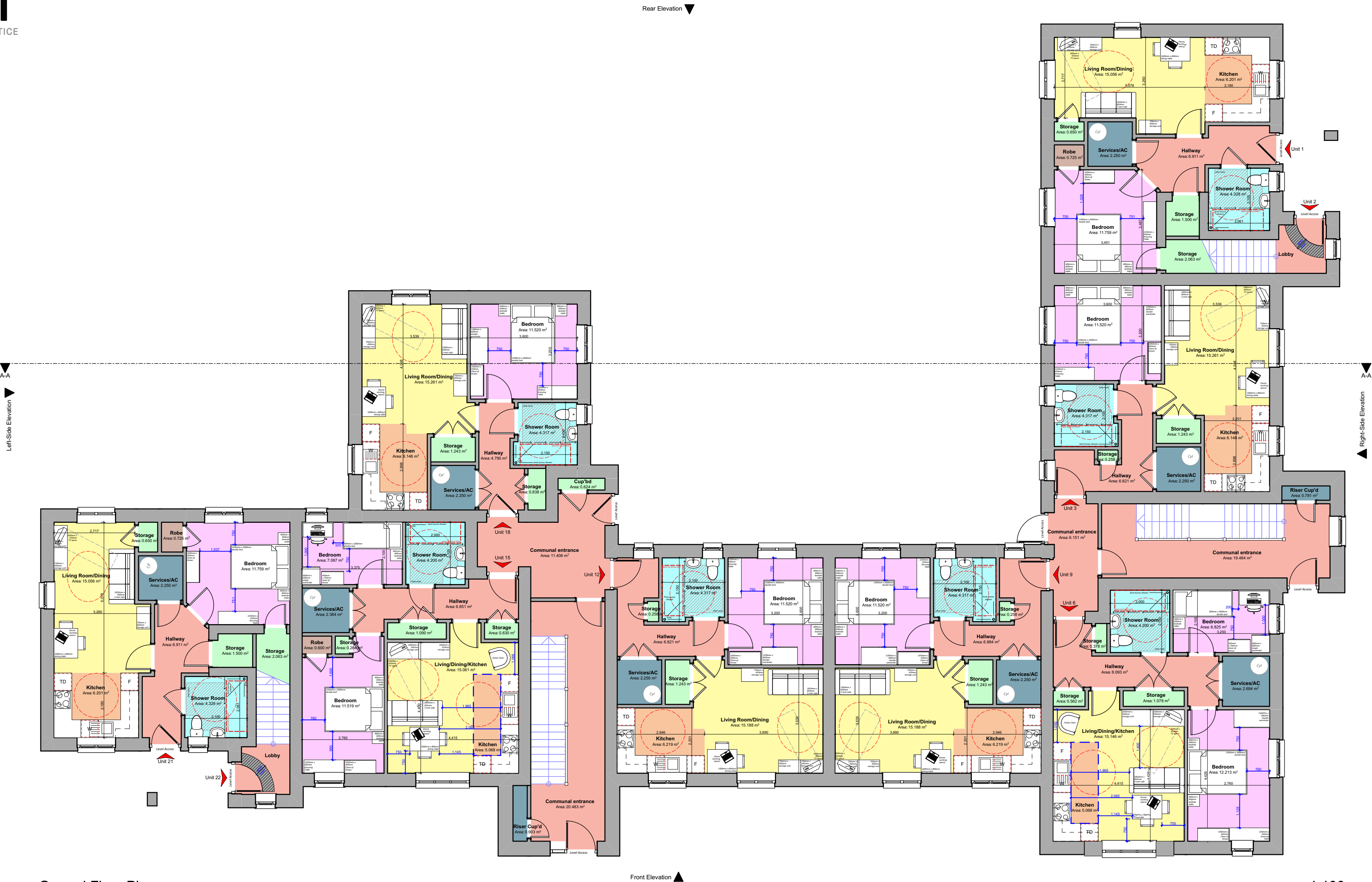


Proposed Redevelopment of the Former Red Dragon, Moorland Road, Port Talbot SA12 6JZ



Units 1&2: 2P1B Walk-Up Flats

Total Gross Internal Ground Floor Area = 54.283² (584.297sqft)
Total Gross Internal First Floor Area = 60.825m² (654.714 sqft)

Total Gross Average Internal Area = 57.554m² (619.506sqft)

Storage Areas:

(Storage areas highlighted in light green colour)

[Required Storage Space = 1.5m²]

Unit 1 - Ground Floor Flat Storage Area = 4.213m²

Unit 2 - First Floor Flat Storage Area = 1.741m²

*Note - Excludes services store highlighted in blue colour)

Units 3,4&5: 2P1B Common Access Flats

Total Gross Internal Ground Floor Area = 50.341² (541.867sqft)

Storage Areas:

(Storage areas highlighted in light green colour)

[Required Storage Space = 1.5m²]

Unit 3,4&5 - Storage Area = 1.501m²

*Note - Excludes services store highlighted in blue colour)

Units 6,7&8: 3P2B Common Access Flats

Total Gross Internal Ground Floor Area = 58.525² (629.96sqft)

Storage Areas:

(Storage areas highlighted in light green colour)

[Required Storage Space = 2.0m²]

Unit 6,7&8 - Storage Area = 2.018m²

*Note - Excludes services store highlighted in blue colour)

Units 9,10&11: 2P1B Common Access Flats

Total Gross Internal Ground Floor Area = 50.341² (541.867sqft)

Storage Areas:

(Storage areas highlighted in light green colour)

[Required Storage Space = 1.5m²]

Unit 9,10&11 - Storage Area = 1.501m²

*Note - Excludes services store highlighted in blue colour)

Ground Floor Plan

1:100

Units 12,13&14: 2P1B Common Access Flats

Total Gross Internal Ground Floor Area = 50.341² (541.867sqft)

Storage Areas:

(Storage areas highlighted in light green colour)

[Required Storage Space = 1.5m²]

Unit 12,13&14 - Storage Area = 1.501m²

*Note - Excludes services store highlighted in blue colour)

Units 15,16&17: 3P2B Common Access Flats

Total Gross Internal Ground Floor Area = 58.241² (626.90sqft)

Storage Areas:

(Storage areas highlighted in light green colour)

[Required Storage Space = 2.0m²]

Unit 15,16&17 - Storage Area = 2.004m²

*Note - Excludes services store highlighted in blue colour)

Units 18,19&20: 2P1B Common Access Flats

Total Gross Internal Ground Floor Area = 50.341² (541.867sqft)

Storage Areas:

(Storage areas highlighted in light green colour)

[Required Storage Space = 1.5m²]

Unit 18,19&20 - Storage Area = 2081m²

*Note - Excludes services store highlighted in blue colour)

Units 21&22: 2P1B Walk-Up Flats

Total Gross Internal Ground Floor Area = 54.283² (584.297sqft)

Total Gross Internal First Floor Area = 60.825m² (654.714 sqft)

Total Gross Average Internal Area = 57.554m² (619.506sqft)

Storage Areas:

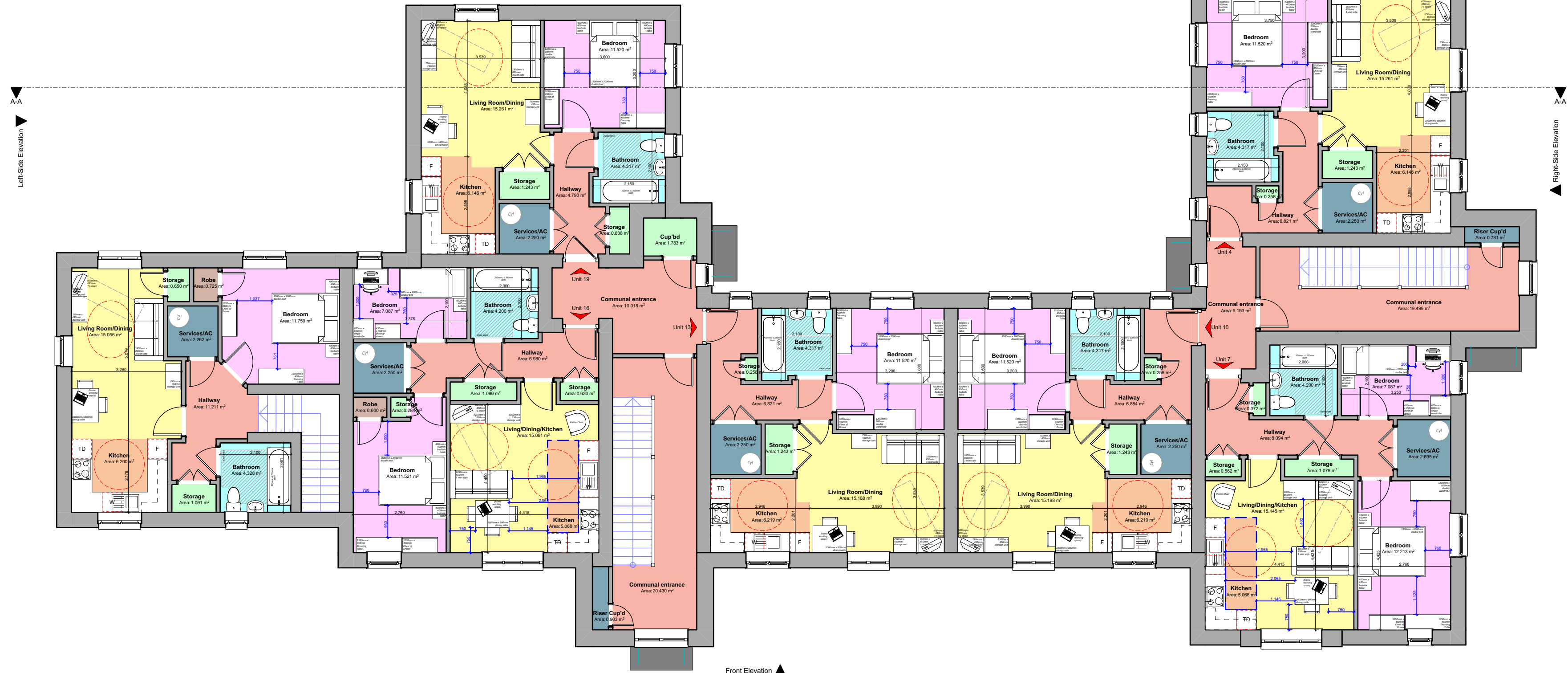
(Storage areas highlighted in light green colour)

[Required Storage Space = 1.5m²]

Unit 1 - Ground Floor Flat Storage Area = 4.213m²

Unit 2 - First Floor Flat Storage Area = 1.741m²

*Note - Excludes services store highlighted in blue colour)



First Floor Plan

1:100

Revision:	Date:	By:
A - Block updated to include extra 2 x walk-up flats.	31st March 2025	SE
B - Layouts updated to combined kitchen, living & dining in each apartments, general/storage checked & updated	18th Sep 2025	RH

Notes:

Client:
Castell Group

Scale: Noted
Sep: Oct '24
Drawn: SE/RH

Job Title:
Proposed Redevelopment of the Former Red Dragon,
Moorland Road, Port Talbot SA12 6JZ

Drawing Title:
CONCEPT/PLANNING DRAWINGS -
Ground Floor Plan & First Floor Plan

R590 - 115B