

Baldwins Crescent Flood Consequences Assessment

Version 1

November 2024

**Prepared for:
Motor Park Ltd
Rhiwgoed,
Westra,
Dinas Powys,
Vale of Glamorgan**

www.jbaconsulting.com

Document Status

Issue date	November 2024
Issued to	Motor Park Ltd
BIM reference	OMI-JBA-XX-XX-RP-Z-0001-S3-P01-Baldwins_Crescent_FCA
Revision	Version 1

Prepared by	Hannah Booth BSc (Hons) Flood Risk Analyst
-------------	---

Reviewed by	Faye Tomalin BSc (Hons) MSc C.WEM MCIWEM Principal Analyst
-------------	---

Authorised by	Faye Tomalin BSc (Hons) MSc C.WEM MCIWEM Principal Analyst
---------------	---

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Contract

JBA Project Manager	Hannah Booth
Address	7-8 High Street, Kings Chambers, Newport, South Wales, NP20 1FQ
JBA Project Code	2024s1719

This report describes work commissioned by Paul Humphries on behalf of Motor Park Ltd, by an instruction dated 8th November 2024. Hannah Booth of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Motor Park Ltd and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Motor Park Ltd for the purposes for which it was originally commissioned and prepared.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by JBA has not been independently verified by JBA, unless otherwise stated in the Report.

Certain statements made in the Report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. JBA specifically does not guarantee or warrant any estimates or projections contained in this Report.

Unless otherwise stated in this Report, the assessments made assume that the sites and facilities will continue to be used for their current purpose without significant changes.

Copyright

© Jeremy Benn Associates Limited 2024

Contents

1	Introduction	6
1.1	FCA requirements	6
2	Site Description	7
2.1	Site Summary	7
2.2	Site topography	8
2.3	Soils and geology	8
2.4	Proposed development	9
3	Planning Policy and flood risk	10
3.1	Planning context	10
3.2	Vulnerability classification	10
3.3	Lifetime of Development	11
3.4	Development Advice Map (DAM) Classification	11
3.5	Flood Map for Planning	12
3.6	Application of TAN-15	13
4	Flood Risk Assessment	14
4.1	Review of existing flood risk data	14
4.2	Historical flooding	14
4.3	Flood Risk from Rivers	15
4.4	Flood Risk from the Sea	15
4.5	Flood Risk from Surface Water and Small Watercourses	16
4.6	Flood Risk from Groundwater	17
4.7	Flood Risk from Reservoirs	17
4.8	Flood Risk from Sewers	18
5	Detailed Assessment of Tidal Flood Risk	19
5.1	Detailed hydraulic modelling	19
5.2	Extreme sea level estimates	19
5.3	Tidal flood risk	20
6	Assessment of Acceptability Criteria	22
7	Conclusions	24

List of Figures

Figure 2-1 Proposed development site	7
Figure 2-2: LiDAR Topographic data from NRW (1m resolution)	8
Figure 2-3 Development Proposals	9
Figure 3-1: Development Advice Map	12
Figure 4-1 Risk of flooding from rivers	15
Figure 4-2 Risk of flooding from the sea	16
Figure 4-3: Risk of flooding from Surface Water and Small Watercourses.	17
Figure 5-1 2099 0.5% AEP event- maximum flood depth	21
Figure 5-2 2099 0.1% AEP event - maximum flood depth	21

List of Tables

Table 2-1: Site Summary	7
Table 3-1 Development classification defined by TAN-15	10
Figure 3-2 Flood Map for Planning – Sea	13
Table 4-1: Summary of flood risk	14
Table 5-1 Extreme sea level estimates (2017)	19
Table 5-2 Cumulative sea level rise	20
Table 5-3 Predicted tidal flood levels	20
Table 6-1 Acceptability Criteria for TAN15	22

1 Introduction

JBA Consulting were commissioned by Motor Park Ltd to prepare a Flood Consequences Assessment (FCA) to support a planning application for the construction of 9 industrial units at Baldwins Crescent, Port Tennant, Swansea. This FCA demonstrates the suitability of the proposed development and describes the flood mitigation measures recommended to manage flooding at the site.

1.1 FCA requirements

This FCA follows Welsh Government guidance on development and flood risk set out in the Technical Advice Note 15: Development and Flood Risk (TAN15). Where appropriate, the following aspects of flood risk should be addressed in all planning applications over their expected lifetime:

- The likely mechanisms of flooding
- The likely source of flooding
- The depths of flooding through the site
- The speed of inundation of the site
- The rate of rise of flood water through the site
- Velocities of flood water across the site
- Overland flow routes
- The effect of access and egress and infrastructure, for example, public sewer outfalls, combined sewer outflows, surface water sewers and effluent discharge pipes from wastewater treatment works
- The impacts of the development in terms of flood risk on neighbouring properties and elsewhere on the floodplain

2 Site Description

2.1 Site Summary

The proposed site is located at Baldwins Crescent, Port Tennant, Swansea as shown Figure 2-1. The site is bounded to the east and west by industrial buildings and to the south and north by Baldwins Crescent. The site is in a predominantly industrial area of Swansea. The site is currently disused brownfield land, which has re-greened over time.

Table 2-1 summarises the key characteristics of the site.

Table 2-1: Site Summary

Site name	Baldwins Crescent
Site area	0.19ha
Existing land use	Brownfield land
Purpose of development	Industrial buildings
OS NGR	SS 69455 93127
Local Planning Authorities	Swansea Council



Figure 2-1 Proposed development site

2.2 Site topography

The Natural Resources Wales (NRW) Open Source 1m Light Detection and Ranging (LiDAR) data¹ across the site is shown in Figure 2-2. The LiDAR data shows the site is predominantly flat with a small variation in levels of between 7.49 and 7.84m AOD.

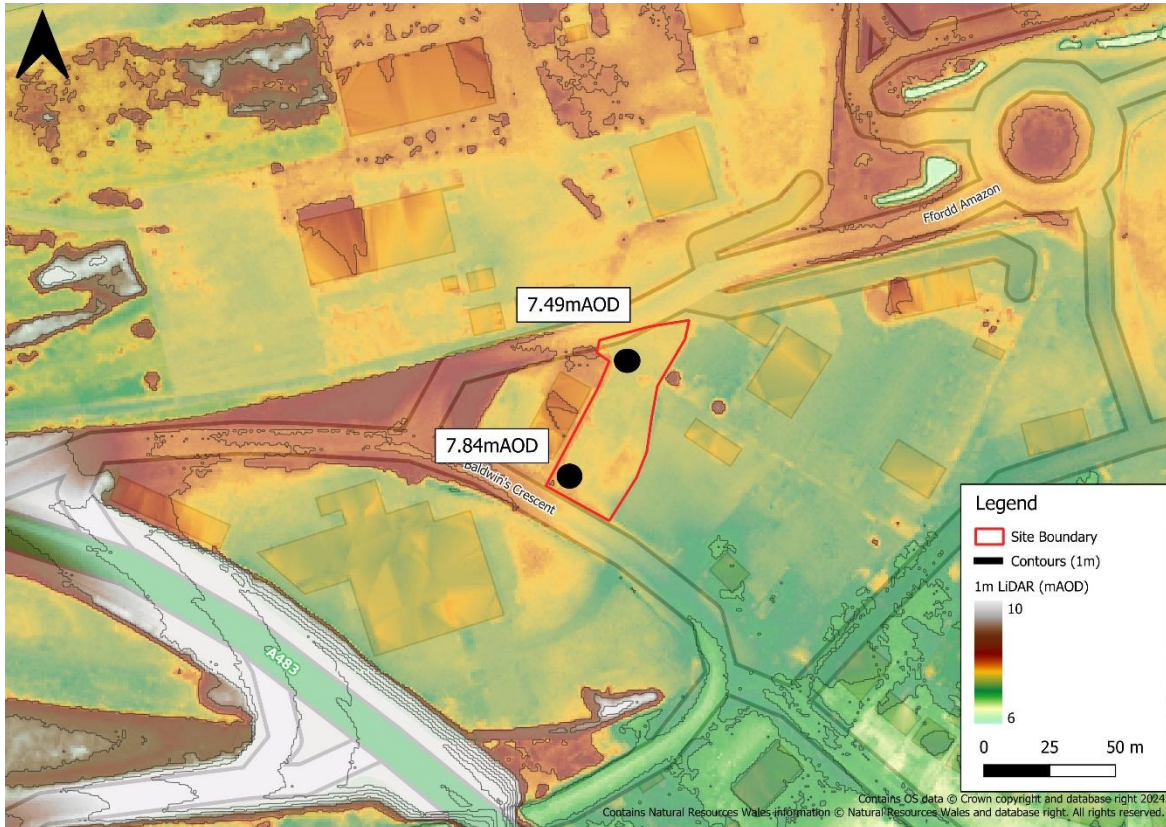


Figure 2-2: LiDAR Topographic data from NRW (1m resolution)

2.3 Soils and geology

The geology of the site has been assessed using the BGS Geoindex Onshore Viewer². The bedrock geology is shown to be South Wales Middle Coal Measures Formation comprised of mudstone, siltstone and sandstone. Superficial geology at the site is comprised of blown sand.

The soils on site have been assessed on the Cranfield University Soilscales Viewer³ and are shown to be loamy and clayey floodplain soils with naturally high groundwater.

1 LLE Geoportal for Wales: <http://lle.gov.wales/catalogue/item/LidarCompositeDataset/?lang=en>

2 Geology of Britain Viewer: <https://www.bgs.ac.uk/map-viewers/geoindex-onshore/>

3 Cranfield Soilscales Viewer: <https://landis.org.uk/soilscales/>

2.4 Proposed development

Development proposals for the site are for the construction of nine industrial units as well as associated parking and SuDS features. The plans of the proposed development site are shown in Appendix A and Figure 2-3.

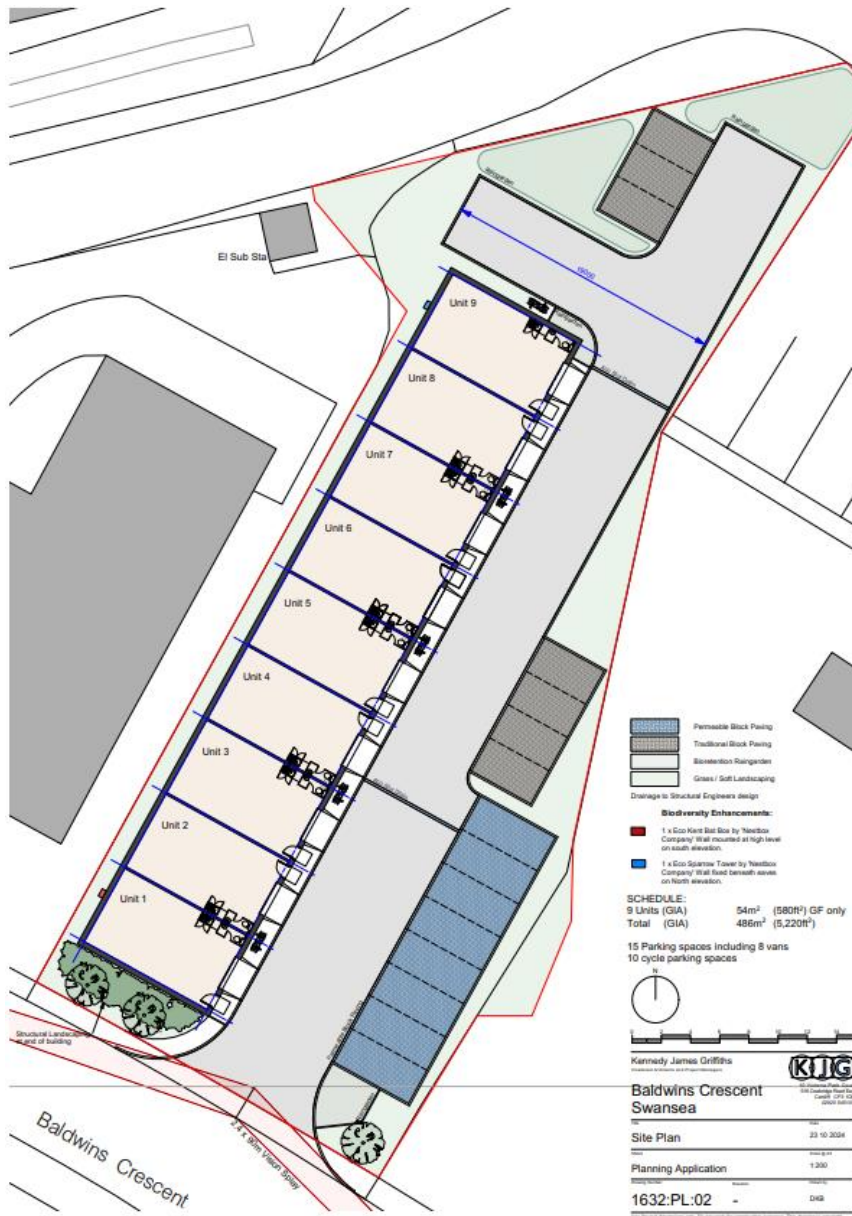


Figure 2-3 Development Proposals

3 Planning Policy and flood risk

3.1 Planning context

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy and improve the social, economic, environmental, and cultural wellbeing of Wales as set out in the Wellbeing of Future Generations Act 2015.

Technical Advice Note (TAN-15) introduced by the Welsh Government in 2004, provides technical guidance relating to development planning and flood risk in Wales. The initial requirements of TAN-15 are to identify the vulnerability classification(s) and flood zones relevant to the proposed development, and to apply this information to the application of the justification tests.

An update for TAN-15 was released in October 2021. However, Welsh Government subsequently suspended this, and it is not currently known when the new TAN15 will be published in its final form and implemented.

Although the draft update of TAN-15 is not a material consideration, Welsh Government and NRW advise that some consideration is given to the Flood Map for Planning (FMfP) as best available information⁴. Therefore, where a site is located in a FMfP flood risk zone it is recommended that an FCA is carried out.

As a result of the above, both the DAM and FMfP are considered as part of this FCA, although only the current TAN-15 has been applied to the assessment.

3.2 Vulnerability classification

TAN-15 assigns one of three flood risk vulnerability classifications to a development, as shown in Table 3-1. The proposed development is for industrial use which is classified as **less vulnerable development**.

Table 3-1 Development classification defined by TAN-15

Development category	Types
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 properties (including hotels and caravan parks) public buildings, (e.g. schools, libraries, leisure centres), especially vulnerable industrial development (e.g., power stations, chemical plants, incinerators),

⁴ Chief Planner Letter, 15 December 2021. Ref. MA-JJ-3967-21

Development category	Types
	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

3.3 Lifetime of Development

The Welsh Government latest technical guidance⁵ for climate change states:

When considering new development proposals, Technical Advice Note 15: Development, Flooding and Coastal Erosion (TAN15) states that it is necessary to take account of the potential impact of climate change over the lifetime of development. A rule of thumb is that residential development has a lifetime of 100 years while a lifetime of 75 years is assumed for all other developments.

As the proposals are for non-residential use, a 75-year lifetime of development has been considered in this assessment.

3.4 Development Advice Map (DAM) Classification

The Development Advice Map (DAM) created by the Welsh Government is used to trigger different planning actions based on a precautionary assessment of flood risk.

Figure 3-1 shows that the site is located outside of any DAM flood zones, effectively placing the site in Zone A of the DAM. Zone A is described as areas “Considered to be at little or no risk of fluvial or tidal/coastal flooding” and is “Used to indicate that justification test is not applicable and no need to consider flood risk further”⁶.

Typically, an FCA would not be required for development in Zone A.

⁵ Flood Consequences Assessments: Climate change allowances. Welsh Government, Sept. 2021

⁶ Extracts from Figure 1 of TAN15 (2004)



Figure 3-1: Development Advice Map

3.5 Flood Map for Planning

The Flood Map for Planning is used to trigger different planning actions in support of the new forthcoming TAN-15. Although the new TAN-15 is not a material consideration, the new Flood Map for Planning can be a material consideration as best available information on flood risk. It should also be noted that the Flood Map for Planning allows for the effects of climate change over an assumed 100 year lifetime of development.

3.5.1 Flood Map for Planning - Rivers

The site is located in Flood Zone 1 of the Flood Map for Planning for Rivers. This means that there is less than a 0.1% Annual Exceedance Probability (AEP) chance of fluvial flooding in any given year, including climate change. This is shown by a transparent layer on the Flood Map for Planning and as such a map has not been provided in this assessment.

3.5.2 Flood Map for Planning - Sea

As shown in Figure 3-2, the majority of the site is located in Flood Zone 2 and 3 of the Flood Map for Planning for the Sea. Flood Zone 2 indicates areas which have a less than 0.5% (1 in 200) but greater than or equal to 0.1% (1 in 1,000) chance of flooding in any given year, including an allowance for climate change. Flood Zone 3 indicates areas which

have a 0.5% (1 in 200) chance or greater of happening in any given year, including an allowance for climate change.

These flood zones assume 100 years of climate change, whereas the lifetime of development for less vulnerable is typically 75 years.

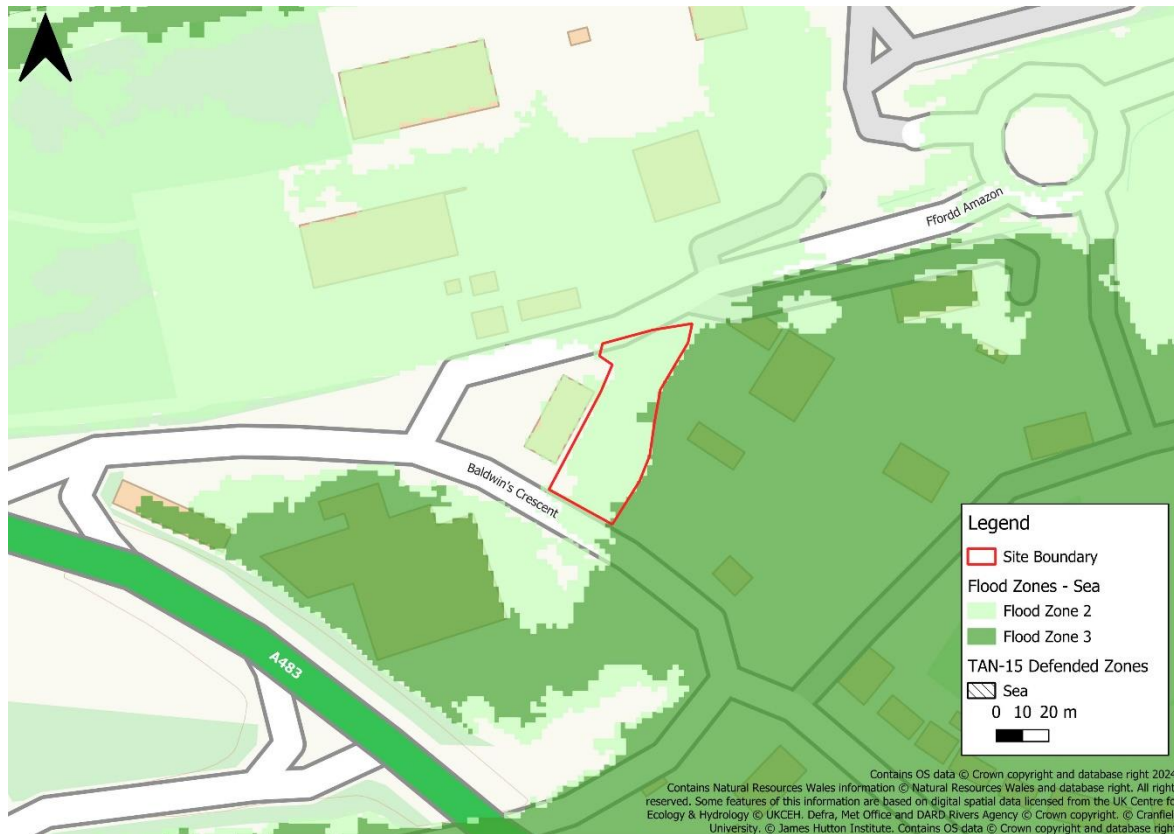


Figure 3-2 Flood Map for Planning – Sea

3.6 Application of TAN-15

As noted above in section 3.4, the site is in Zone A of the DAM. Zone A is used to indicate that justification test is not applicable and no need to consider flood risk further. However, as noted in Section 3.1, where a site is in a FMfP flood risk zone it is recommended that an FCA is carried out. Therefore, the site has been assessed against the AC for completeness, only in Section 6.

4 Flood Risk Assessment

This section assesses the risk to the proposed development from all sources of flooding, the risk of increased flooding to others, and how flood risks can be managed. As a Level 1 FCA, the flood risk assessment is based solely on a desk-based analysis of existing flood risk data.

4.1 Review of existing flood risk data

The latest available information on flood risk at the site, published by Natural Resources Wales (NRW) is summarised in Table 4-1 below.

Table 4-1: Summary of flood risk

Source of Flooding	Onsite Presence	Description
Flood Risk from Rivers	✖	The site is in at very low risk of flooding from rivers (Section 4.3).
Flood Risk from the Sea	✖	The site is at very low risk of tidal flooding (Section 4.4).
Flood Risk from Surface Water and Small Watercourses	✖	The site is at very low risk of surface water flooding (Section 4.5).
Flood Risk from Groundwater	✖	The site is at very low risk of flooding from groundwater (Section 4.6).
Flood Risk from Reservoirs	✖	The site is not at risk of flooding from reservoirs (Section 4.7).
Flood Risk from Sewers	✖	There is no evidence to suggest that the site is at risk of flooding from sewers (Section 4.8).

4.2 Historical flooding

The site is not located within NRW's recorded flood extents. The Neath Port Talbot Flood Risk Management Plan⁷ (2015) and Local Flood Risk Management Strategy⁸ does not indicate that historic flooding has occurred at the site.

⁷ Neath Port Talbot Flood Risk Management Plan 2015

<https://www.npt.gov.uk/media/5399/floodriskmanagementplan15.pdf?v=20170627002320>

⁸ Neath Port Talbot Local Flood Risk Management Strategy 2013

https://www.npt.gov.uk/media/4930/lfrms_npt_local_flood_risk_management_strategy.pdf?v=20170627002244

4.3 Flood Risk from Rivers

The site is at very low risk of flooding from rivers according to NRW's Flood Risk Assessment Wales (FRAW) Flood Risk from the Rivers map shown in Figure 4-1. This means that there is less than a 0.1% AEP chance of fluvial flooding in any given year.



Figure 4-1 Risk of flooding from rivers

4.4 Flood Risk from the Sea

The site is at **very low risk** of flooding from the sea according to NRW's Flood Risk Assessment Wales (FRAW) Flood Risk from the Sea map shown in Figure 4-2. This means that there is less than a 0.1% AEP chance of tidal flooding in any given year. It should be noted, that the FRAW dataset does not include consideration of climate change.

To further assess the flood risk from the sea, including the effects of climate change, a review of the site's risk against detailed fluvial flood modelling has been undertaken in Section 5.



Figure 4-2 Risk of flooding from the sea

4.5 Flood Risk from Surface Water and Small Watercourses

The site is at very low risk of flooding from surface water and small watercourses according to NRW's Flood Risk Assessment Wales (FRAW) Flood Risk from the Surface Water and Small Watercourses map shown in Figure 4-3. This means that there is less than a 0.1% AEP chance of flooding from these sources in any given year.

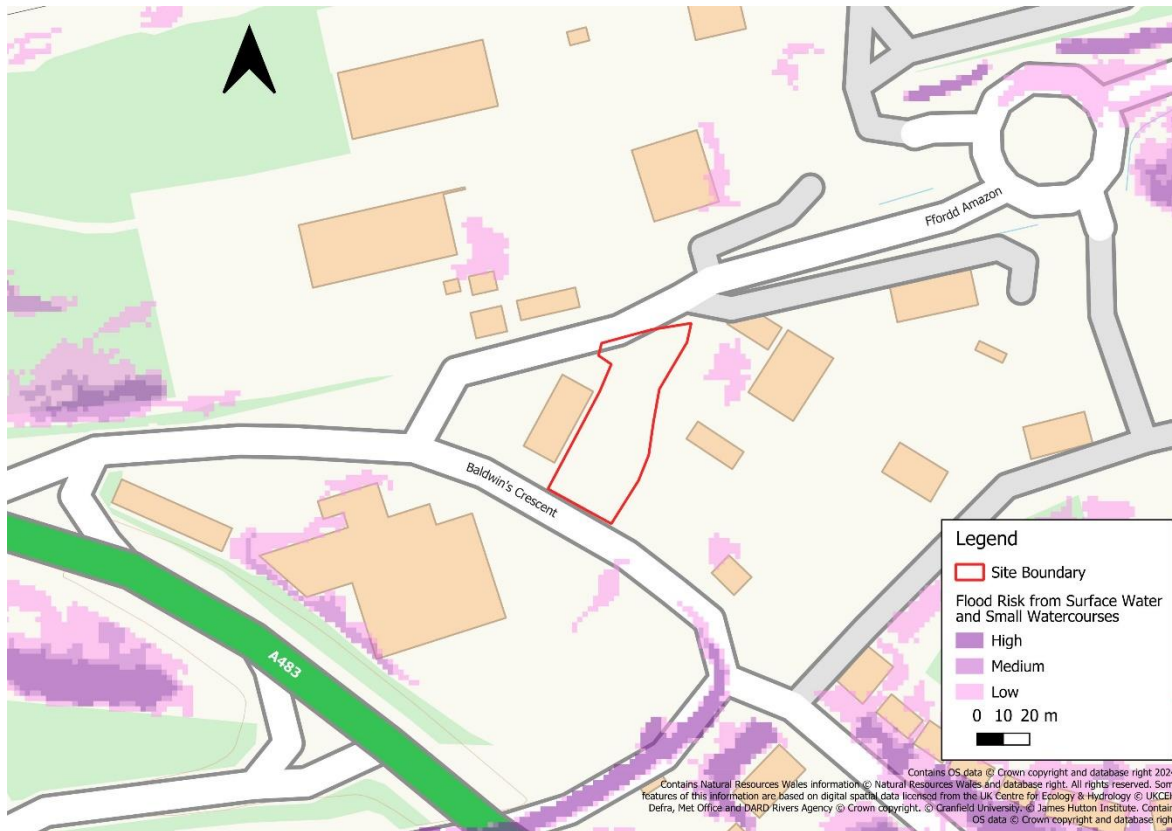


Figure 4-3: Risk of flooding from Surface Water and Small Watercourses.

4.6 Flood Risk from Groundwater

Groundwater flooding is caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within manmade structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months and can result in damage to property. This risk of groundwater flooding depends on the nature of the geological strata underlying the site and the local topography.

The Neath Port Talbot Local Flood Risk Management Strategy⁹ states ‘there is however no specific areas of historical groundwater flooding recorded in the NPT area’.

The risk of groundwater flooding at the site is therefore considered to be **very low**.

4.7 Flood Risk from Reservoirs

Given the absence of any nearby reservoirs, the NRW’s reservoir flood map shows the site, and its surrounding area is not at risk of reservoir flooding. This is shown by a transparent layer on the NRW mapping and as such a map has not been provided in this assessment.

⁹ City and County of Swansea Local Flood Risk Management Strategy, 2010. <https://www.swansea.gov.uk/floodstrategy>

4.8 Flood Risk from Sewers

The Neath Port Talbot Local Flood Risk Management Strategy states '*it was found that there were a total of 430 sewer flooding events that have been recorded by the water company, of which 355 were identified as being at high risk with 34 suffering from internal flooding*'. However, the strategy does not show any evidence of historic sewer flooding on or close to the development site. It can therefore be concluded that the risk of sewer flooding at the site is **very low**.

5 Detailed Assessment of Tidal Flood Risk

5.1 Detailed hydraulic modelling

As the Flood Map for Planning identifies tidal flooding is the main flood risk to the site, a more detailed assessment of tidal flood risk has been carried out to understand predicted flood depths at the site. Extreme sea level estimates have been calculated and mapped for the 0.5% and 0.1% AEP events, for the present day (2024) and with 75 years lifetime of development (2099).

5.2 Extreme sea level estimates

Extreme sea level estimates have been taken from the Environment Agency Coastal Flood Boundary Conditions for UK Mainland and Islands; Design Sea Levels (ref. SC060064)¹⁰. Extreme sea level predictions are provided at node locations at approximately 2km spacing along the coastline. For this assessment the closest extreme sea level node is Node 484 located to the south of Swansea Bay, approximately 2.6km from the site. The extreme sea level estimates for this node are shown in Table 5-1:

Table 5-1 Extreme sea level estimates (2017)

Event (AEP)	Predicted sea level (mAOD)
0.5%	6.37
0.1%	6.66

For all coastal locations, future sea level rise is a major consideration and should be applied to the extreme sea level estimates. Welsh Government guidance suggests that the lifetime of a development for an industrial site is 75 years and so extreme sea level estimates have been uplifted to include sea level rise to 2099.

The UKCP18 User Interface¹¹ has been used in accordance with Welsh Government Guidance on Climate Change Allowances for Planning Purposes (September 2021)¹² to provide climate change uplifts for Swansea Bay. The cumulative increase in sea level has been calculated between 2017 and 2024 to uplift extreme sea level estimates to present day, and then furthermore to 2099. The climate change uplifts applied to the extreme sea level estimates are shown in Table 5-2.

10 UK Government (2019) Coastal flood boundary conditions for the mainland UK coasts and islands <https://www.gov.uk/flood-and-coastal-erosion-risk-management-research-reports/coastal-flood-boundary-conditions-for-the-mainland-uk-coasts-and-island>

11 UK Climate Projections User Interface. <https://ukclimateprojections-ui.metoffice.gov.uk/ui/home>.

12 Welsh Government. Flood Consequences Assessment: Climate Change Allowances (Sept 2021)

https://gov.wales/sites/default/files/publications/2021-09/climate-change-allowances-and-flood-consequence-assessments_0.pdf.

Table 5-2 Cumulative sea level rise

Period	Cumulative sea level rise (m increase)
2017-2024	0.05
2017-2099	1.00

Using the extreme sea level estimates and climate change uplifts calculated in Table 5-3, the predicted still water levels have been mapped (tidal projection mapping) for the 0.5% AEP and 0.1% AEP events in 2099.

Table 5-3 Predicted tidal flood levels

Event (AEP)	2024 Still Water Level (mAOD)	2099 Still Water Level (mAOD)
0.5%	6.41	7.37
0.1%	6.70	7.66

This method of predicting tidal flood risk does not truly represent the hydraulic connectivity of areas to tidal water, but rather assumes the same water levels is maintained across all areas irrespective of the distance from the coast for intervening landform features for structures. It is therefore important to note that tidal projection modelling is typically conservative by nature.

5.3 Tidal flood risk

Depth grids, using 1m LiDAR Digital Terrain Model (DTM) data and the predicted still water levels, were created to determine the predicted the depth and extent of flooding at the proposed development site for the events in Table 5-3.

The site is predicted to be flood free in all 2024 design events. The site is also predicted to be flood free in the 2099 0.5% AEP event, as shown in Figure 5-1.

However, the site is predicted to flood to shallow depths in the 2099 0.1% AEP event, as shown in Figure 5-2. The maximum flood level across the site is predicted to be 7.66mAOD, resulting in an average flood depths of 10mm. The maximum predicted flood depth is 210mm, within the tolerable depths of flooding as suggested by A1.15 of TAN-15 for the extreme event.

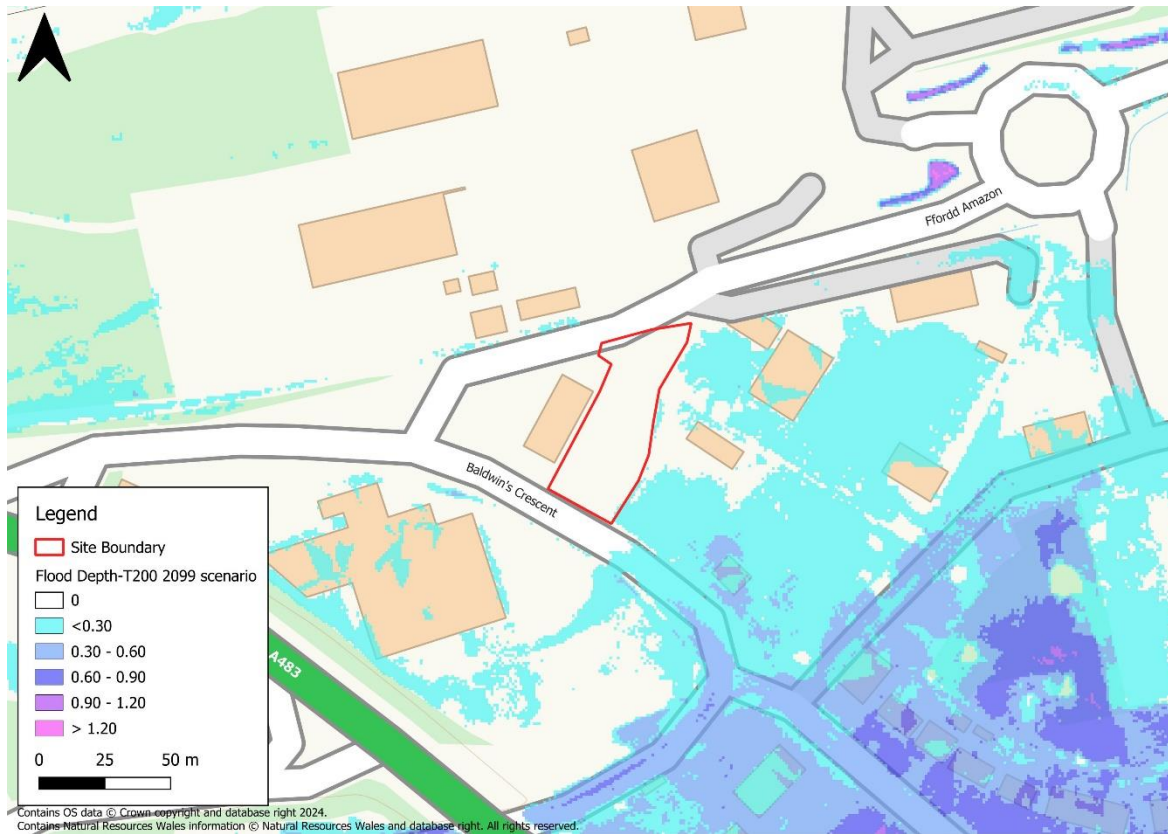


Figure 5-1 2099 0.5% AEP event- maximum flood depth

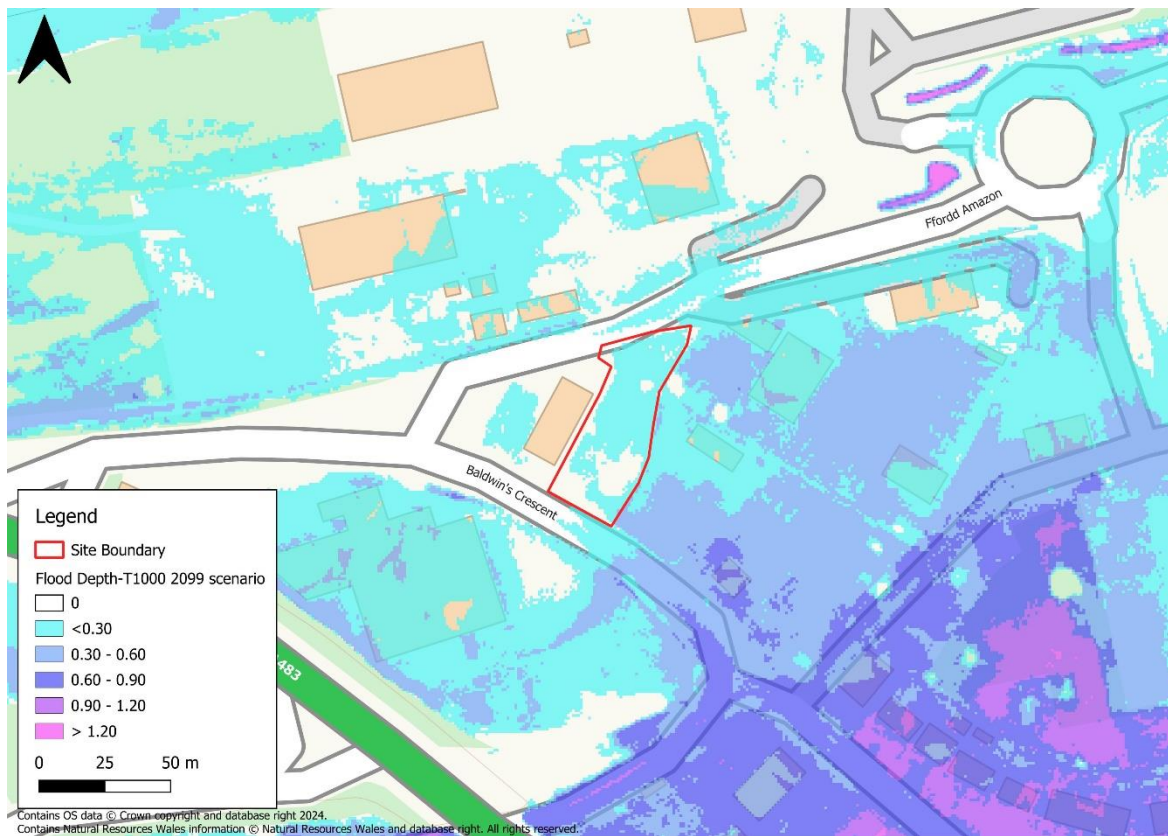


Figure 5-2 2099 0.1% AEP event - maximum flood depth

6 Assessment of Acceptability Criteria

As noted in Section 3.6, the site is not required to be assessed against the acceptability criteria of TAN-15 however for completeness, Table 6-1 assesses the proposed refurbishment against the acceptability requirements.

Table 6-1 Acceptability Criteria for TAN15

TAN15 Acceptability Criteria	Comments	Assessment
Developer is required to demonstrate that the site is designed to be flood-free for the lifetime of development for a 1 in 100 (1% AEP) chance (fluvial) and 1 in 200 (0.5%) chance (tidal) flood event including an allowance for climate change in accordance with TAN15 Table A1.14.	The site is predicted to be flood free during the 2099 0.5% tidal flood event and all fluvial flooding events.	✓
In respect of the residual risk to the development it should be designed so that in an extreme (1 in 1000 chance) [0.1% AEP] event there would be less than 600mm of water on access roads and within the property.	In the 0.1% AEP 2099 event flood depths are predicted to be approximately 210mm.	✓
No flooding elsewhere	The proposed development does not increase flood risk elsewhere as it is not possible to displace tidal flood waters.	✓
Flood defences must be shown by the developer to be structurally adequate particularly under extreme overtopping conditions (i.e. that flood with a 1 in 1000 chance of occurring in any given year).	There are currently no flood defences which benefit the site	N/A
The developer must ensure that future occupiers of the development are aware of the flooding risks and	Upon sale or transfer of the land to new occupiers, the developer should inform occupiers of flood risk at the site.	✓

TAN15 Acceptability Criteria	Comments	Assessment
consequences.		
Effective flood warnings are provided at the site.	The site is not located within an NRW Flood Warning or Flood Alert Area due to the present level of flood risk.	N/A
Escape/evacuation routes are shown by the developer to be operational under all conditions.	The development proposes to utilise the existing car park and access route to Baldwins Crescent. A flood free route is available to access the site.	✓
The development is designed by the developer to allow the occupier of the facility for rapid movement of goods/possessions to areas away from flood waters.	If goods need to be removed from the building the tidal nature of flooding provides a long lead time (> 24 hours).	✓
Development is designed to minimise structural damage during a flood event and is flood proofed to enable it to be returned to its prime use quickly in the aftermath of a flood.	The structure should be able to withstand the shallow flood waters that will be present in the 2099 0.1% AEP event.	✓

7 Conclusions

JBA Consulting were commissioned by Motorpark Ltd to prepare a Flood Consequence Assessment (FCA) to support a planning application for the construction of 9 industrial units at Baldwins Crescent, Port Tennant, Swansea.

The proposed development is for industrial use which is classified as less vulnerable development.

The proposed development lies in Zone A of the Natural Resources Wales (NRW) Development Advice Map (DAM). Zone A is described as areas “Considered to be at little or no risk of fluvial or tidal/coastal flooding” and is “Used to indicate that justification test is not applicable and no need to consider flood risk further”. All forms of development are permissible in DAM Zone A.

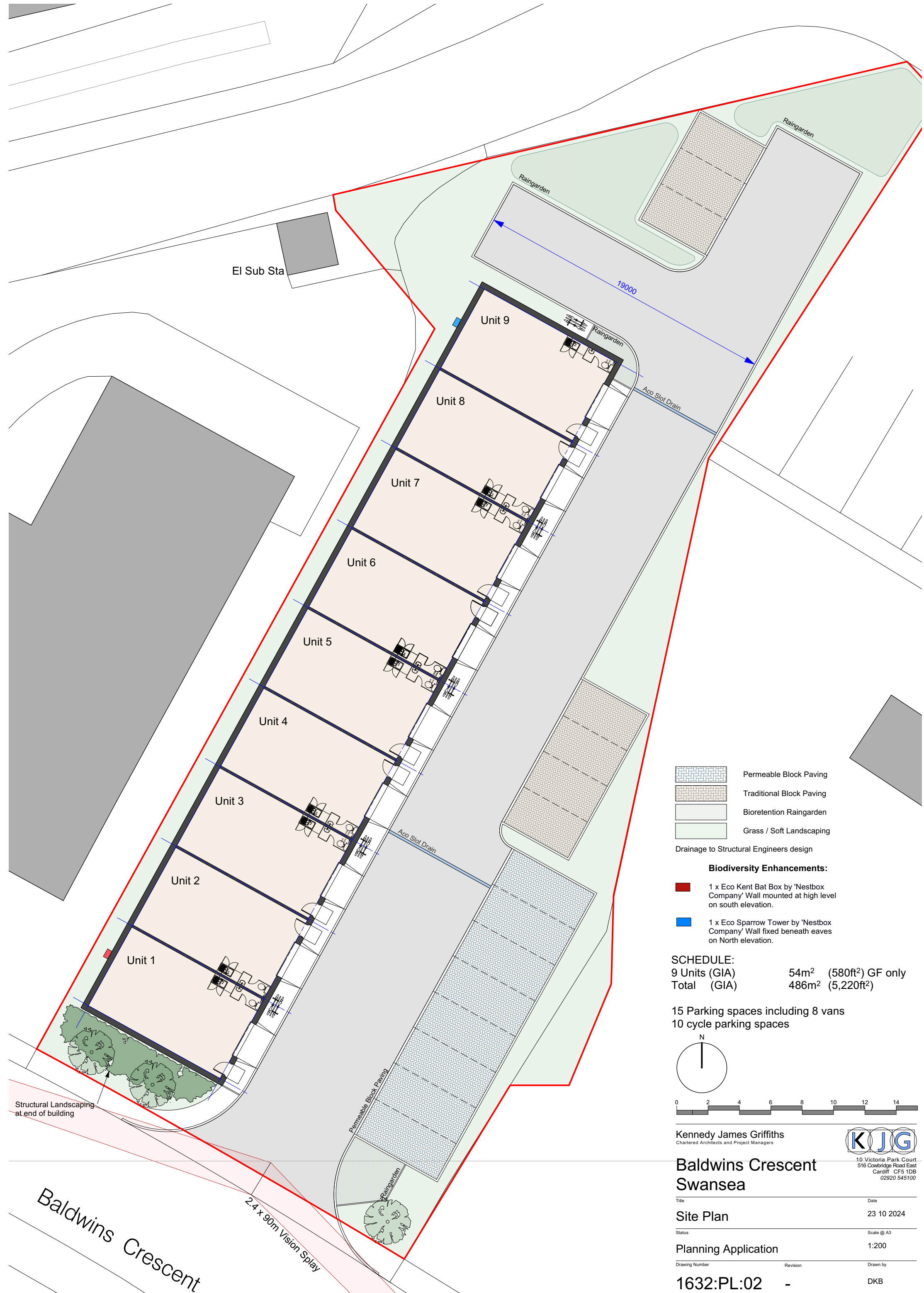
The development lies within Flood Zone 2 and 3 of the Flood Map for Planning for the Sea. Consequently, the FCA has been prepared on a precautionary basis as advised by NRW.

NRW's Flood Risk Assessment Wales maps shows the site has a very low risk of all sources of flooding.

Extreme sea level calculations and tidal projection mapping, shows the site to be flood free in the 0.5% AEP event with an allowance for climate change and flood to depths of 210mm in the 0.1% AEP event with an allowance for climate change, assuming a 75 year lifetime of development.

This FCA has demonstrated that all aspects of the acceptability criteria set out in TAN-15 have been satisfied. Consequently, we conclude that on the grounds of flood risk, the proposed development meets the requirement set out in TAN15 and the aims of Planning Policy Wales.

A Development Plans



	Permeable Block Paving
	Traditional Block Paving
	Bioretention Raingarden
	Grass / Soft Landscaping

Drainage to Structural Engineers design

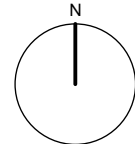
Biodiversity Enhancements:

- | | |
|---|--|
|  | 1 x Eco Kent Bat Box by 'Nestbox Company' Wall mounted at high level on south elevation. |
|  | 1 x Eco Sparrow Tower by 'Nestbox Company' Wall fixed beneath eaves on North elevation. |

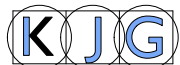
SCHEDULE:

9 Units (GIA)	54m ² (580ft ²) GF only
Total (GIA)	486m ² (5,220ft ²)

15 Parking spaces including 8 vans
10 cycle parking spaces



Kennedy James Griffiths
Chartered Architects and Project Managers

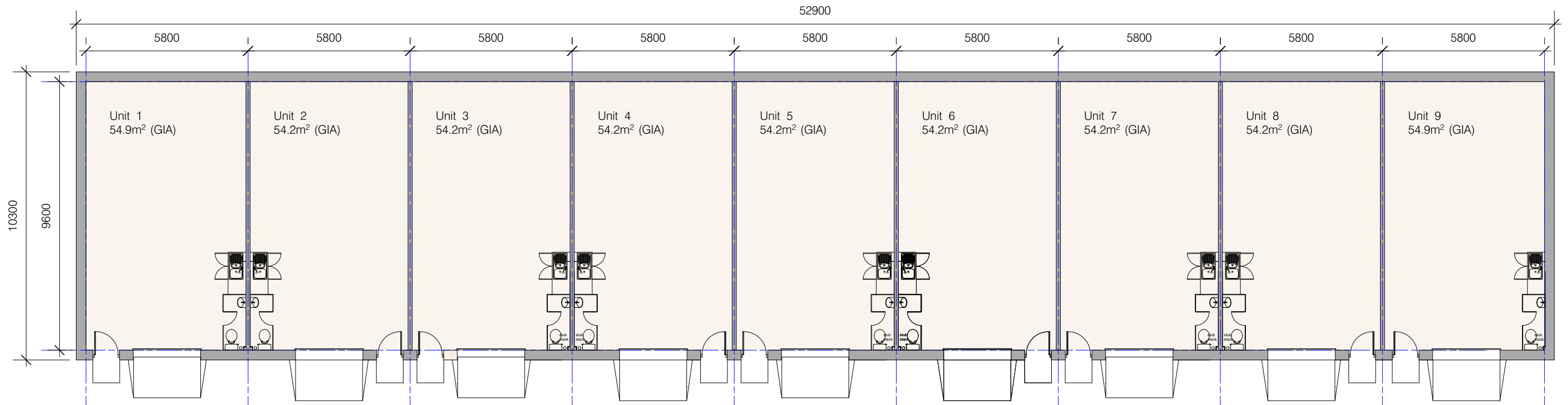


Baldwins Crescent Swansea

10 Victoria Park Court
516 Cowbridge Road East
Cardiff CF5 1DB
02920 545100

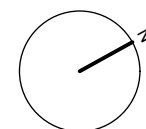
Title	Date	
Site Plan	23 10 2024	
Status	Scale @ A3	
Planning Application	1:200	
Drawing Number	Revision	Drawn by
1632:PL:02	-	DKB

Use figured dimensions only. Do not scale for construction purposes. This drawing is copyright



Ground Floor Plan

Areas:
Overall GEA 545m²
Overall GIA 501m²
Units GIA as shown



Kennedy James Griffiths
Chartered Architects and Project Managers



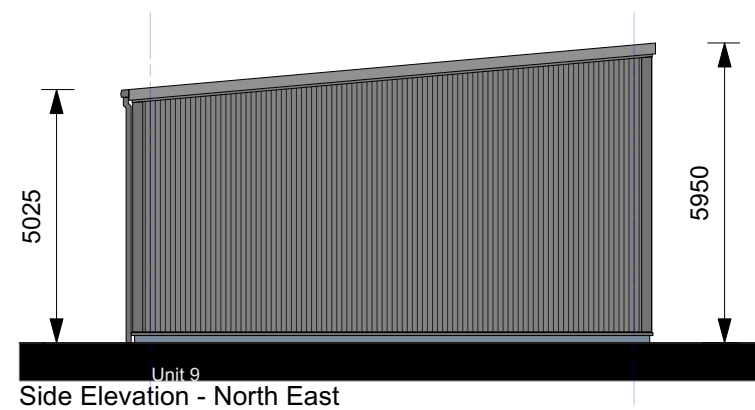
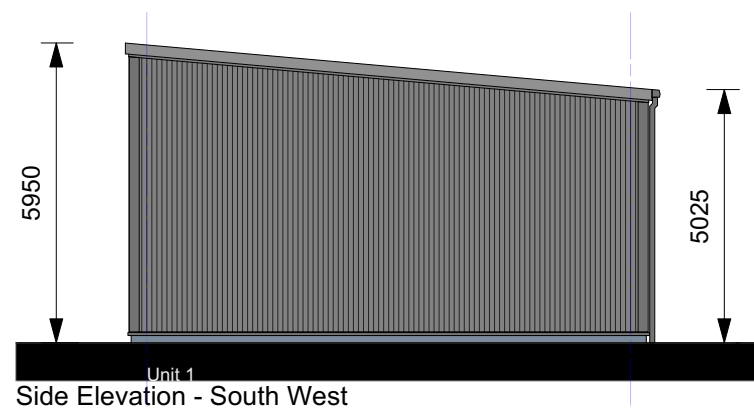
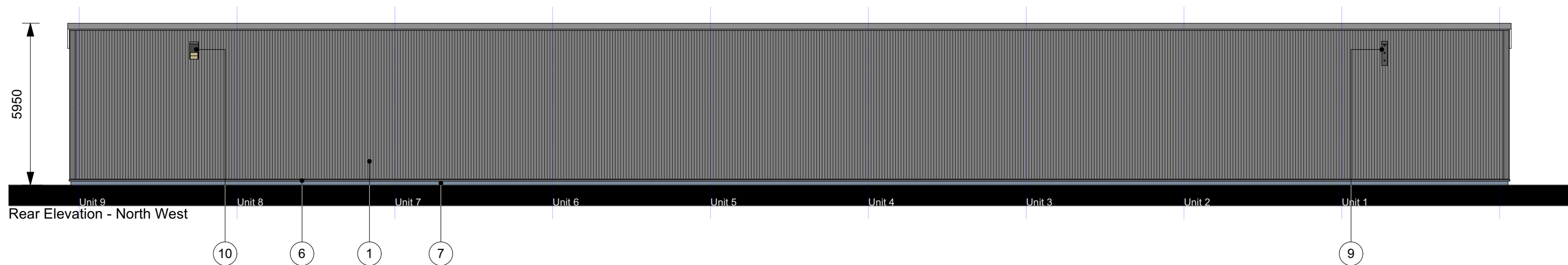
**Baldwins Crescent
Swansea**

Title Date
GA Plan 24 10 2024

Status Scale @ A3
1:150

Drawing Number Revision Drawn by
1632:PL-03 - DKB

Use figured dimensions only. Do not scale for construction purposes. This drawing is copyright



- 1 - Insulated composite metal wall cladding
Trapezoidal profile
Colour RAL 7016 Anthracite Grey.
- 2 - Insulated composite metal roof cladding
Trapezoidal profile
Colour RAL 1804005 Merlin Grey
- 3 - Insulated Sectional overhead door
Flat profile
Colour RAL 2004 Orange.
- 4 - Insulated Steel security doorset
Frame Colour RAL 7016 Anthracite
Door Colour RAL 7001 Silver Grey
- 5 - PPC Metal box section gutters and
downpipes.
Colour RAL 7016 Anthracite Grey.
- 6 - PPC metal flashings.
Colour RAL 7016 Anthracite Grey.
- 7 - Facing brickwork below cladding.
Colour Dark Grey.
- 8 - Unit signage Black numeral on
orange background RAL 2004
- 9 - Eco Sparrow Tower by the Nestbox
Company. Face fixed to cladding.
- 10 - Eco Kent Bat Box by the Nestbox
Company. Face fixed to cladding.
- 11 - Solar array to specialist design.



Kennedy James Griffiths
Chartered Architects and Project Managers



10 Victoria Park Court
516 Cowbridge Road East
Cardiff CF5 1DB
02920 545100

Baldwins Crescent
Swansea

Title	Date	
Elevations	24 10 2024	
Status	Scale @ A3	
Planning Application	1:150	
Drawing Number	Revision	Drawn by
1632:PL-04	-	DKB

Use figured dimensions only. Do not scale for construction purposes. This drawing is copyright

Offices at

Bristol
Coleshill
Doncaster
Dublin
Edinburgh
Exeter
Glasgow
Haywards Heath
Isle of Man
Leeds
Limerick
Newcastle upon Tyne
Newport
Peterborough
Portsmouth
Saltair
Skipton
Tadcaster
Thirsk
Wallingford
Warrington

Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0)1756 799919
info@jbaconsulting.com
www.jbaconsulting.com
Follow us:  

Jeremy Benn
Associates Limited
Registered in England
3246693

JBA Group Ltd is
certified to:
ISO 9001:2015
ISO 14001:2015
ISO 27001:2013
ISO 45001:2018