178 •
• E-MAIL: ghemmawell@aol.com •

Project Title:
**OUTLINE APPLICATION FOR 4 BED DETACHED HOUSE
ON LAND ADJACENT TO,
11 BETHEL STREET, BRITON FERRY, SA11 2HQ.**

Client:
Mr. Wyndham Hopson.

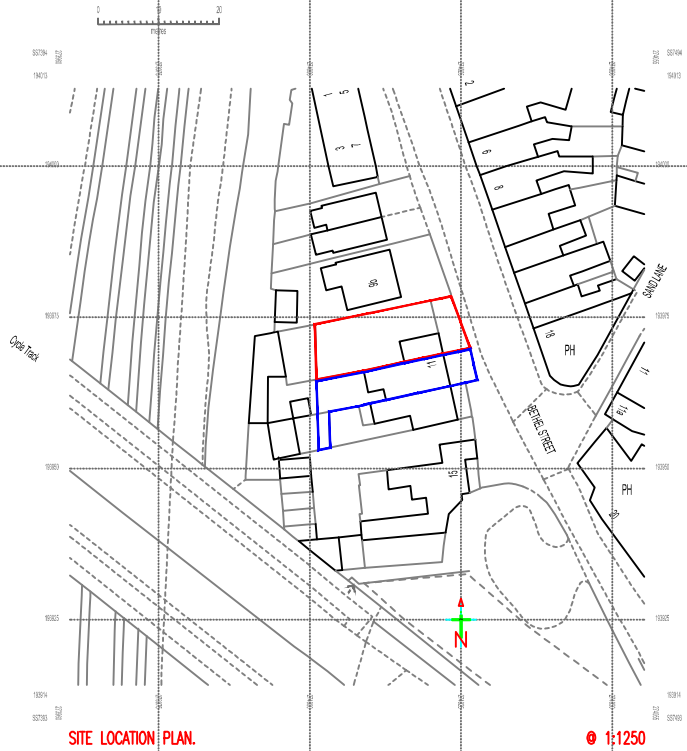
Drawing Title:
OUTLINE SITE LOCATION & BLOCK PLAN.

Project Ref.: 01/11BETHEL	Drawing No.: A3/02.
Date: April 2024.	Scale: 1:500 / 1:1250



BLOCK PLAN.

@ 1:500



SITE LOCATION PLAN.

NOTES.

- Only figured dimensions to be used. Do not scale from this drawing.

DATE: DESCRIPTION:

REVISIONS.

GILLIES, HENNING & ASSOCIATES.
ARCHITECTURAL

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Project Title:
OUTLINE APPLICATION FOR 4 BED DETACHED HOUSE
ON LAND ADJACENT TO,
11 BETHEL STREET, BRITON FERRY, SA11 2HQ.

Client:
Mr. Wyndham Hopson.

Drawing Title:
SITE LOCATION & BLOCK PLAN.

Project Ref.:
01/11BETHEL

Drawing No.:
A3/01.

Date:
April 2024.

Scale @ A3:
1:500 / 1:1250

Revisions: