

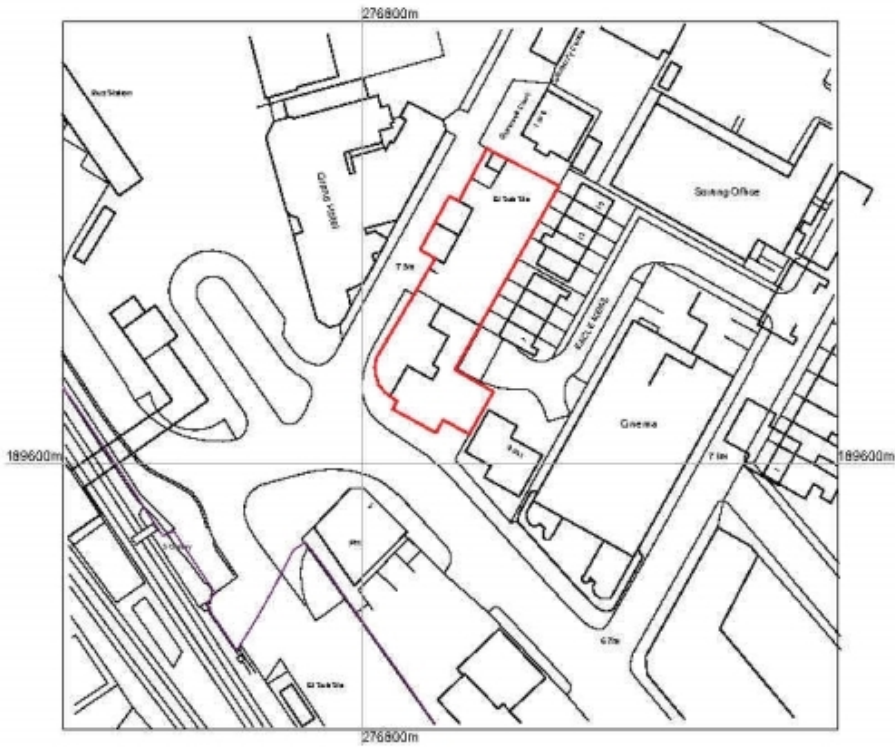


Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Planning Committee

(Remote) 9th August 2022

<u>APPLICATION NO:</u> P2021/0856	<u>DATE:</u> 19/08/21
PROPOSAL: The demolition of the existing 2 storey office building and the construction of 18 affordable housing apartments on upper floors with office/commercial units at ground floor and associated external works and parking area. (Further Revisions - Revised Location Plan showing a reduced application site area and revised certificate C.)	
LOCATION: Eagle House 2 Talbot Road Port Talbot SA13 1DH	
APPLICANT: I & S Gorvett with Castell Group C/o Castell Group Ltd	
TYPE: Full Plans	
WARD: Port Talbot	



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Not to Scale



SITE ADDRESS:

Eagle House
2 Talbot Road
Port Talbot
Neath Port Talbot
SA13 1DH

SITE AREA:

995m²

Easting: 278817
Northing: 189614

Grid Ref: SS788896



Kennedy James Griffin
Chartered Architects and Project Managers
Project
Residential Development
Eagle House, Port Talbot



Title
Location Plan

Date
09/06/2021

Status
Planning

Scale @ A3
1:1000

Drawing Number
1487-PL1-01

Revised
Drawn by
KJG

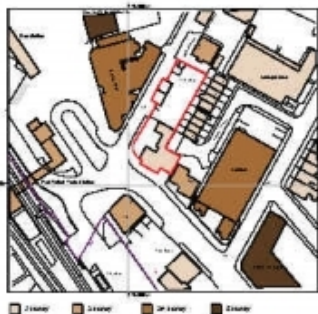
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- The Site
- School/College
- Supermarkets
- Railway/Bus station
- Major Road
- Leisure facilities
- Core Retail Areas
- Health Facility
- Convenience Stores
- Post Office
- Cycle Route
- Town Centre boundary
- Public Open Space
- Community facilities

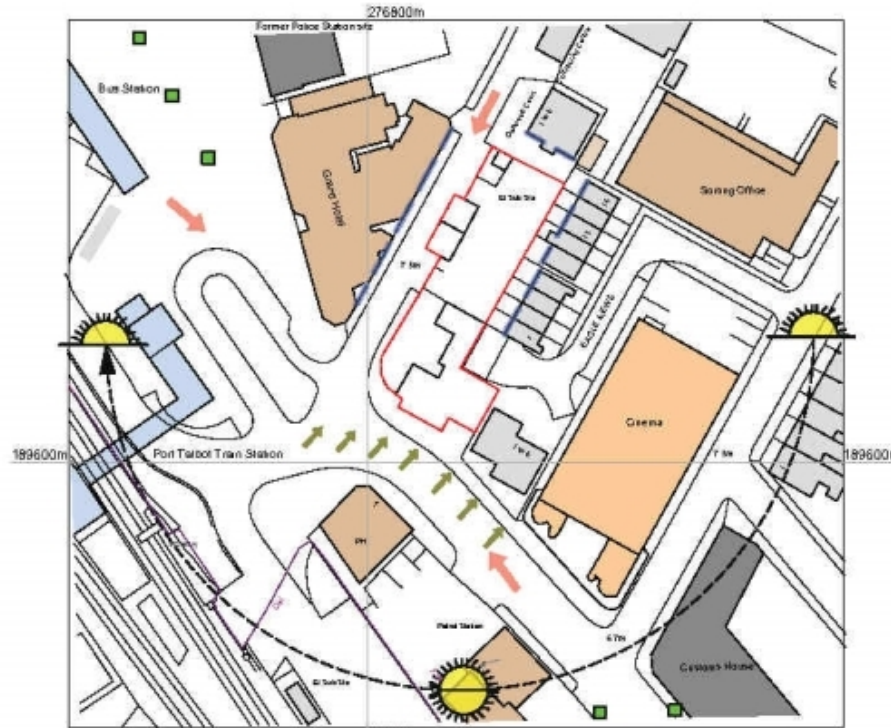
Large scale Analysis 1:7500



Building Heights (1:2500)

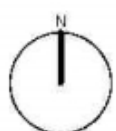


Movement (1:2500)



- Principal Views
- Elevation with overlooking FF windows
- Primary Noise source
- Major Public Transport nodes
- 2/3 Storey residential property
- Commercial Property
- Bus Stop
- 5 Storey residential property
- Proposed Community facility

Local Analysis 1:1000



Kennedy James Griffiths
 Chartered Architectural Practice
 RIBA
Residential Development
Eagle House, Port Talbot

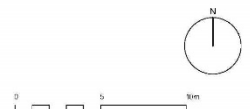
10938 545
 10 Victoria Road
 514 Cowbridge Road E
 Cardiff
 CF11

Tel: 0300 2021
 Site Analysis Plan
 Date: 03/06/2021
 Scale: 1:1000 1:750
 Drawing number: 1487-PL1-02
 Revision: 0
 Drawn by: CKG

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- Existing structure to be demolished
TOTAL GEA 380m²
- ① Existing gates to be removed
- ② Steel structures to be removed
- ③ Existing perimeter external doorways
- ④ Existing 680mm floor slab with 150mm concrete screed
- ⑤ Existing concrete sub base on its surface



Kowalski Jewell & Griffiths
 Chartered Architects and Project Managers
 Project:
**Residential Development
 Eagle House, Port Talbot**

T: 01493 561100
 10 Victoria Park Court
 4th Floor
 Cardiff
 CF11 2SR

Title: Existing Site Plan/Demolitions
 Date: 21/06/2021
 Scale: 1:500 (A1)
 Job Number: 1487-PL1-03
 Drawn by: DM

All figures dimensions unless possible. Do not rely on for construction purposes.
 For information only.







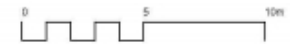
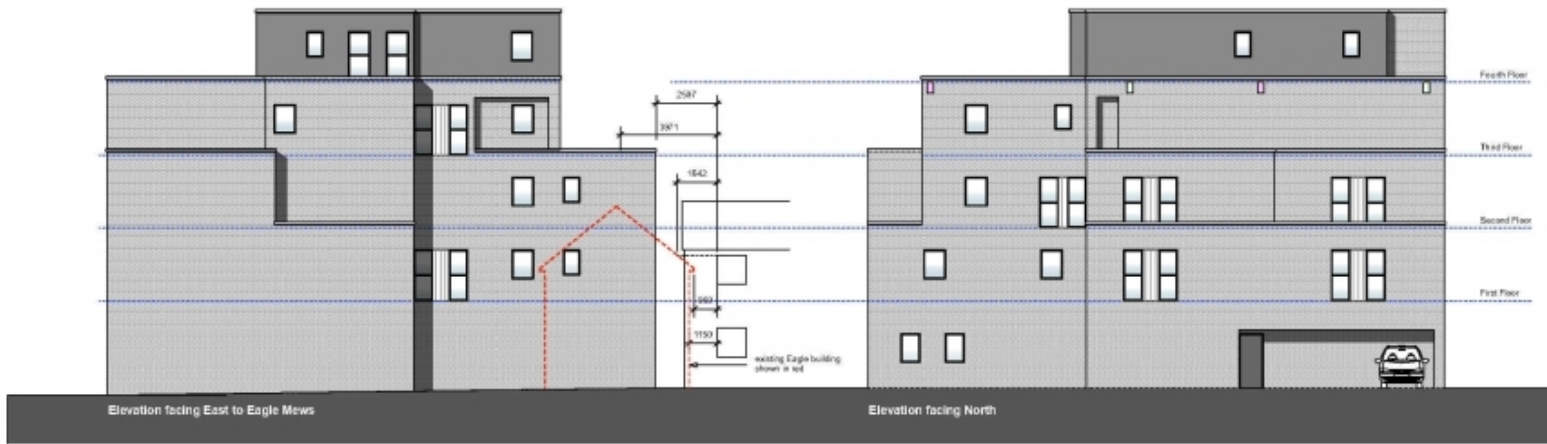




- 1 : Multi clay facing brickwork
- 2 : Zinc sheet vertical cladding with standing seam joints
- 3 : Grey u.pvc double glazed windows to apartments
- 4 : Grey aluminium shopfront an apartment entrance
- 5 : Shopfront to depend on occupiers and usage

ECOLOGY NOTES:
 To increase the Biodiversity of the site the following measures will be adopted 2 Schwegler 18 bat box and 2 Schwegler bird nest boxes will be installed as shown.

Schwegler bat box
 Schwegler nest box

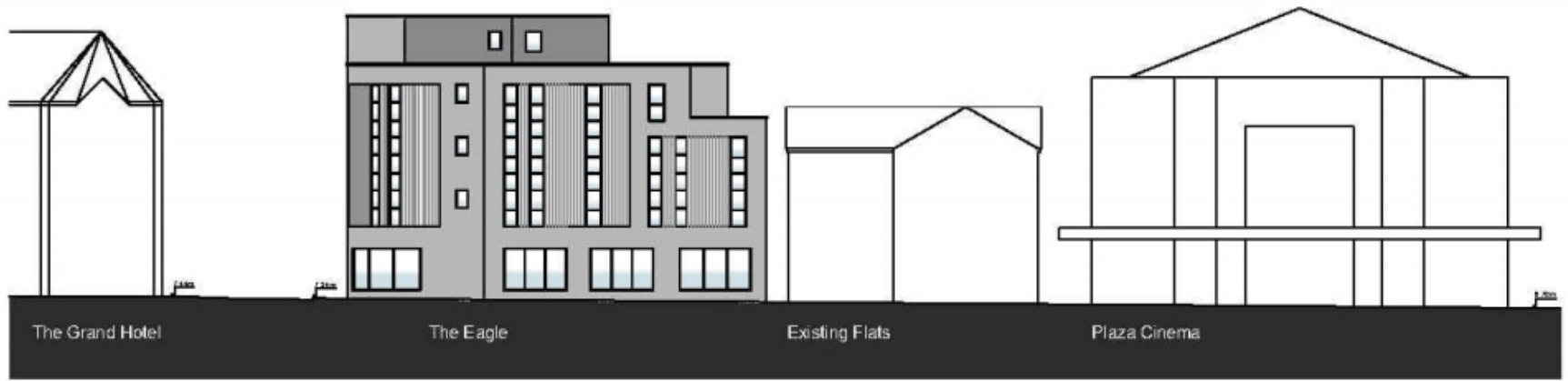
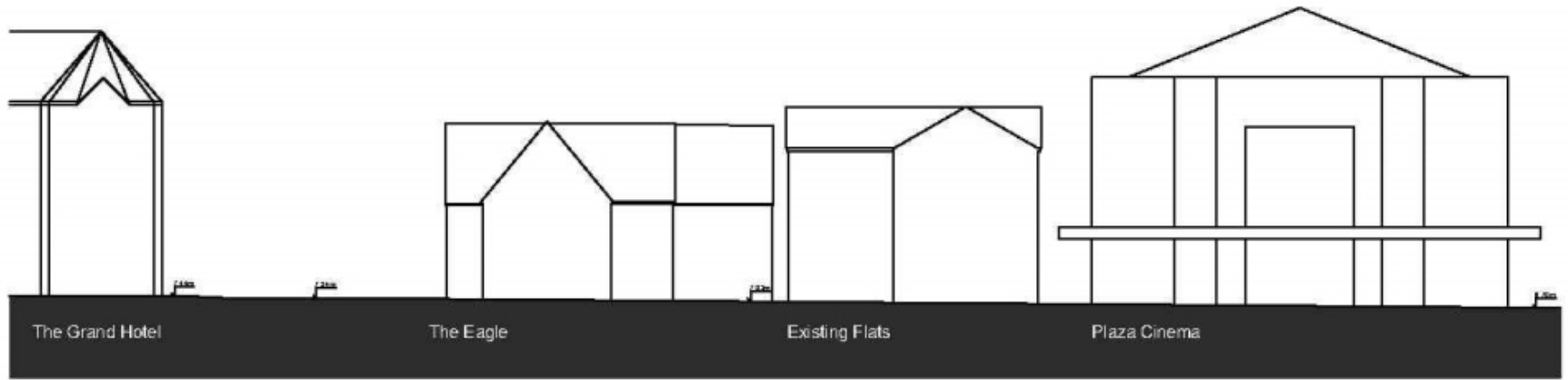


Kennedy James O'Leary
 Chartered Architects and Project Managers
 Project
Residential Development
Eagle House, Port Talbot

Title	Date	15
Proposed elevations		
Status	Scale	03
Planning	1:1	1:2
Job Number	Revision	Dr
1487-PL1-06	C	DJ

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C. Revised to show 2nd floor set back 6503 2622
 D. Revised to reflect new floor levels 17.01.2022
 A. Revised to reflect new floor levels 12.10.2021

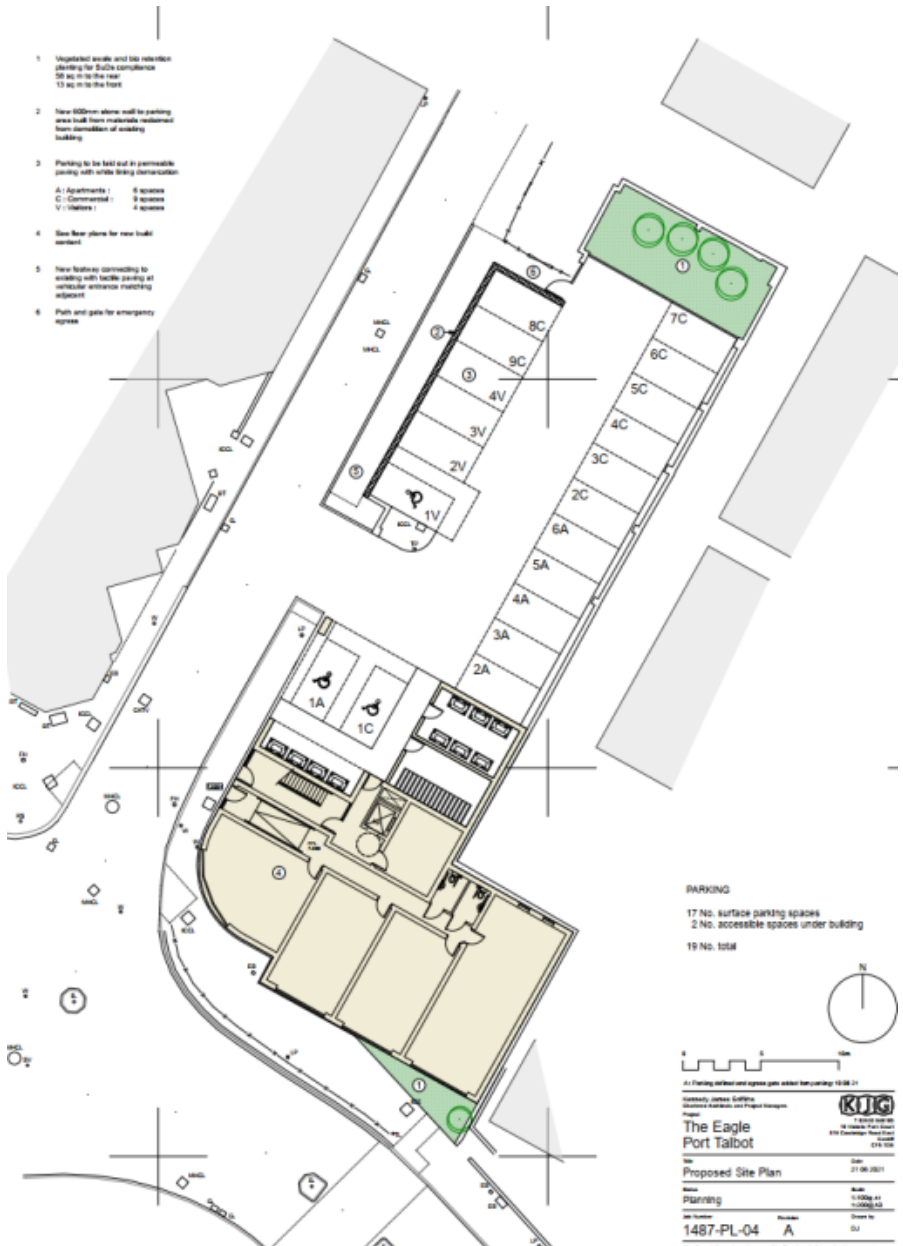


A: Levels revised and new scheme imported 11 10 2021

Kennedy James Griffiths Chartered Architect and Project Manager Project:			 T 02320 5400 10 Victoria Park, C 610 Cambridge Road, C CA CFC
Residential Development Eagle House, Port Talbot			
Title	Date		
Context elevations	14 06 2021		
Status	Scale A1		
Planning	1:250		
Job Number	Revision	Drawn by	
1487-PL1-07	A	DJ	
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- 1 Vegetated grade and its retention planting for SUEs compliance 50 sq m to the rear 10 sq m to the front
- 2 New 600mm stone wall to parking area built from permeable materials from foundation of existing building
- 3 Parking to be laid out in permeable paving with white brick demarcation
 - A : Apartments : 6 spaces
 - C : Commercial : 9 spaces
 - V : Visitors : 4 spaces
- 4 New floor plans for new build unit
- 5 New feature connecting to existing with tactile paving at vertical entrance matching adjacent
- 6 Path and gate for emergency egress

PARKING
 17 No. surface parking spaces
 2 No. accessible spaces under building
 19 No. total



A1 Parking without and spaces given subject for parking: 19 (0/1)
 KIG
 120121 1000 001
 14 South Park Street
 4102 Chatterton, Port Talbot
 SA1 1SD
 01497 5281

Client	City
Proposed Site Plan	21.06.2017
Author	Author
Planning	1:10000 A1
Site Number	Revision
1487-PL-04	A
	Drawn by
	CU