BLUEPRINT
Construction

6033 - Steel Museum

Feasibility Report

Ace Capital Projects Ltd

17 January 2024

0002

Notice

This document and its contents have been prepared and are intended solely as information for Ace Capital Projects Ltd and use in relation to Construction Feasibility

Blueprint Construction assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

This document has 78 pages including the cover.

Document history

Document title: Feasibility Report

Document reference: 0002

Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
1.0	To Present to Client	ALL	ALL	ALL	ALL	17/01/2024

Client signoff

Client	Ace Capital Projects Ltd
Project	6033 - Steel Museum
Job number	6033-ACECP-CD-XX-RP-C-0002-Rev01- FEASIBILITY REPORT
Client signature/date	

Executive Summary 6

1. Introduction 7

1.1. Background - JL 7
1.2. Scope of Feasibility Study- JL 8

2. Background Information 10

2.1. Use of building, past and present - IS 10
2.2. Current/proposed occupancy- IS 11

3. Outline Brief 13

3.1. Client's requirements - JL 13
3.2. Operational/functional needs - JL 13
3.3. Client directed adaptations to fabric of existing building – JL 14
3.4. Funding provision - JL 15
3.5. Programme, phasing -MC 16

4. Site/Location 17

4.1. Location description - IS 17
4.2. Ownership/tenancies - MC 17
4.3. Site investigation – Geological Survey - JL 19
4.4. Contaminated Land & Landfill - AW 20
4.5. Ground Levels Survey – JL 24
4.6. Location of Existing Statutory Services - MC 25
4.7. Services Adequacy - MC 26
4.8. Access – Pedestrian & Vehicular - IS 27
4.9. Archaeological status - AW 28
4.10. SSI/ SSSI/ SNCI/ AONB status 29
4.11. Condition Survey - IS 32
4.12. Visual Survey- IS 33
4.13. Alternative Site - SH 33
4.14. Site location plans - OS Database - MC 33
4.15. Surrounding Development - IS 34
4.16. Ecological Survey -SH 35
4.17. Tree Assessment -SH 36
4.18. Logistics - MC 36

5. Development Constraints 39

5.1. Planning - SH 39
5.2. Flood Consequence Assessment (FCA) - MC 39
5.3. Environmental Protection Requirements 41
5.4. Highways Implications - MC 42
5.5. Services Adequacy- MC 42
5.6. Uses of Surrounding Development & Site Constraints - IS 43
5.7. Phasing Arising from Nature of Works.- IS 43
5.8. Contractors site Compound & Access Thereto- IS 44
5.9. Party Wall Act - effect of proposal on adjacent properties - SH 44

6. Accommodation Requirements 45

6.1. Space Requirements - Car Parking - MC 45
6.2. Comparison with similar schemes previously undertaken- SH 46
6.3. Services requirements 46
6.4. External Works- IS 50
6.5. Equipment / fixed and loose furniture- AW 51

6.6. Furnishings - AW 52
6.7. Customer supplied equipment/ furniture - AW 53
6.8. Additional Access Requirements - AW 53
6.9. Security - JL 53
6.10. Flexibility of Use - SH 54
6.11. Phasing & Decanting - IS 55
7. Design/Specification 56
7.1. Existing construction composition, level of specification- IS 56
7.2. Alternative systems of construction - AW 56
7.3. External Works & Solar Shading- IS 56
7.4. Provision for Future Expansion & Alterations - IS 57
7.5. Building Regs - IS 57
7.6. Environmental Protection requirements - AW 58
7.7. Energy efficiency, BREEAM, EPC requirements, sustainability measures - SH 59
7.8. Maintenance - SH 59
7.9. Health & Safety: CDM Regulations, risk assessments throughout design process - JL 59
7.10. Accessibility issues - AW 60
7.11. Workplace Health, Safety and Welfare Regulations - AW 61
7.12. Carbon emissions targets - IS 62
8. Estimates 63
8.1. Capital costs - land acquisition, demolitions, building purchase, infra structure costs. - JL63
8.2. Works to be undertaken by contractor- JL 64
8.3. Fees - JL 65
8.4. VAT excluded - JL 65
8.5. Notes and exclusions – JL 66
9. Programme 67
9.1. Consult with Project Management and Clients - MC 67
9.2. Preliminary Design & Construction Programme - MC 68
10. Conclusions/Recommendations 68
10.1. Optimum Design Option and Associated Estimate; Programme Implications - MC 68
10.2. Request further instructions to proceed - MC 69
References 70
Appendix A. C2 Services plans 73
Appendix B. Site Location Plan 74
Appendix C. Flood Risk Plan 75
Appendix D. Scheme Drawings 76
Appendix E. Construction Programme Option 1 77
Appendix F. – Construction Programme Option 2 78

Figures

Figure 1-1 - Concept design 7
Figure 4-1 - Land Parcels/Ownership information 18
Figure 4-2 - Digimaps Geology Survey 19
Figure 4-3 - Digimaps Geology Key 19
Figure 4-4 - Showing disused railway tracks during 1960's (DigiMap 2023) 20

Figure 4.5 - Showing site is situated on suburban land (DigiMap, 2023) 21
Figure 4-6 - Showing close up radon levels over site (UKHealthSecurityAgency,2023) 23
Figure 4-7 - Showing overall radon levels over site (UKHealthSecurityAgency,2023) 23
Figure 4-8 - Showing no evidence of the site being in an area of outstanding natural beauty (CADW,2023) 30
Figure 4-9 - Showing no evidence of world heritage sites. (CADW,2023) 31
Figure 4-10 - Showing no evidence of registered gardens (CADW,2023) 31
Figure 4-11 - Showing Special Areas of Conservation (NRW,2023) 32
Figure 4-12 - Scheme Location 34
Figure 5-1 - Flood Risk Map (NRW, 2023). 40
Figure 6-1 - Crossing Visibility Requirements 45

Executive Summary

Blueprint have assessed the site in question and identified a few issues that will need addressing, such as further surveys to be undertaken both environmental and structural, a number of utility diversions, demolition works and also infrastructure improvement works. All of which are further detailed within this report. It is advised that these works will be required in addition to proposed construction works and will need to be addressed within phase 1 of construction in order to achieve completion of works. Blueprint have also produced a number of construction phase proposals to the client in order to proceed efficiently as required with the works plan. Preliminary Costs and schedules have been created to show the impacts financially to the project.

3.5. Programme, phasing -MC

Programme options have been provided within Appendix E & F, Phase 1 of the proposal is to be completed by August 2025 as requested, by ACE Capital Projects. With phase 2 of the proposal deemed to start after completion. Please refer to point 9 for further information on phasing. Construction phase plan drawings are also located within Appendix D.

4.6. Location of Existing Statutory Services - MC

A high-level clash analysis of existing utilities located within and affected by the route has been undertaken. This is based on the C2 searches undertaken by Blueprint Construction in October 2023, with no other utility enquiries made at this stage. The C2 search plans are provided in Appendix A.

A Check within the coal authority was also undertaken to check whether the area fell within risk area and whether the need for a Coal Mining Risk assessment was needed it was deemed that this wasn't needed either and the map is also found in Appendix A.

It has been assumed that where existing underground utilities are shown to be within the proposal extents, they will be affected, and utility diversions are therefore required. More comprehensive utility enquiries are required to determine the situation. At this stage, utilities visible on the utility plans but located outside of the proposal are assumed to be unaffected. A list of utilities which C2 searches have been acquired for and their status on the proposal are outlined within the table 1.1 below:

Table	Service	Location	Proposed Strategy
National Grid	Low Voltage (LV)	Underground	Affected (Divert)
National Grid	Service	Underground	Affected (Divert)
Wales & West Utilities	Low Pressure Gas Pipe	Underground	Affected (Divert)
Welsh Water	Combined Sewer (600mm)	Underground	Affected (Divert)
Welsh Water	Distribution Main (250mm)	Underground	Affected (Divert)
Welsh Water	Foul Sewer (150mm)	Underground	Affected (Divert)
Welsh Water	Air Valves	Underground	Unaffected
Welsh Water	Tap	Underground	Unaffected
ESP Utilities	Gas Main	Underground	Unaffected
BT	Built BT Cabling	Overhead & underground	Unaffected

4.7. Services Adequacy - MC

The capacity of all existing mains located in the area can be found in the table above, given the size of the proposal it is likely that upgrades in this area are needed. The upgrade works should be considered at the same time as the diversion works with assessing the area to include larger water and gas main pipes to maintain sufficient pressure to the proposal, the introduction of a new sub-station should also be considered at a convenient location, to increase power supply. Further consultation with the affected service providers, is recommended and diversion designs will need to be acquired along with service upgrade information to proceed the works.

Consultation with service providers will provide more accurate design specifications.

4.14. Site location plans - OS Database - MC

The scheme is located adjacent to the A48 Heilbronn Way, the current site is used as a car parking facility for the town of Port Talbot. Access into the site can be attained by exiting the A48 onto Grove Place and then onto Station Road until you come to the south-eastern extent of the site. The proposed steel museum development is the located along the northern boundary of the site extents with the area currently holding the Riverside Church Building, in which we propose to demolish, please see Figure below for site location and our OS map location plan drawing can be Found in Appendix B.

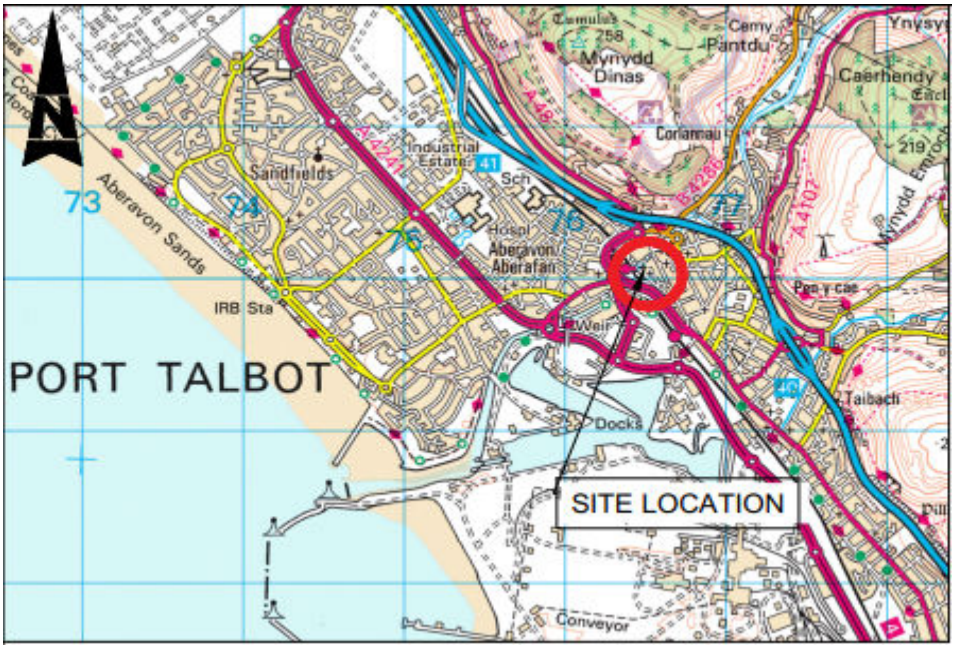


Figure 4-12 - Scheme Location

4.18. Logistics - MC

The nearest Quarries for Concrete, aggregates, asphalt and also Steel and wood supplies are listed in table 1.1.

Table	Material	Location	Distance (from Steel Museum)
Heidelberg	Ready mix concrete	1. Works, Rio Tinto Wharf, Port Talbot SA13 1RA	3 miles
	Ready mix concrete	2. St. Davids Rd, Llansamlet, Swansea SA6 8QL	10 miles
	Aggregates	3. Ewenny Rd, Bridgend CF35 5AN	15 miles
	Asphalt	4. Penderyn Quarry, Penderyn, Aberdare CF44 0TX	25 miles
Breedon Group	Aggregates	5. The, Gilfach Rd, Port Talbot, Neath SA10 8AD	9 miles

	Ready mix concrete	**6. Docks Glamorgan, Kings Dock, Northside of, Swansea SA1 8QT**	**10 mile**
	Asphalt	**7. c/o Hanson Aggregates, Forest Wood CF72 9XD**	**28 miles**
Tarmac	**Aggregates**	**8. Cornelly Quarry, Heol-Y-Splot, Porthcawl, Bridgend CF33 4RD**	**10 miles**
	Ready mix concrete	**9. Old Iron Works Church Road, Briton Ferry SA11 2HZ**	**5 miles**
	Asphalt	**10. Tarmac Torcoed Asphalt Plant, Porthyrhyd Nr, Carmarthen SA32 8PY**	**31 miles**
Swansea Timber & Plywood Co	**Timber**	**11. 57-60 Oxford St, Swansea SA1 3JD**	**11 miles**
Scotts Timber	**Timber**	**12. Canal Rd, Neath SA11 1LJ**	**8 miles**
Manderwood Timber engineering	**Timber**	**13. Seaway Drive, Seaway Parade Industrial Estate, Port Talbot SA12 7BR**	**3 miles**

4.18.1. Waste Export Locations

The following waste transfer stations accept construction and demolition wastes and offer a recycling facility.

Company	Facilities	Location	Distance (from Milton P&R)

Derwen Recycling & Waste Management	Hazardous waste, aste transfer, recycling, and land fill	1. Neath Abbey Wharf, Neath Abbey, Skewen, Neath SA10 6BL	9 miles
Griffiths Waste Management	Waste transfer, Haulage and Aggregate recycling	2. Beechwood House, Bryntywod, Llangyfelach, Swansea SA5 7LP	12 miles
LPM Waste Management Ltd	Waste transfer and recycling	3. 43 Ynys Fawr Ave, Resolven, Neath SA11 4LS	14 miles
WastePro	Hazardous waste, waste transfer, recycling, Haulage and land fill	4. Linton Yard, Heol-Y-bwlch, Bynea, Llanelli SA14 9SU	20 miles

It is desirable to minimise the movement of all waste to and from site, reducing construction traffic, carbon footprint and transportation cost, in order to achieve a more sustainable project. We also aim to provide all materials locally sourced which will input back into the local economy adding further benefits for the proposed construction and surrounding areas. All materials are aimed to be sourced within the above distances.

Site Waste Management Plan (SWMP) and Materials Management Plan (MMP) would be required to support the re-use of site-won materials.

5. Development Constraints

5.2. Flood Consequence Assessment (FCA) - MC

The proposal area is flat and low-lying and is located adjacent to the River Afan, flood risk maps were assessed from Natural Resources Wales (NRW).

The general site extents fall into a low-risk flooding from rivers which means there is between a 0.1 – 1% chance in this area and the proposal of the steel museum footprint falls on top of a low-risk area for flooding from surface water & small watercourses. This suggests that this small area is low lying with poor drainage making it subject to flooding with a low chance (0.1% - 1%), the area can be outlined showing the whole site proposal, within the image below and also found within Appendix C – Flood Risk Map.

It has also been noted that flood defences have already been built adjacent to the river, on both the northwest and southeast sides in the form of a masonry faced retaining wall on both sides. To the Northwest side of the river the flood defence wall is approximately 6m in height with sections of block stones protruding into the river offering some scour protection. The Southeast side of the river is the side which borders with our proposal this side also has a masonry faced retaining wall approximately 6m in height, which offers adequate protection for the site from River flooding as shown in Appendix C. Point to note are that the Southeast

protection wall is located on the low side of the river flow and is heavily covered in vegetation and shrubbery.

Impact on Construction Activities

In order to mitigate the surface water flooding Blueprint, propose to introduce Filter drains or Sump and integrate into the Civils design ensuring adequate water storage volumes and infiltration rates are calculated, so ground conditions and soil quality are not affected. This will follow the national Standards for Sustainable Urban Drainage Systems (SUDS), introducing such drainage.

The Southeast River defence retaining wall may also need the vegetation removed, so that further inspection of the wall can be undertaken to determine its condition. We also propose to include raised foundations into the design to ensure the building is not affected by any form of flooding.



Figure 5-1 - Flood Risk Map (NRW, 2023).

5.4. Highways Implications - MC

The area has been assessed and identified that a road directly to the west of the site boundary will need to be maintained at all times as this road is needed for deliveries into the Aberafan shopping centre. To the east of the centre there is a road that is also in need of being maintained as it is currently used as a taxi rank, loading bays for nearby shops and deliveries for nearby shops fronted on Station Road.

In order to maintain this access a phase 1 of works construction route plan has been created and can be found in Appendix D. This plan outlines areas that are designated for construction traffic and deliveries in blue and then outline areas needed to be maintained for local stakeholder purposes of access and delivery in red. The sketch also outlined to the proposed site compound for phase one of the works suggesting a suitable area of the car park be closed off for site compound, welfare units, temporary waste storage and material storage purposes.

It has also been shown that a large area of the car park should always remain open and undisturbed to ensure accessibility to the local town, shops and amenities ensuring they are unaffected by construction phase.

Further to this a full civils design will be undertaken labelling connection points to major highways, linking the proposal to the wider community. We propose that the existing access to the Riverside Church Car Park is widened, with turning heads provided along with parking facilities to enable adequate access for all sized vehicles into the proposed site, for both later construction phase and operational use.

5.5. Services Adequacy- MC

As covered in 4.7.

6. Accommodation Requirements

6.1. Space Requirements - Car Parking - MC

Existing car parking sufficient for Phase 1, proposed car parking identified below to be incorporated with Phase 2.

It has been identified that directly to the southeast of the proposal site, just past the road, there is an existing car park that can be used for parking for the new proposal. The car park currently has 103 spaces with 95 standard parking spaces and 8 disabled bay spaces which are situated closest to the site proposal for accessibility purposes. We propose to upgrade this car park and maintain white lining and road surface in order to use the spaces for the site proposal. The possibility of adding a bus stop along with road marking as per the Traffic Signs Manual Chapter 5 is also considered.

As part of this we also propose to install a road crossing on our proposed through road which is where the existing mini-roundabout is located. This Road crossing is proposed to be a zebra crossing fully compliant with the Department for Transport LTN 2/95, given that desirable visibility splays of 50m and 70m can be achieved we have concluded that this crossing will be most effective for the areas speed limit please see table below:

12 TABLES

Table 1 ALL TYPES OF CROSSING - VISIBILITY REQUIREMENTS

Reference should be made to Departmental Advice Note TA 12/81[27]

85 Percentile Approach Speed (m.p.h.)	25	30	35	40	45	50
Desirable Minimum Visibility (metres)	50	65	80	100	125	150
Absolute Minimum Visibility (metres)	40	50	65	80	95	115

Figure 6-1 - Crossing Visibility Requirements

9. Programme

9.1. Consult with Project Management and Clients - MC

We have provided two Construction phase plan options which vary in construction demand. Both options can be found within Appendix D of this report and are outlined below:

Option 1

This option looks at building more buildings at phase 1 of construction Blueprint have deemed it possible to undertake all Surveys, utility diversions for the site, demolition works, and infrastructure works, then fully construct and commission Plots 1, 2, 11, 12 & 13. This proposal is expected to cost more at phase 1 by building two extra buildings at this phase, the only repercussions of this option are that far more resource would be needed in order to achieve this within phase 1 and we have also proposed that this may delay the phase 1 handover date from August 2025 to Early October 2025 which is then followed by the defect period. Although this option is a month later than the finish date given. Blueprint can assure the full operation of more buildings within this site at the end of phase 1.

Option 2

The buildability of option 2 is a simpler option which will entail all Surveys, utility diversions for the site, demolition works, and infrastructure works are completed the same along with the completion of Plots 11,12 & 13. This is a less demanding option in terms of local supply chain allowing the supply chain and local resources to accumulate more efficiently possibly preventing issues here to, it is also proposed to cost less than option 1. Although the operation of the boardwalk, Steel Museum and market area will be fully commissioned toward the end of August 2025, there will be less operational building at the end of this phase for your consideration. Blueprint have also been able to add time contingency to this programme of 10% due to the less stringent strain of supply chain and resources pools.

9.2. Preliminary Design & Construction Programme - MC

The construction programmes for both options can be found in Appendix E & F of this report, both programmes have phases of construction highlighted in bold and further details of float times are also found here.

10. Conclusions/Recommendations

10.1. Optimum Design Option and Associated Estimate; Programme Implications - MC

Blueprint has concluded after assessing the site thoroughly and cost and programme implications added to the project at preliminary stage, Blueprint having provided 2 phasing options for ACE Capital Projects to consider. Construction Phase plan option 2 appears in professional opinion to be the most desirable option for Phase 1 of works. This option offers the client more flexibility when it comes to programming helping any problems with supply chain or resources be managed efficiently under a more manageable pressure. The option is also estimated to cost approximately £9.5 Million which is also approximately £2 million cheaper that option 1. With option 2 a 10%-time contingency has also been programmed in which does not affect the overall finish date of August 2025, this gives greater flexibility within the construction programme, ensuring a more realistic timescale to completion of Phase1. Some of the findings which add extra time and cost which apply to both options are as follows:

- Relocation of Existing Church Services and market/fair
- Demolition Works
- UXO Survey
- Borehole Investigation
- Contaminated Land
- Radon Survey
- Service Diversions/Upgrades
- Low Risk Flood Zone – Introduce raised foundations/ drainage etc.
- Structural Survey on Riverbank gabion wall
- Methane Survey

- Infrastructure Works / TM Design

10.2. Request further instructions to proceed - MC

Awaiting client feedback concerning option choices, upon confirmation Blueprint will continue with the pre-construction information package and progress with the next stage of work under RIBA.

References

NRW (2023). Flood-map-for-planning natural resources Wales Story Map Series.

[online] available at: https://flood-map-for-planning.naturalresources.wales/.

DigiMap (2023).Historic Maps. [Online] Available at: https://digimap.edina.ac.uk/roam/map/historic.

HSE(2013). Workplace health, safety and welfare. Workplace (Health, Safety and Welfare) [Online] Available at: https://www.hse.gov.uk/pubns/books/l24.htm

HSE(2020). Health and Safety at Work etc Act 1974. [Online] Available at: https://www.hse.gov.uk/legislation/hswa.htm

NHBC(2023). Radon Protection Requirements. [Online] Available at: https://www.nhbc.co.uk/builders/products-and-services/techzone/technical-updates/radon-protection-requirements

Welsh Government (2010). Approved Document C. [Online] Available at: https://www.gov.wales/sites/default/files/publications/2019-05/building-regulations-guidance-part-c-resistance-to-contaminants-and-moisture.pdf

Welsh Government(2010) Approved Document L. [Online] Available at: https://www.gov.wales/sites/default/files/publications/2022-10/building-regulations-approved-document-l-vol-1.pdf

HSE(2018). Safety in the installation and use of gas systems and appliances. [Online] Available at: https://www.hse.gov.uk/pubns/priced/l56.pdf

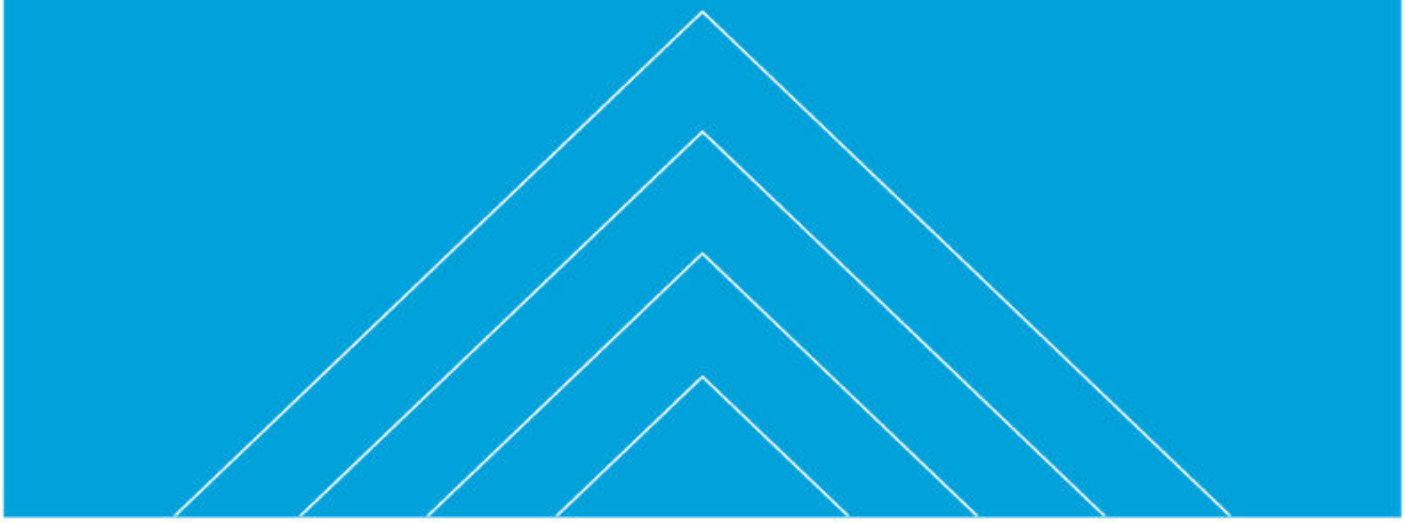
Welsh Government (2010). Approved Document M. [Online] Available at: https://products.ihserc.com/tmp_stamp/597803747/VZLASGAAAAAAAAAA.pdf?sess=597803747&prod=CIS1

CADW (2023). Search Cadw Records (2023). [Online] Available at: https://cadw.gov.wales/advice-support/cof-cymru/search-cadw-records

Natrual Resources Wales NRW (2023). Data Map Wales [Online] Available at: https://datamap.gov.wales/maps/new?layer=inspire-nrw:NRW_SSSI#/

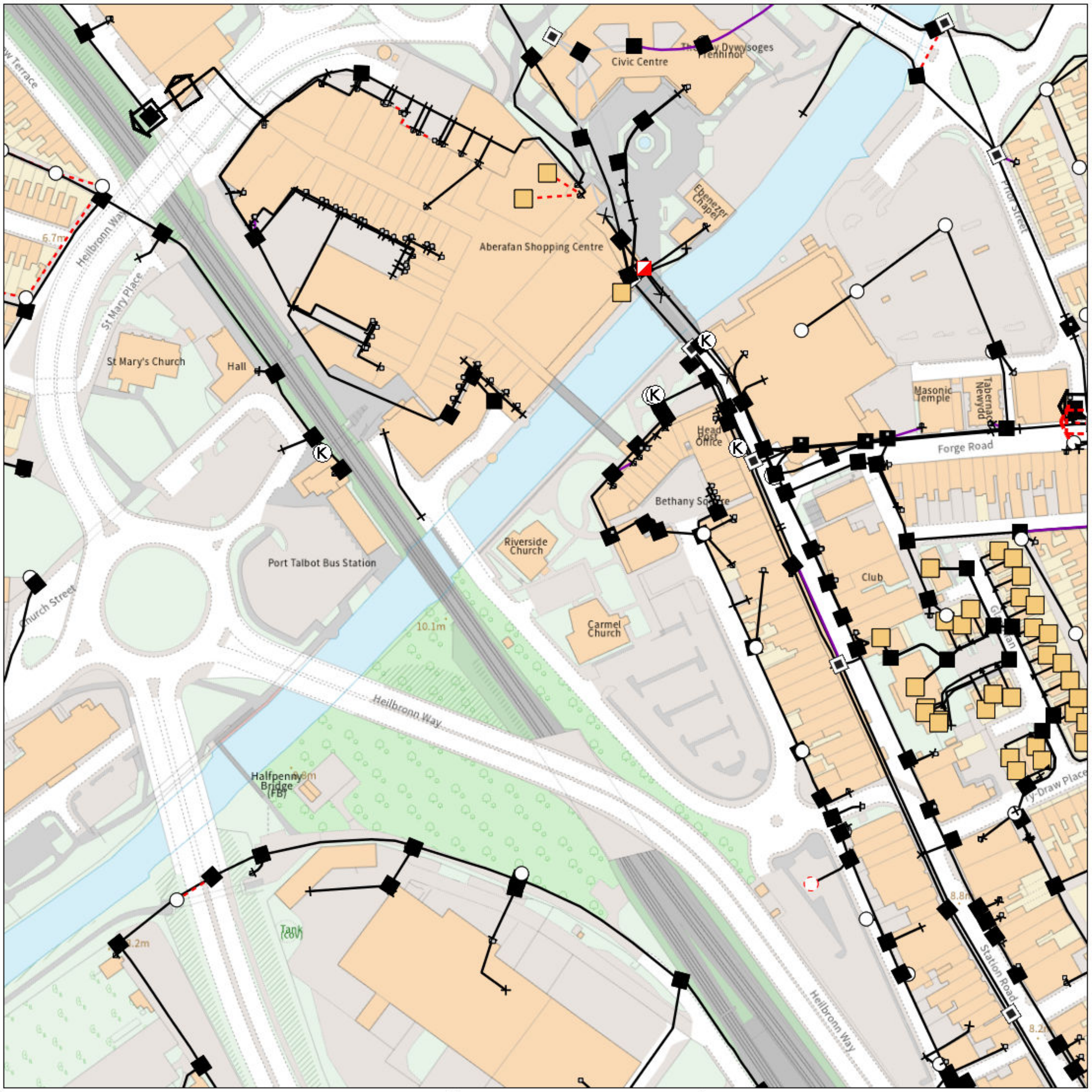
UKHealthSecurityAgency (2023)- Radon Map UK. [Online] Available at: https://www.ukradon.org/information/ukmaps

Appendices



Appendix A. C2 Services plans

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

Reproduced from the Ordnance Survey map by BT
by permission of Ordnance Survey on behalf of the
Controller of Her Majesty's Stationary Office
(C) Crown Copyright British Telecommunications plc 100028040

KEY TO BT SYMBOLS

	Planned	Live
PCP		
Pole		
Box		
Manhole		
Cabinet		

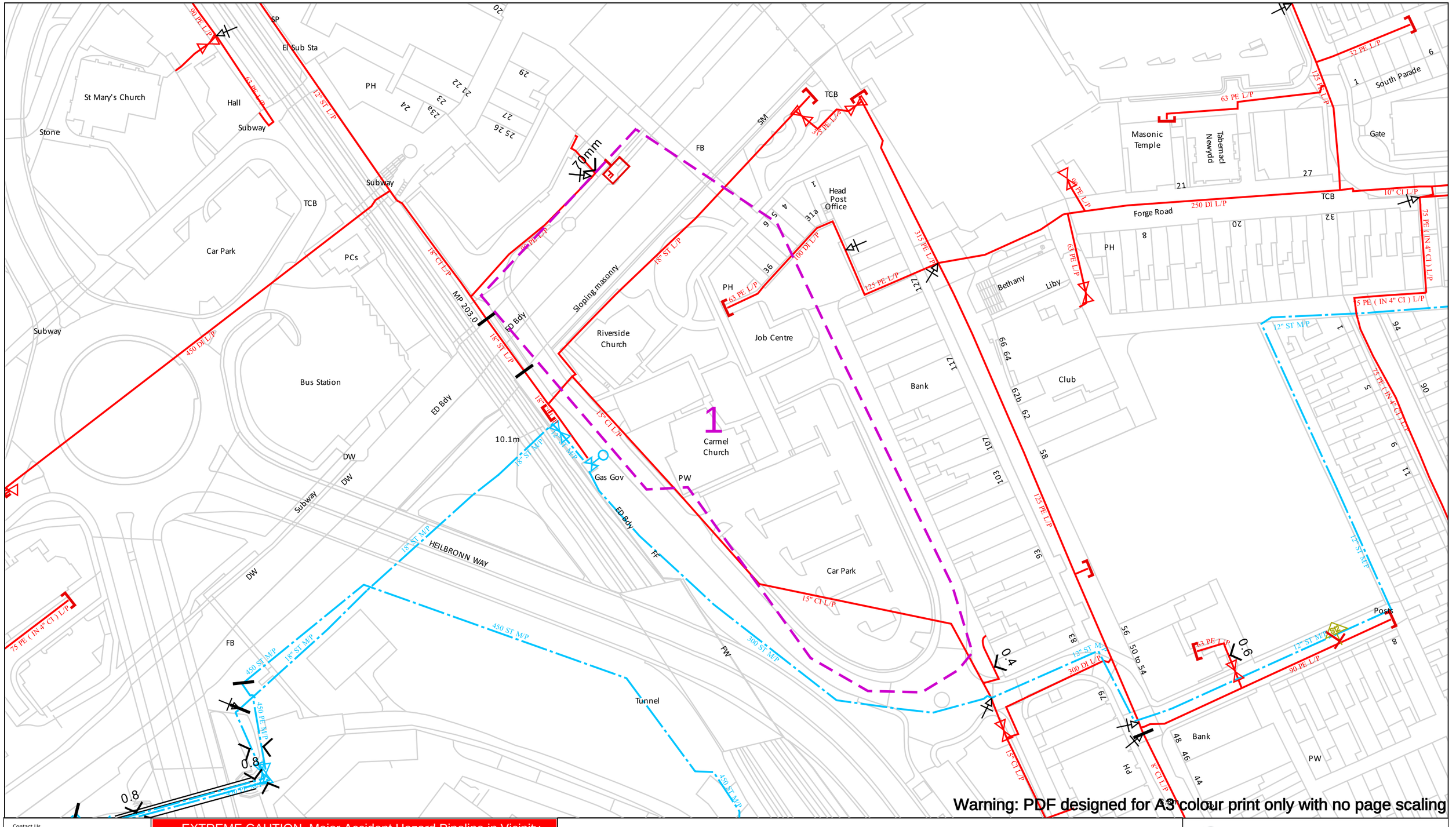
Change Of State	+	Hatchings	
Split Coupling	×	Built	
Duct Tee	▲	Planned	
Building		Inferred	
Kiosk	K	Duct	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.

	Pending Add	In Place	Pending Remove	Not In Use
Power Cable				
Power Duct				N/A

BT Ref : ZIH09131Z
Map Reference : (centre) SS7648090044
Easting/Northing : (centre) 276480,190044
Issued : 16/11/2023 09:13:39

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk



Warning: PDF designed for A3 colour print only with no page scaling

Contact Us
Mapping Enquiries: 02920 278 912
General Enquiries: 0800 912 2999

Date Requested: 25/10/2023
Job Reference: 31303057
Site Location: 276498 189992
Requested by:
Mr mathew catlin
Your Scheme/Reference: 6033 - Steel Museum

Scale: 1:1250 (When plotted at A3)

EXTREME CAUTION. Major Accident Hazard Pipeline in Vicinity
****RISK OF DEATH OR SERIOUS INJURY****
Prior to excavation starting you must contact the plant protection team on 02920 278912

IMPORTANT NOTICES

- This information is given as a guide only and its accuracy cannot be guaranteed
- The plan only shows those pipes owned by Wales & West Utilities (WWU) as its role as a licensed Gas Transporter
- Service pipes, valves, syphons, stub connections etc. may not be shown but their presence should be anticipated
- You must use safe digging practices in accordance with HS(G)47 to establish the actual position of mains, services and other apparatus before any mechanical excavation is used
- It is your responsibility to ensure this information is provided to all persons working near our plant
- If in doubt call the WWU dig team on 02920 278912

In case of an emergency call 0800 111 999

100m

Dig Sites

Area: Line:

- Low Pressure (LP) 21mbar – 75mbar
- Medium Pressure (MP) 350mbar – 2bar
- Intermediate Pressure (IP) 2bar – 7bar
- High Pressure (HP) >7bar

- Line/Fire Valve
- Governor Station
- Change of Diameter
- End Cap
- Depth of cover

WALES&WEST UTILITIES

Smell gas?
Call the Gas Emergency Service on 0800 111 999.

Dial before you dig

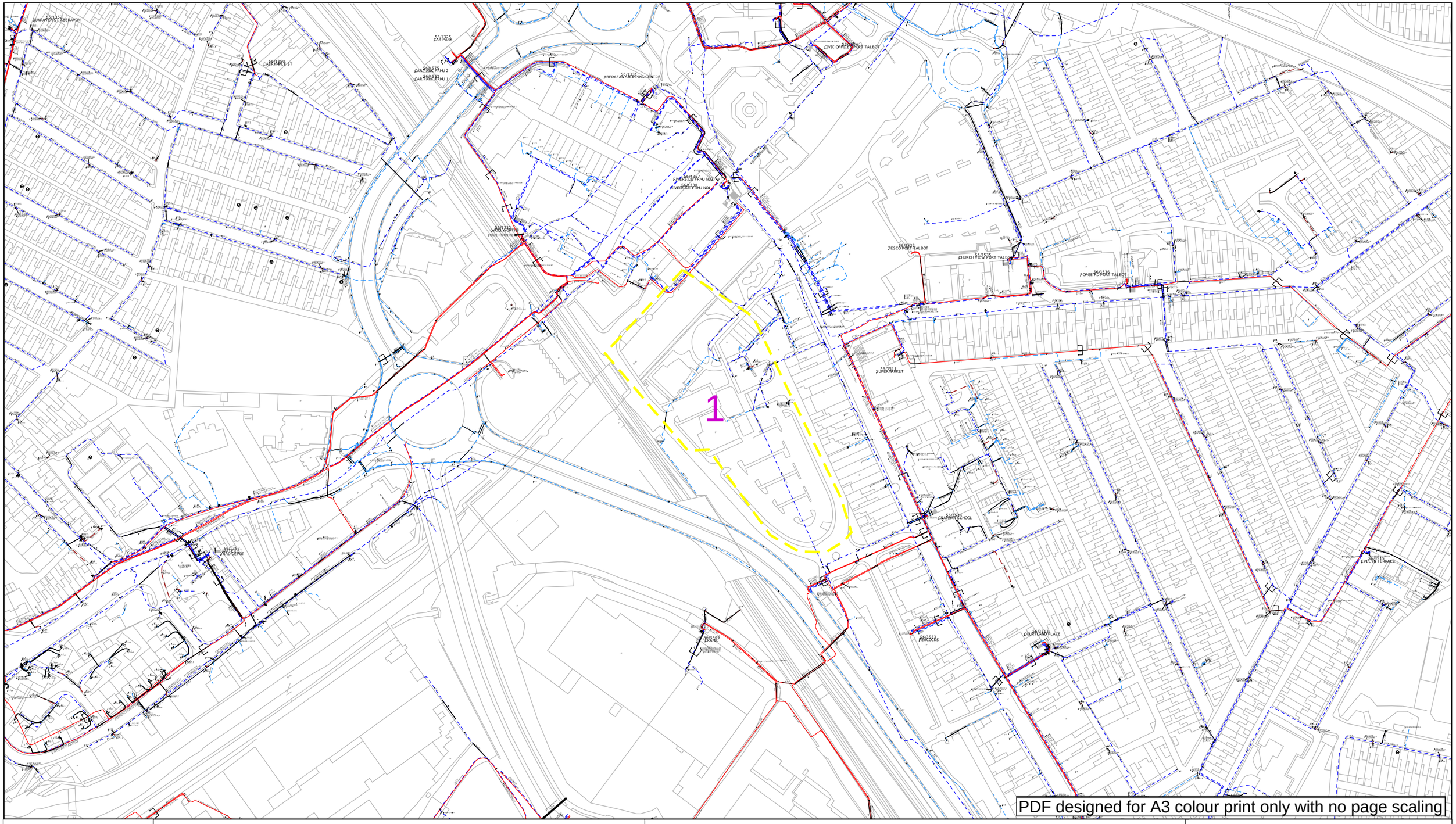
We need 10 days' notice

Dial
Call 029 2027 8912 before you start work.

Investigate
Before you dig, make sure you know what's below.

Go ahead
Done your research? Now you can dig safely.

Crown Copyright © - Reproduced by permission of Ordnance Survey on behalf of HMSO. And database right 2023. All rights reserved. Ordnance Survey Licence number 0100044308.



PDF designed for A3 colour print only with no page scaling

Contact Us

Mapping Enquiries: 0121 623 9780

General Enquiries: 0800 096 3080

Date Requested: 25/10/2023
Job Reference: 31303057
Site Location: 276498 189992
Requested by:
Mr mathew catlin
Your Scheme/Reference: 6033 - Steel Museum

Scale: 1:2500 (When plotted at A3)

IMPORTANT NOTICES

- This information is given as a guide only and its accuracy cannot be guaranteed. Services or recent additions to the network may not be shown.
- Cables, overhead lines & substations owned by other electricity network owners or private companies may be present and may not be shown.
- You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our Contact Centre on 0800 096 3080.
- Advice should be sought from the National Grid Electricity Distribution Contact Centre for any work that is to take place in proximity to 66kV or 132kV underground cables and 66kV 132kV overhead lines – 0800 096 3080

0 200m

Link Box

Site Location Line/Area

Overhead Line
- PL
- Service
- LV
- HV (11kV)
- HV (33kV)
- HV (66kV)
- HV (132kV)

Underground Cable

National Grid Telecoms

Private Cables

PME Earth

Underground Earth

Pilot Cables

Pole Mounted Transformer

Ground Mounted Transformer

Report damage immediately KEEP EVERYONE AWAY FROM THE AREA
0800 6783 105

nationalgrid Electricity Distribution

Email: NGED.MapResponse@NationalGrid.co.uk

Crown Copyright © All Rights Reserved. Ordnance Survey Licence numbers: 100022432. NGED Copyright: This copy has been made by or with the authority of National Grid Electricity Distribution (NGED) pursuant to Section 47 of the Copyright Designs and Patents Act 1988 unless that Act provides a relevant exception to copyright the copy must not be copied without the prior permission of the copyright owner.

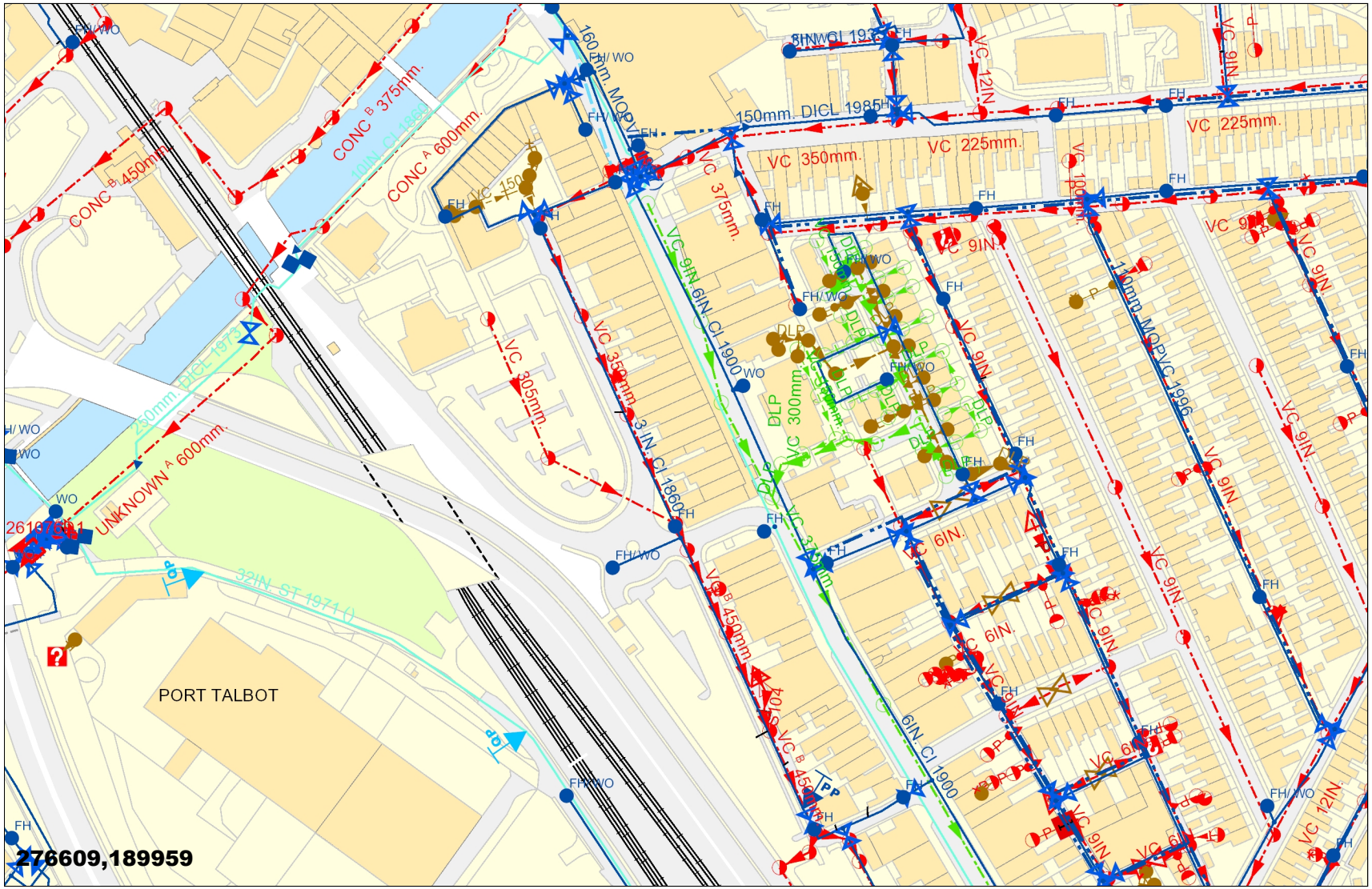
Dŵr Cymru
Welsh Water

6033 - Steel Museum Existing Water Services

24/10/2023

N
W E
S

Scale: 1: 2500



LEGEND

Clean Water

- Sluice Val
- Air Val, SINGLE
- Tap
- Pressure Reducing Valve
- Meter
- BULK Meter
- FH
- Cap
- Existing Main
- NON COMPANY

Sewerage External

- Foul
- Surface Water
- Combined
- Rising Main
- Private
- Treatment Works
- Pumping Station
- Special Purpose
- Unknown End
- Change, Combined Overflow
- Outfall, FOUL
- Lamp Hole, Foul
- Private Sewer Transfer
- Lateral Drain
- Inspection Chamber

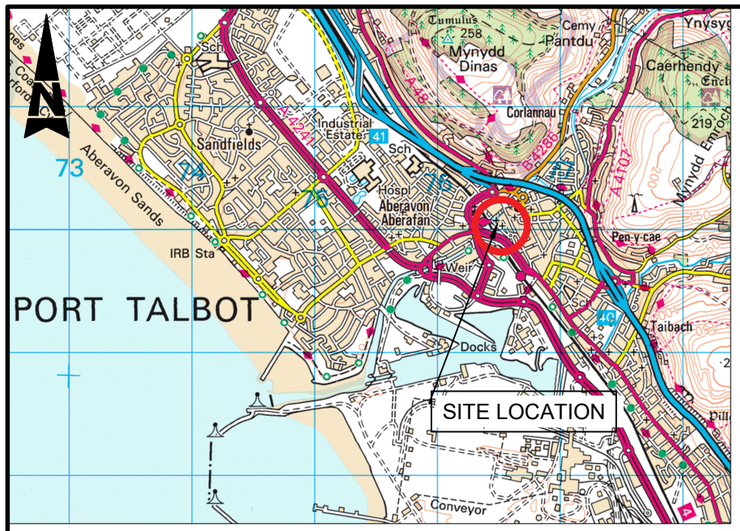
Dwr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon In the event of excavations or other works made in the vicinity of the company's apparatus and any onus of locating the apparatus before carrying out any excavations rests entirely on you. The information which is supplied hereby the company, is done so in accordance with statutory requirements of sections 198 and 199 f the water industry Act 1991 based upon the best Information available and in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclosure the existence of a drain sewer or disposal main laid before 1 September 1989, or if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information us entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the company's right to be compensated for any damage to its apparatus.

EXACT LOCATION OF ALL APPARATUS TO BE DETERMINED ON SITE

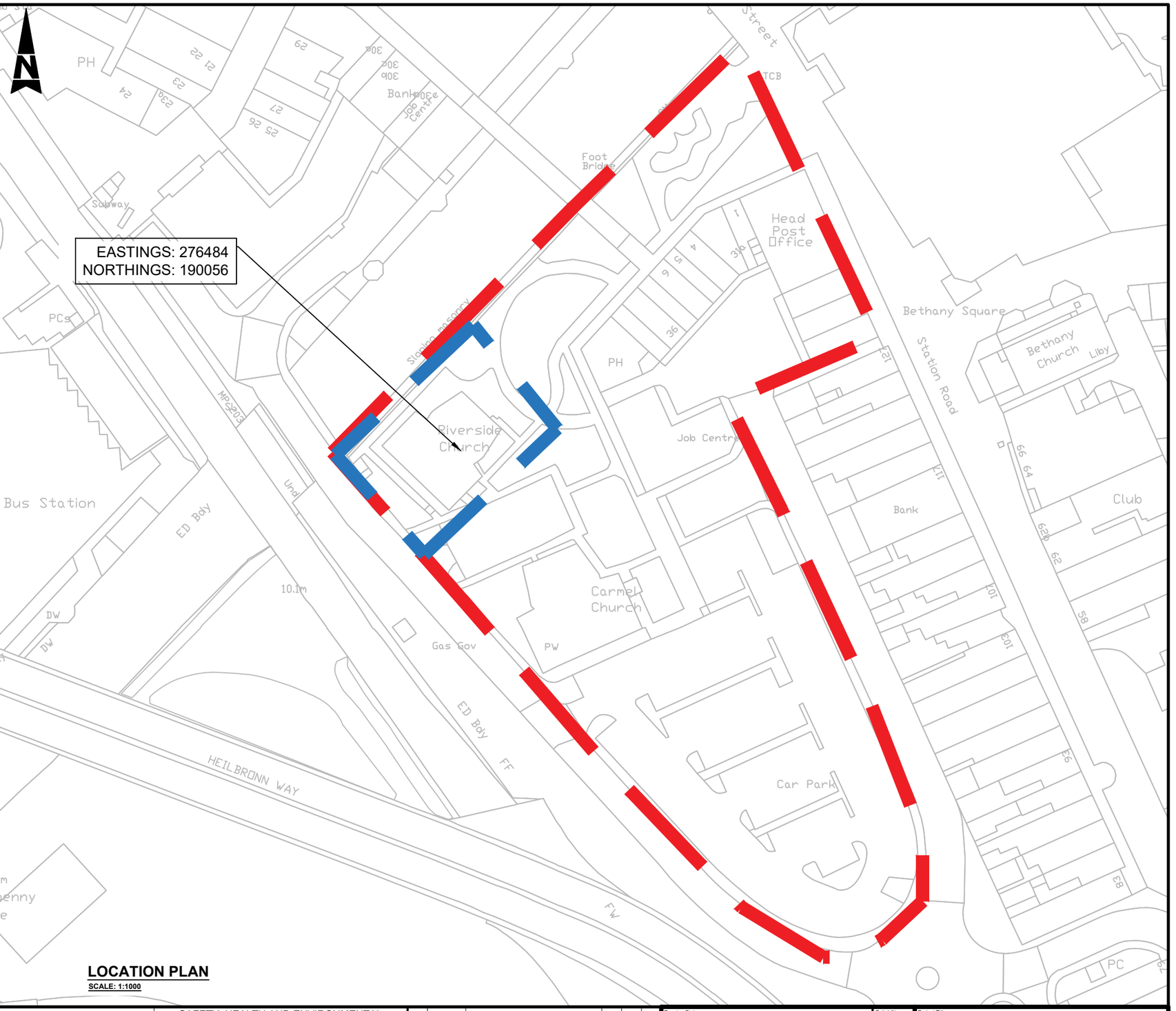
Reproduced from the Ordnance Survey's maps with the permission of the Controller of Her Majesty's Stationary Office. Crown Copyright. Licence No: WU298565.

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be Asbestos Cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

Appendix B. Site Location Plan



LOCATION PLAN
SCALE: 1:25,000



LOCATION PLAN
SCALE: 1:1000

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
2. TO BE READ IN CONJUNCTION WITH ALL OTHER SCHEME DOCUMENTATION.

KEY:

PROPOSED SITE LOCATION

PROPOSED STEEL MUSEUM DEVELOPMENT

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

CONSTRUCTION

CLOSE PROXIMITY TO LIVE BURIED SERVICES

MAINTENANCE/CLEANING

NONE

DECOMMISSIONING/DEMOLITION

CLOSE PROXIMITY TO LIVE BURIED SERVICES

Rev.	Date	Description	By	Chk'd	App'd
P01	15/11/2023	FIRST ISSUE	MC	MC	

Drawing Status: **FOR INFORMATION**

Suitability: S02

BLUEPRINT Construction

Project Title: 6033 - STEEL MUSEUM

Drawing Title: LOCATION PLAN

Scale	Designed	Drawn
AS SHOWN	M.C.	M.C.
Original Size	Date	Date
A3	15/11/2023	15/11/2023

Drawing Number: 6033-ACECP-CD-XX-DR-C-0001

Revision: P01

Appendix C. Flood Risk Plan



Cyfoeth Naturiol Cymru
Natural Resources Wales

Flood Risk Maps

6033 - Steel Museum Flood Risk Map

Legend

- Flood Defence Locations

Areas Benefitting from Flood Defences

- Rivers
- Sea
- Rivers and Sea

Flood Risk from Rivers

- High
- Medium
- Low

Flood Risk from the Sea

- High
- Medium
- Low

Flood Risk from Surface Water & Small Watercourses

- High
- Medium
- Low
- Risk Level Under Review
- Main Rivers

Scale at A3: 1:2,500

Date: 24/10/2023

0.1 0.05 0 0.1

km

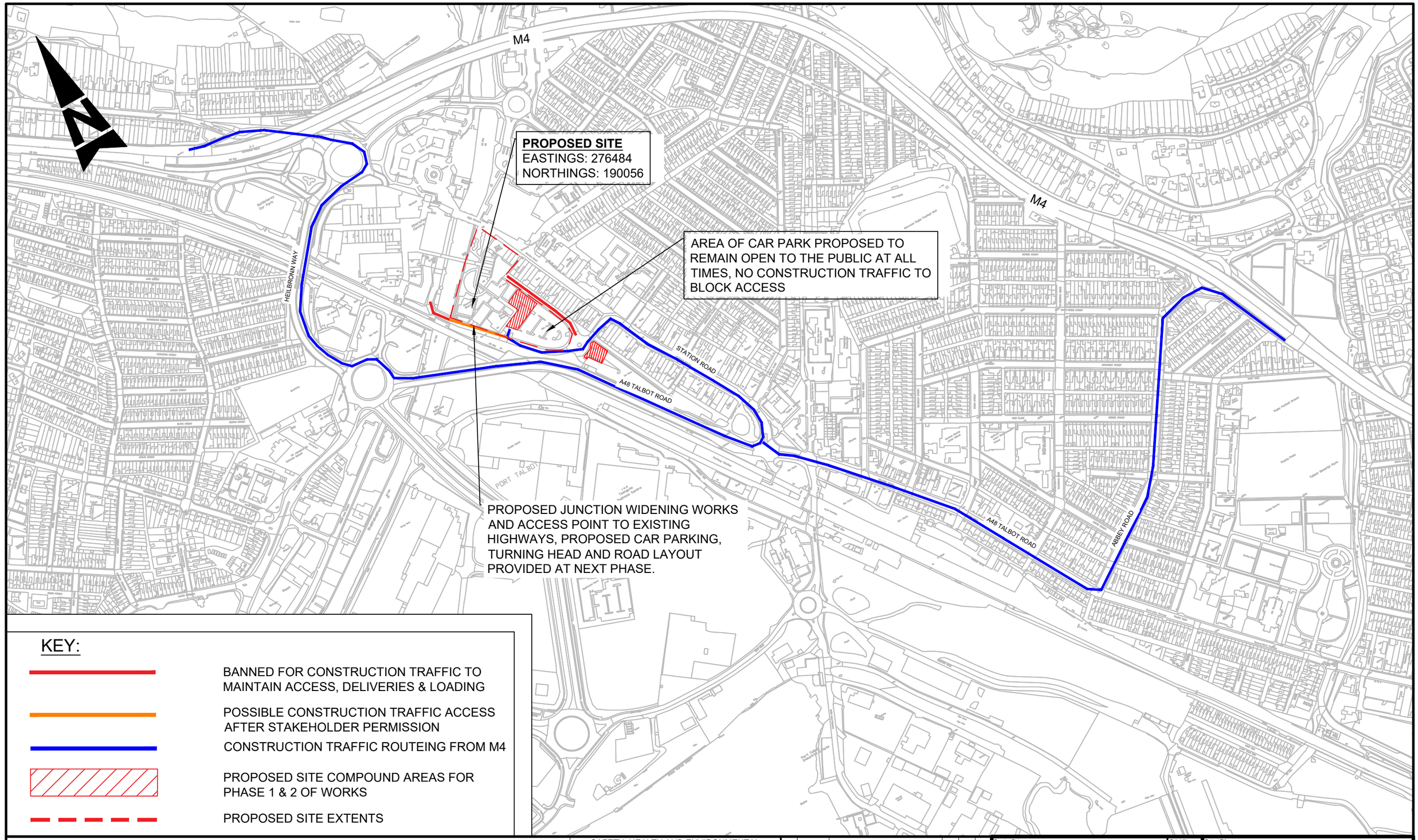
British National Grid

Disclaimer

https://naturalresources.wales/flooding/disclaimer-for-our-flood-and-coastal-erosion-risk-maps/?lang=en

© NRW/CNC. Some information derived from © UK Centre for Ecology & Hydrology © UKCEH, the Environment Agency © EA and Getmapping Plc and Bluesky International Limited, Defra, © Met Office and DARD Rivers Agency, © Cranfield University, © James Hutton Institute, © Ordnance Survey, © Land & Property Services. All rights reserved.

Appendix D. Scheme Drawings



KEY:

- BANNED FOR CONSTRUCTION TRAFFIC TO MAINTAIN ACCESS, DELIVERIES & LOADING
- POSSIBLE CONSTRUCTION TRAFFIC ACCESS AFTER STAKEHOLDER PERMISSION
- CONSTRUCTION TRAFFIC ROUTEING FROM M4
- PROPOSED SITE COMPOUND AREAS FOR PHASE 1 & 2 OF WORKS
- PROPOSED SITE EXTENTS

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL LIASE WITH LOCAL BUSINESSES AND COMMUNITY PRIOR TO STARTING WORKS.
3. DRAWING TO BE ISSUED TO SUPPLY CHAIN PROR TO ANY SITE DELIVERIES FOR ACCESS/EGRESS INFORMATION.
4. TO BE READ IN CONJUNCTION WITH ALL OTHER SCHEME DOCUMENTATION.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:
CONSTRUCTION
CLOSE PROXIMITY TO BURIED SERVICES
MAINTENANCE/CLEANING
NONE
DECOMMISSIONING/DEMOLITION
CLOSE PROXIMITY TO BURIED SERVICES

Rev.	Date	Description	By	Chk'd	App'd
P01	29/11/2023	FIRST ISSUE	MC	MC	

Drawing Status: **FOR INFORMATION**

Suitability: S02

BLUEPRINT Construction

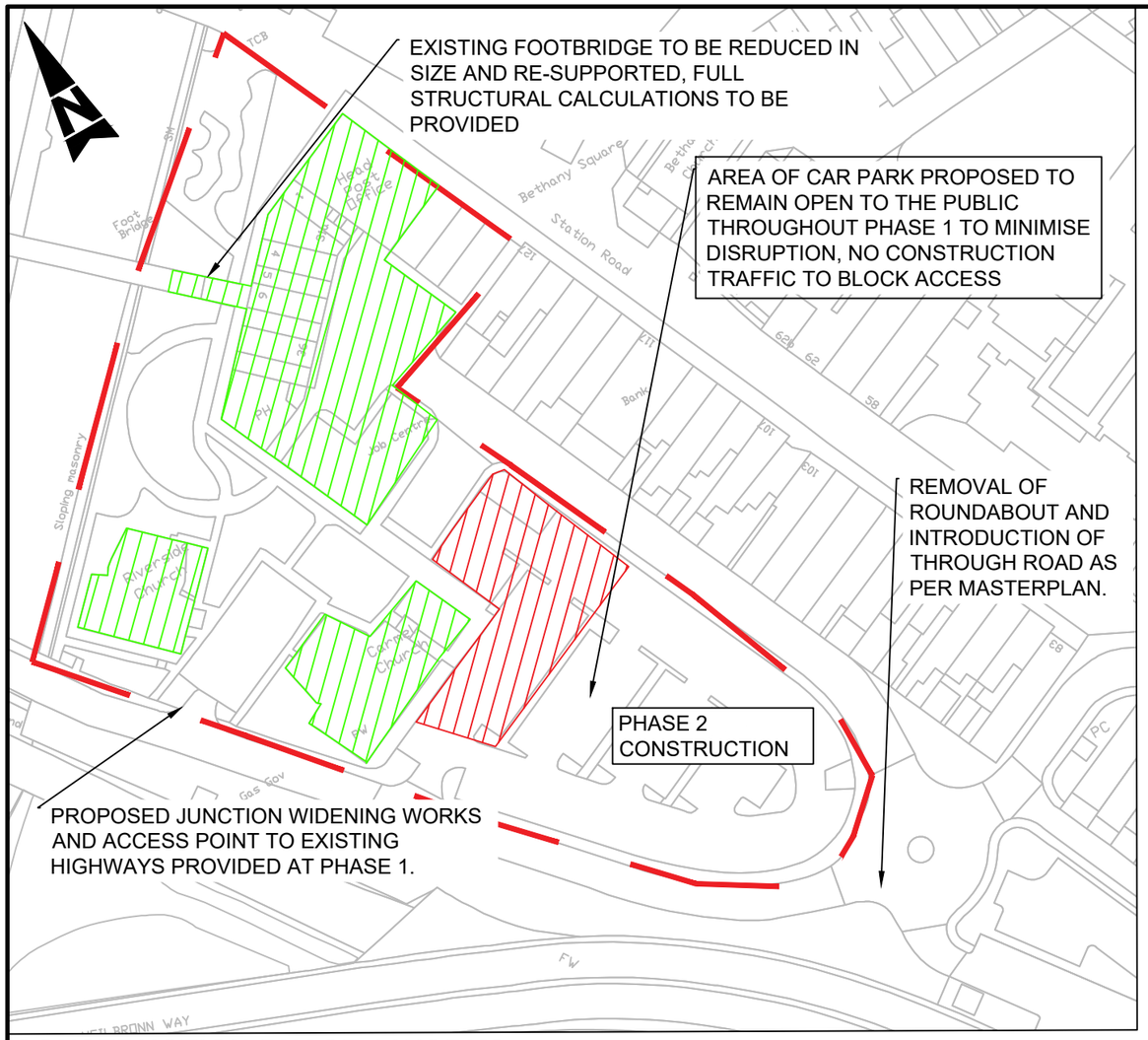
Project Title: 6033 - STEEL MUSEUM

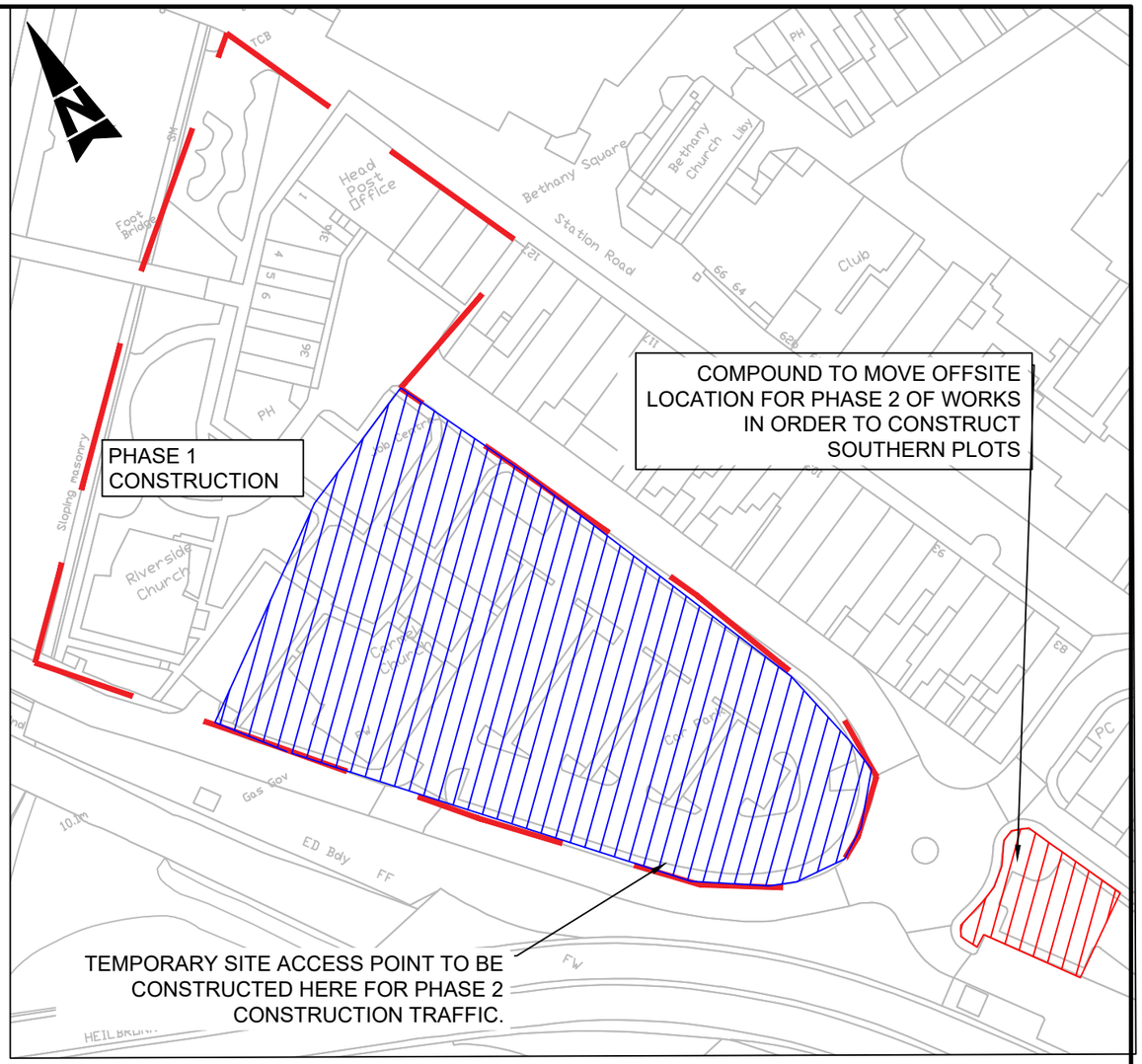
Drawing Title: PHASE 1 PERMITTED CONSTRUCTION SITE ACCESS ROUTES

Scale	Designed	Drawn
1:5000	M.C.	M.C.
Original Size	Date	Date
A3	29/11/2023	29/11/2023

Drawing Number: 6033-ACECP-CD-XX-DR-C-0003

Revision: P01





CONSTRUCTION PHASE 1 WORKS:

1. COMPLETION OF STRUCTURAL SURVEYS OF RETAINING WALL ALONG RIVER BANK A, ALONG WITH OTHER SURVEYS. UNDERTAKE SERVICE DIVERSION FOR ALL EXISTING UTILITIES PROVIDERS AND ALSO ANY PROPOSED UPGRADE WORKS TO NETWORKS.
2. BEGIN DEMOLITION FOR ALL BUILDINGS HATCHED IN GREEN, SITE CLEARANCE WORKS TO BE COMPLETED FOR AREA OF SITE NORTH WEST OF COMPOUND.
3. HIGHWAYS IMPROVEMENT WORKS COMPLETE JUNCTION WIDENING AND REMOVAL OF ROUNDABOUT CONSTRUCTING THROUGH ROAD WITH JUNCTIONS AS PER MASTERPLAN.
4. BEGIN CONSTRUCTION WORKS FOR PLOTS 12 & 13 REDUCING LENGTH OF EXISTING WALKWAY TO TIE IN WITH PROPOSED BOARDWALK.
5. BEGIN CONSTRUCTION WORKS FOR PLOT 11, 1 & 2.
6. UPON COMPLETION OF PLOTS 11, 1 & 2, BEGIN PHASE 2 OF WORKS.

CONSTRUCTION PHASE 2 WORKS:

1. MOVE SITE COMPOUND TO ADJACENT COMPOUND ACQUIRED UNDER EASEMENT.
2. SITE CLEARANCE AND CIVILISING OF SITE WORKS TO BE COMPLETED ALONG WITH TEMPORARY ACCESS WORKS, BEGIN CONSTRUCTION WORKS FOR PLOT 10 & 3.
6. UPON COMPLETION OF CONSTRUCTION WORKS OF ABOVE. BEGIN CONSTRUCTION WORKS FOR PLOTS 4,9 & 8.
7. UPON COMPLETION OF CONSTRUCTION WORKS OF ABOVE. BEGIN CONSTRUCTION WORKS FOR PLOTS 7, 5 & 6.
8. LANDSCAPING WORKS, REMOVE ANY TEMPORARY WORKS AND REINSTATE CAR PARK ACQUIRED UNDER EASEMENT UNDERTAKING UPGRADE WORKS IF REQUIRED.

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE
2. CONTRACTOR SHALL LIASE WITH LOCAL BUSINESSES AND COMMUNITY PRIOR TO STARTING WORKS
3. TO BE READ IN CONJUNCTION WITH ALL OTHER SCHEME DOCUMENTATION

KEY:

- BUILDING TO BE DEMOLISHED FOLLOWING DEMOLITION PLAN
- PROPOSED SITE COMPOUND AREA FOR RELEVANT PHASES
- PROPOSED PHASE 2 CONSTRUCTION AREA
- PROPOSED SITE EXTENTS

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:
CONSTRUCTION
CLOSE PROXIMITY TO BURIED SERVICES
MAINTENANCE/CLEANING
NONE
DECOMMISSIONING/DEMOLITION
CLOSE PROXIMITY TO BURIED SERVICES

Rev.	Date	Description	By	Chk'd	App'd
P01	08/12/2023	FIRST ISSUE	MC	MC	

Drawing Status: FOR INFORMATION
Suitability: S02

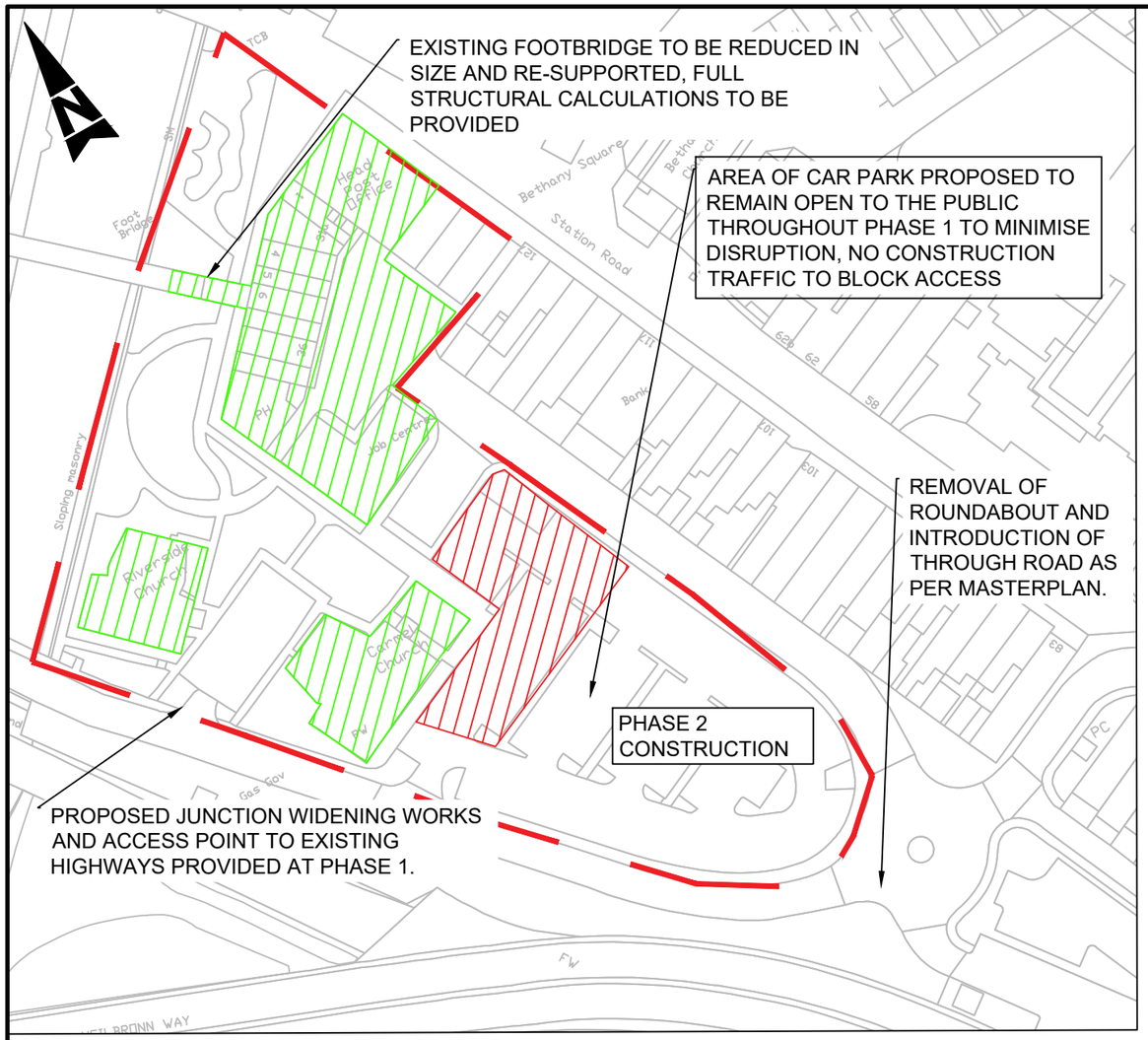
BLUEPRINT

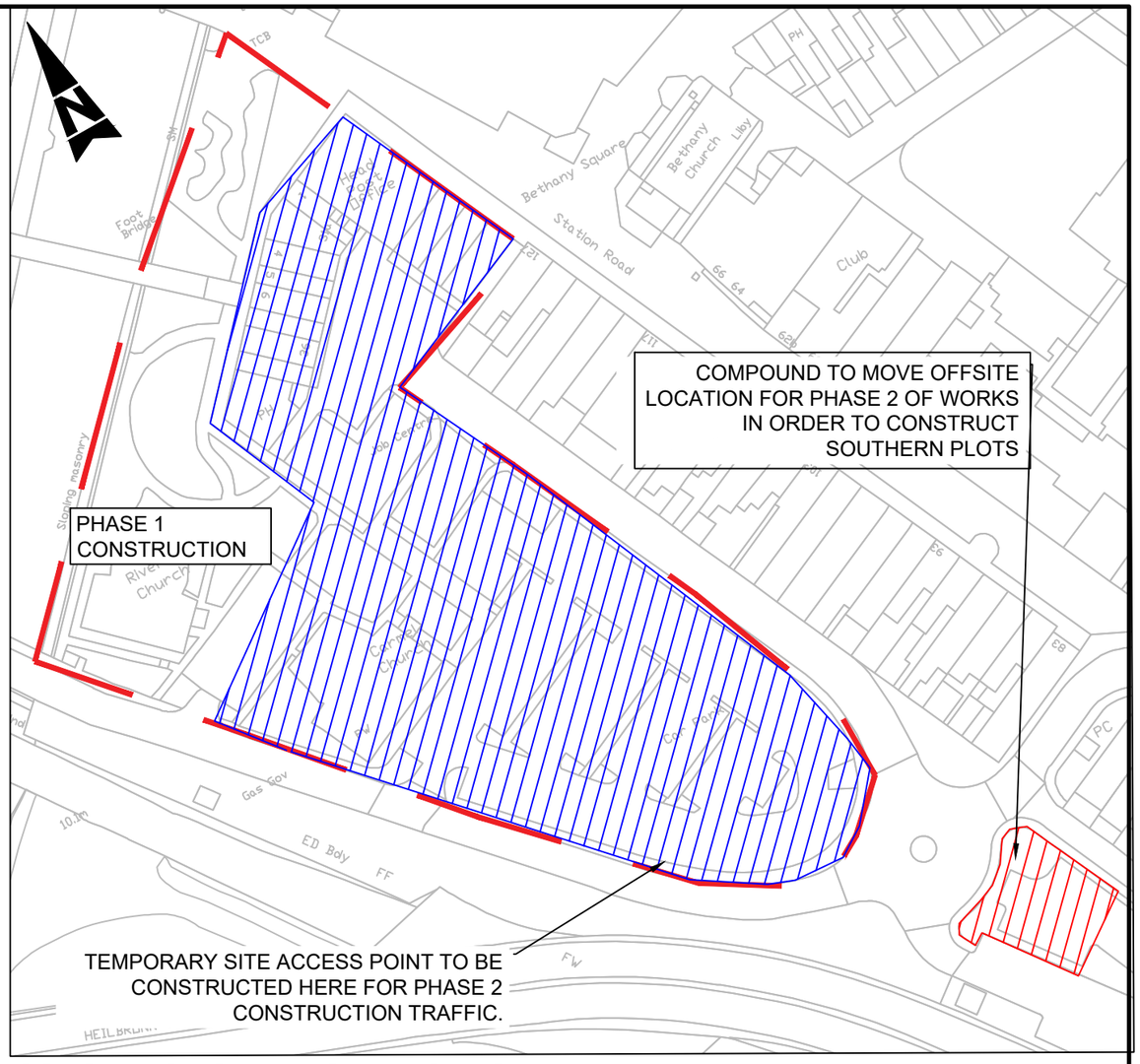
Project Title: 6033 - STEEL MUSEUM

Drawing Title: CONSTRUCTION PHASE PLAN OPTION 1

Scale	Designed	Drawn
1:1250	M.C.	M.C.
Original Size	Date	Date
A3	08/12/2023	08/12/2023

Drawing Number: 6033-ACECP-CD-XX-DR-C-0004
Revision: P01





CONSTRUCTION PHASE 1 WORKS:

1. COMPLETION OF STRUCTURAL SURVEYS OF RETAINING WALL ALONG RIVER BANK A, ALONG WITH OTHER SURVEYS. UNDERTAKE SERVICE DIVERSION FOR ALL EXISTING UTILITIES PROVIDERS AND ALSO ANY PROPOSED UPGRADE WORKS TO NETWORKS.
2. BEGIN DEMOLITION FOR ALL BUILDINGS HATCHED IN GREEN, SITE CLEARANCE WORKS TO BE COMPLETED FOR AREA OF SITE NORTH WEST OF COMPOUND.
3. HIGHWAYS IMPROVEMENT WORKS COMPLETE JUNCTION WIDENING AND REMOVAL OF ROUNDABOUT CONSTRUCTING THROUGH ROAD WITH JUNCTIONS AS PER MASTERPLAN.
4. BEGIN CONSTRUCTION WORKS FOR PLOTS 12 & 13 REDUCING LENGTH OF EXISTING WALKWAY TO TIE IN WITH PROPOSED BOARDWALK.
5. BEGIN CONSTRUCTION WORKS FOR PLOT 11 STEEL MUSEUM, UPON COMPLETION OF PLOT 11 BEGIN PHASE 2 OF WORKS.

CONSTRUCTION PHASE 2 WORKS:

1. MOVE SITE COMPOUND TO ADJACENT COMPOUND ACQUIRED UNDER EASEMENT.
2. SITE CLEARANCE AND CIVILISING OF SITE WORKS TO BE COMPLETED ALONG WITH TEMPORARY ACCESS WORKS, BEGIN CONSTRUCTION WORKS FOR PLOT 1 & 2.
3. UPON COMPLETION OF CONSTRUCTION WORKS ABOVE. BEGIN CONSTRUCTION WORKS FOR PLOTS 10 & 3.
4. UPON COMPLETION OF CONSTRUCTION WORKS OF ABOVE. BEGIN CONSTRUCTION WORKS FOR PLOTS 4,9 & 8.
5. UPON COMPLETION OF CONSTRUCTION WORKS OF ABOVE. BEGIN CONSTRUCTION WORKS FOR PLOTS 7, 5 & 6.
6. LANDSCAPING WORKS, REMOVE ANY TEMPORARY WORKS AND REINSTATE CAR PARK ACQUIRED UNDER EASEMENT UNDERTAKING UPGRADE WORKS IF REQUIRED.

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE
2. CONTRACTOR SHALL LIASE WITH LOCAL BUSINESSES AND COMMUNITY PRIOR TO STARTING WORKS
3. TO BE READ IN CONJUNCTION WITH ALL OTHER SCHEME DOCUMENTATION

KEY:

- BUILDING TO BE DEMOLISHED FOLLOWING DEMOLITION PLAN
- PROPOSED SITE COMPOUND AREA FOR RELEVANT PHASES
- PROPOSED PHASE 2 CONSTRUCTION AREA
- PROPOSED SITE EXTENTS

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:
CONSTRUCTION
CLOSE PROXIMITY TO BURIED SERVICES
MAINTENANCE/CLEANING
NONE
DECOMMISSIONING/DEMOLITION
CLOSE PROXIMITY TO BURIED SERVICES

Rev.	Date	Description	By	Chk'd	App'd
P01	08/12/2023	FIRST ISSUE	MC	MC	

Drawing Status: FOR INFORMATION
Suitability: S02

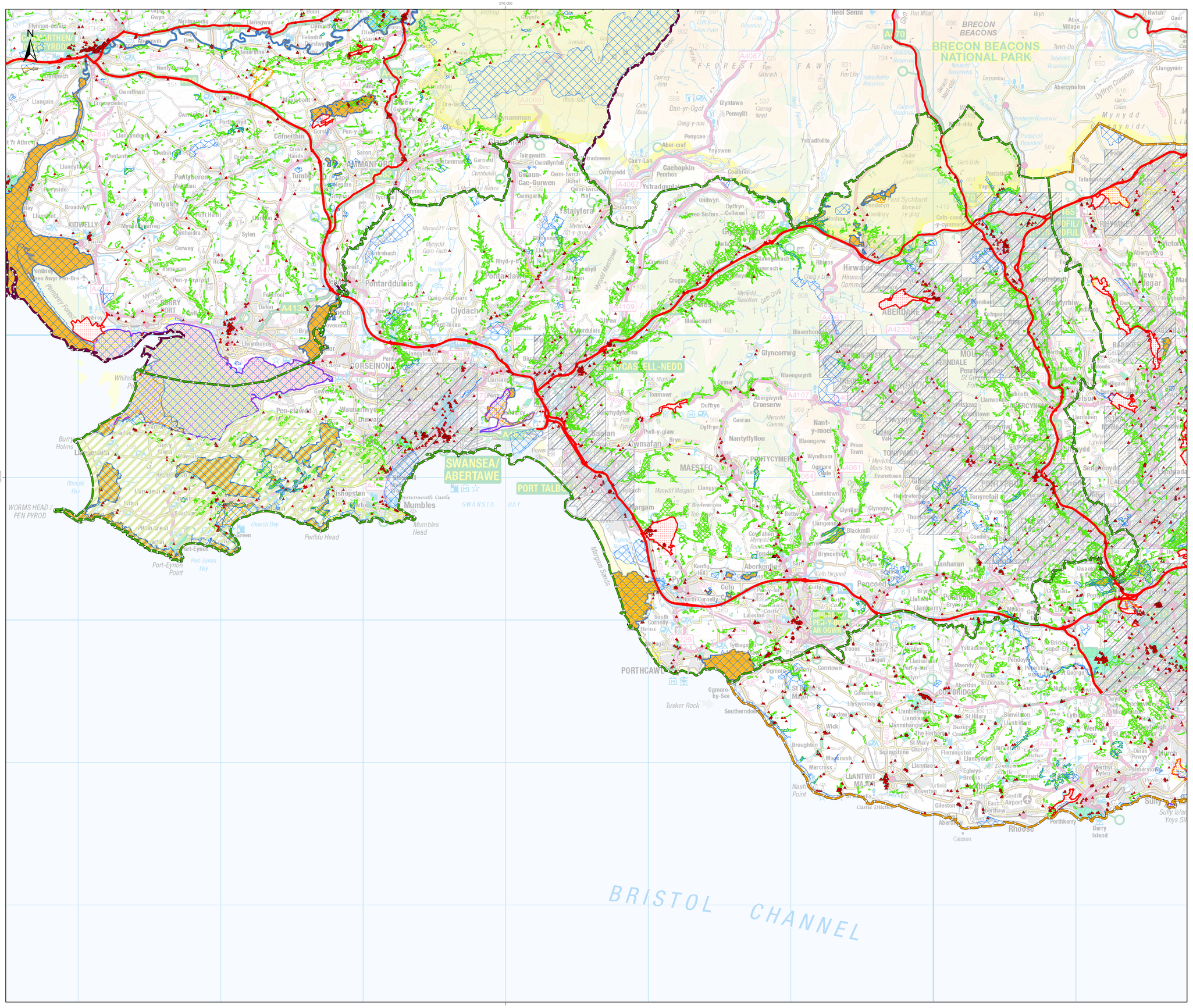
BLUEPRINT

Project Title: 6033 - STEEL MUSEUM

Drawing Title: CONSTRUCTION PHASE PLAN OPTION 2

Scale	Designed	Drawn
1:1250	M.C.	M.C.
Original Size	Date	Date
A3	08/12/2023	08/12/2023

Drawing Number: 6033-ACECP-CD-XX-DR-C-0005
Revision: P01



6033 - Steel Museum

Figure 1.1:
South Wales Landscape & Ecology Mapping

Key

SWTRA Region

- SWTRA West
- SWTRA Central
- SWTRA East

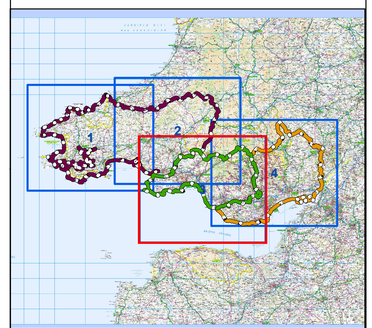
Landscape

- Listed Buildings
- SWTRA Road Network
- World Heritage Sites
- Areas of Outstanding Natural Beauty
- Country Parks Polygon
- Flood Risk Areas
- National Parks

Ecology

- Air Quality Management
- Ancient Woodland Inventory
- Candidate Special Areas of Conservation
- Conservation Areas
- Local Nature Reserve
- National Nature Resereve
- RAMSAR
- Sites of Special Scientific Interests
- Special Areas of Conservation
- Special Protection Areas

DRAFT



Data sources: Environment Agency, Ordnance Survey

0 0.5 1 2 3 4 5 6 7 8 9 Km

Scale (at A1): 1:125,000

Status:	Drawn:	Checked:	Authorised:
S2	AW 21/10/23	AW 21/10/23	TEAM 03/11/23

Reference:	Version:
6033-ACECP-CD-XX-DR-B-0001-Rev01	**0.0**

BLUEPRINT Construction

© Crown copyright and database rights (2019) Ordnance Survey (INSERT LICENCE NUMBER HERE). Contains Ordnance Survey data. © Crown copyright and database right (2019).



6033 - Steel Museum

Figure1.2 - Port Talbot Area Landscape and Ecology

Key

- M4
- M4 1km Buffer

SWTRA Region

- SWTRA West
- SWTRA Central
- SWTRA East

Air Quality

- Air Quality Management Area (AQMA)

Cultural Heritage

- Listed Buildings
- World Heritage Sites
- Conservation Areas
- Historic Landscapes

Ecology

- Ancient Woodland
- Local Nature Reserve (LNR)
- National Nature Resereve (NNR)
- Ramsar Sites
- Sites of Special Scientific Interests (SSSI)
- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)
- Candidate Special Areas of Conservation(cSAC)

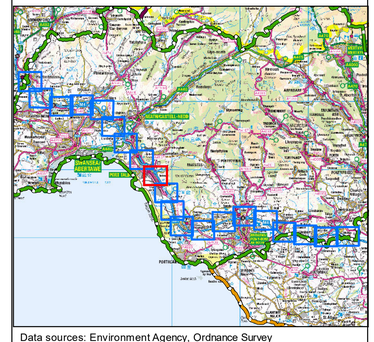
Landscape

- Area of Outstanding Natural Beauty (AONB)
- Country Parks Polygon
- National Parks

Water Environment

- Flood Risk Areas

DRAFT



Data sources: Environment Agency, Ordnance Survey

0 — 0.225 — 0.45 Km

Scale (at A1): 1:5,000

Status:	Drawn:	Checked:	Authorised:
S2	AW 21/10/2023	AW 21/10/2023	TEAM 21/10/2023

Reference: **6033-ACECP-CD-XX-B-0002-Rev01**

Version: **0.0**

BLUEPRINT Construction

EASTINGS: 276484
NORTHINGS: 190056

KEY:

- BT — BUILT BT
- POLE BT
- JOINT BOX BT
- UGSL — UNDERGROUND SERVICE (WPD)
- UGLV — UNDERGROUND LV (WPD)
- W — EXISTING WATER MAIN WW
- COMBINED WATER WW
- FOUL WATER SEWER WW
- SLUICE VAL OPEN WW
- FH — FIRE HYDRANT WW
- CAP WW
- LPG — LOW PRESSURE WALES & WEST
- APPROX. SITE EXTENTS
- APPROX. STEEL MUSEUM EXTENTS

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL LIASE WITH STATUTORY UNDERTAKERS PRIOR TO ANY WORKS COMMENCING.
3. UTILITIES POSITIONS ARE APPROXIMATE AND THE USE OF CAT AND GENNY SHOULD BE UNDERTAKEN TO LOCATE ALL BURIED SERVICES.
4. TO BE READ IN CONJUNCTION WITH ALL OTHER SCHEME DOCUMENTATION.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:
CONSTRUCTION
CLOSE PROXIMITY TO BURIED SERVICES
MAINTENANCE/CLEANING
NONE
DECOMMISSIONING/DEMOLITION
CLOSE PROXIMITY TO BURIED SERVICES

Rev.	Date	Description	By	Chk'd	App'd
P01	15/11/2023	FIRST ISSUE	MC	MC	

Drawing Status: **FOR INFORMATION**
Suitability: S02

Project Title: 6033 - STEEL MUSEUM

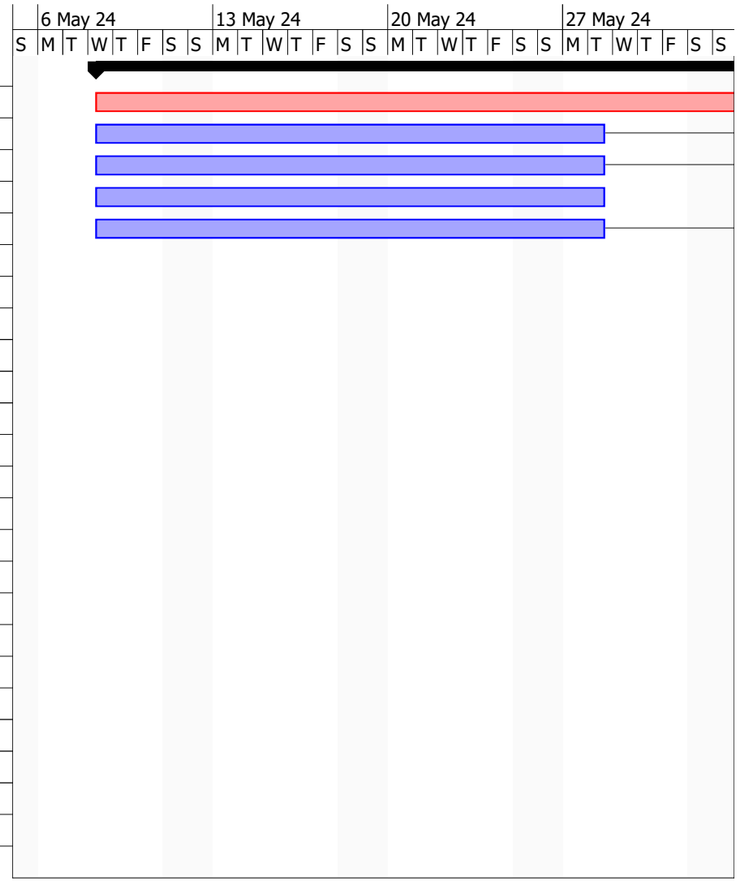
Drawing Title: STATUTORY UTILITIES

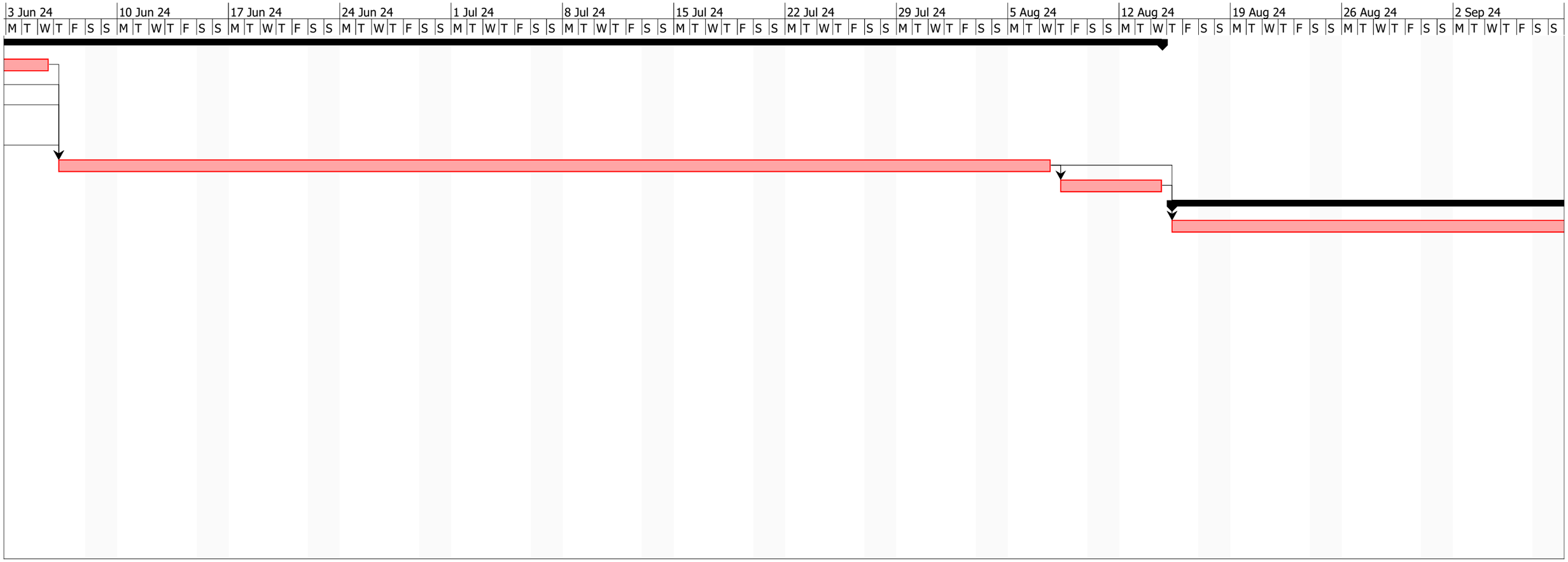
Scale	Designed	Drawn
1:1000	M.C.	M.C.
Original Size	Date	Date
A3	15/11/2023	15/11/2023

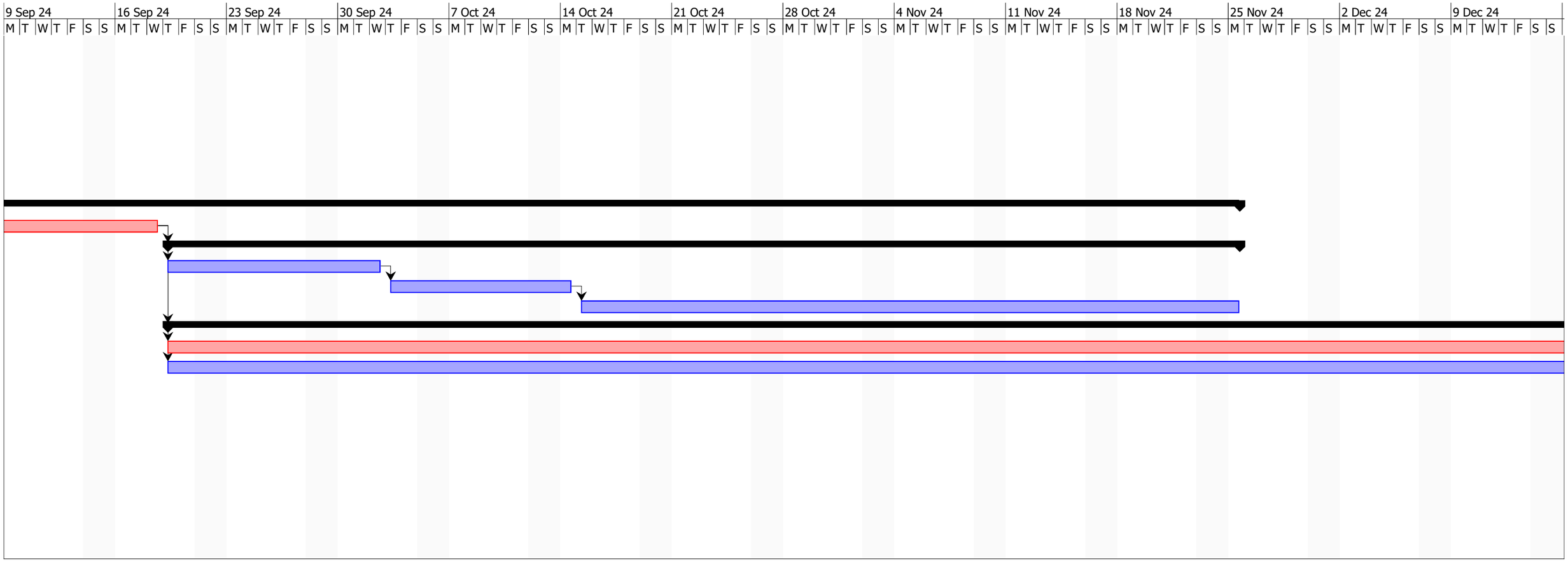
Drawing Number: 6033-ACECP-CD-XX-DR-C-0002
Revision: P01

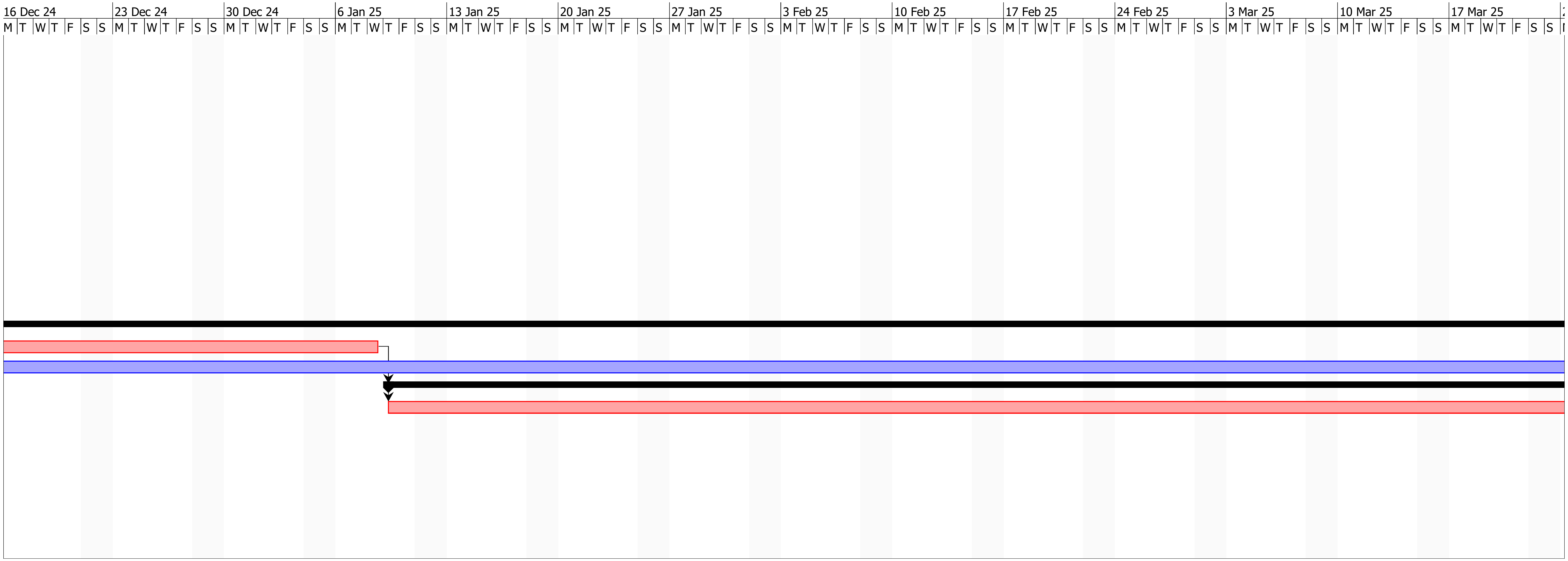
Appendix E. Construction Programme Option 1

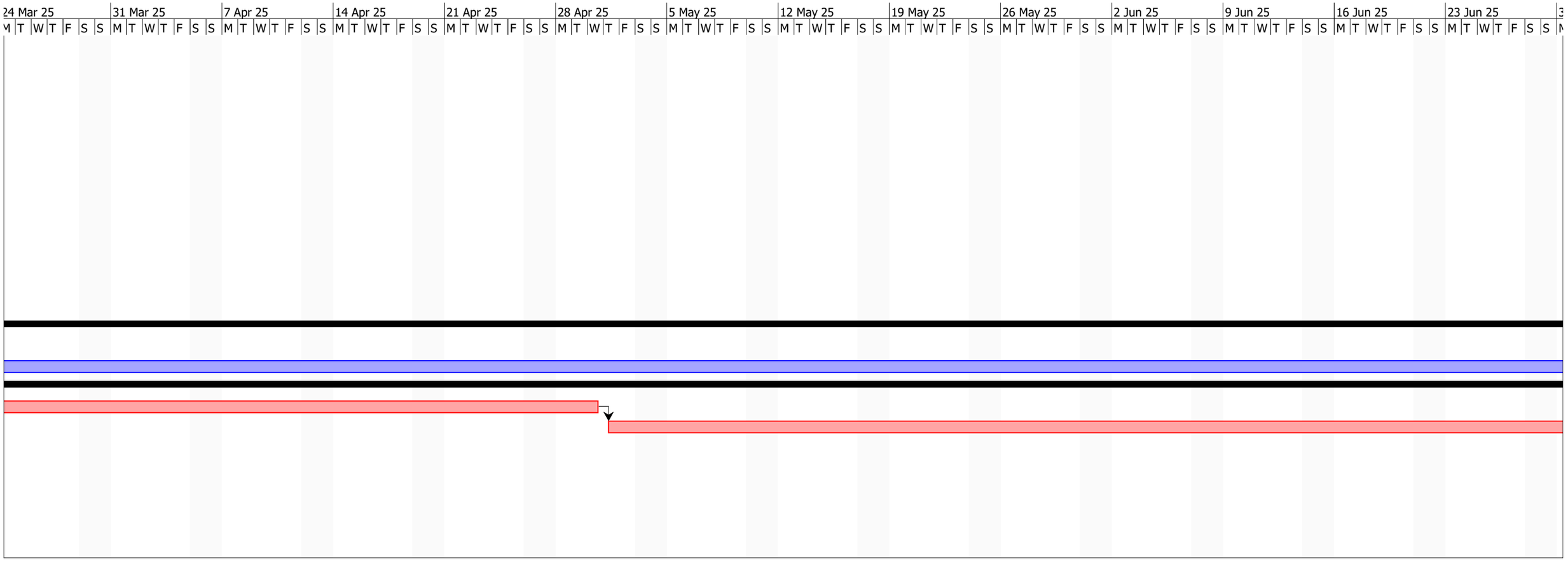
		Name	Duration	Start	Finish	Total Slack	Predecessors
1		**Pre-Contract Works**	**71 days**	**08/05/24 08:00**	**14/08/24 17:00**	**350 days**	
2		Retaining Wall Structural Survey	21 days	08/05/24 08:00	05/06/24 17:00	0 days	
3		UXO Survey	15 days	08/05/24 08:00	28/05/24 17:00	6 days	
4		Radon/Methane Survey	15 days	08/05/24 08:00	28/05/24 17:00	6 days	
5		Borehole Survey	15 days	08/05/24 08:00	28/05/24 17:00	406 days	
6		Contaminated Land Survey	15 days	08/05/24 08:00	28/05/24 17:00	6 days	
7		Demolition works Phase 1	45 days	06/06/24 08:00	07/08/24 17:00	0 days	2;3;4;6
8		Site Clearance works Phase 1	5 days	08/08/24 08:00	14/08/24 17:00	0 days	7
9		**Phase 1 Enabling Works**	**73 days**	**15/08/24 08:00**	**25/11/24 17:00**	**277 days**	
10		Utility Diversions Phase 1	25 days	15/08/24 08:00	18/09/24 17:00	0 days	7;8
11		**Infrastructure works Phase 1**	**48 days**	**19/09/24 08:00**	**25/11/24 17:00**	**277 days**	**10**
12		Temporary proposed junction Widening Works	10 days	19/09/24 08:00	02/10/24 17:00	277 days	10
13		Demolition of existing roundabout	8 days	03/10/24 08:00	14/10/24 17:00	277 days	12
14		Construction of New through road with Junctions provided	30 days	15/10/24 08:00	25/11/24 17:00	277 days	13
15		**Phase 1 Plot Construction**	**295 days**	**19/09/24 08:00**	**05/11/25 17:00**	**0 days**	**10**
16		Construction of plots 12 & 13	80 days	19/09/24 08:00	08/01/25 17:00	0 days	10
17		Construction of plots 1 & 2	240 days	19/09/24 08:00	20/08/25 17:00	55 days	10
18		**Construction of plot 11 Steel Museum**	**215 days**	**09/01/25 08:00**	**05/11/25 17:00**	**0 days**	**16**
19		Substructure Construction	80 days	09/01/25 08:00	30/04/25 17:00	0 days	16
20		Superstructure Construction	50 days	01/05/25 08:00	09/07/25 17:00	0 days	19
21		Internal Works	85 days	10/07/25 08:00	05/11/25 17:00	0 days	20
22		External Works	40 days	10/07/25 08:00	03/09/25 17:00	30 days	20
23		Landscaping Phase 1	15 days	04/09/25 08:00	24/09/25 17:00	30 days	22
24		**Phase 1 Handover**	**30 days**	**06/11/25 08:00**	**17/12/25 17:00**	**0 days**	**15;18**
25		Defect period	30 days	06/11/25 08:00	17/12/25 17:00	0 days	21
26		Completion	0 days	17/12/25 17:00	17/12/25 17:00	0 days	25

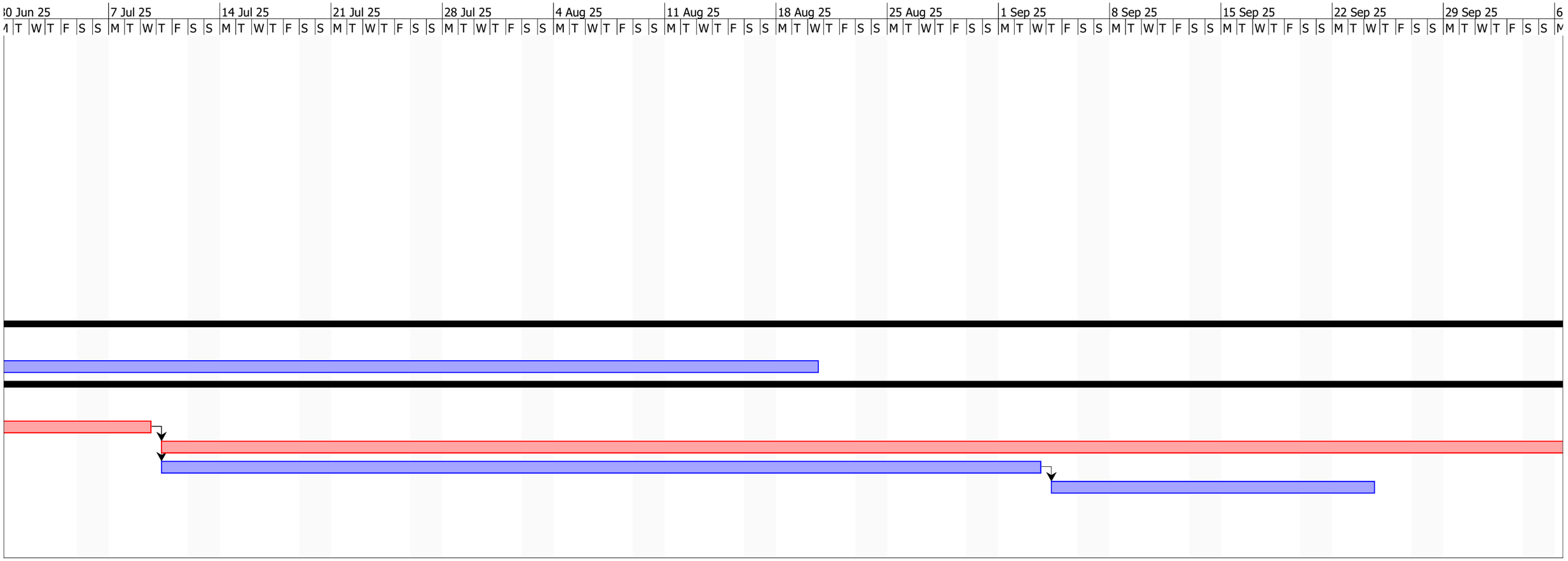


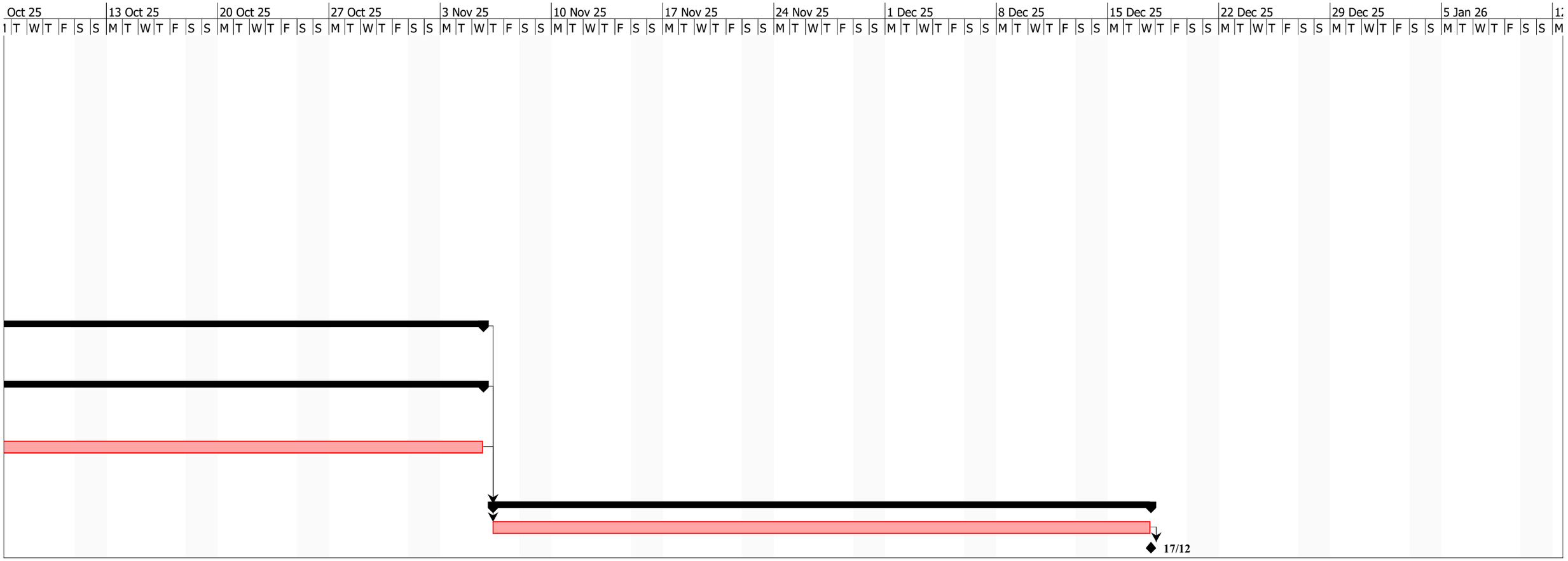

3 Jun 24
10 Jun 24
17 Jun 24
24 Jun 24
1 Jul 24
8 Jul 24
15 Jul 24
22 Jul 24
29 Jul 24
5 Aug 24
12 Aug 24
19 Aug 24
26 Aug 24
2 Sep 24
M T W T F S S


9 Sep 24
16 Sep 24
23 Sep 24
30 Sep 24
7 Oct 24
14 Oct 24
21 Oct 24
28 Oct 24
4 Nov 24
11 Nov 24
18 Nov 24
25 Nov 24
2 Dec 24
9 Dec 24
M T W T F S S


16 Dec 24
23 Dec 24
30 Dec 24
6 Jan 25
13 Jan 25
20 Jan 25
27 Jan 25
3 Feb 25
10 Feb 25
17 Feb 25
24 Feb 25
3 Mar 25
10 Mar 25
17 Mar 25


24 Mar 25
31 Mar 25
7 Apr 25
14 Apr 25
21 Apr 25
28 Apr 25
5 May 25
12 May 25
19 May 25
26 May 25
2 Jun 25
9 Jun 25
16 Jun 25
23 Jun 25
M T W T F S S


30 Jun 25
7 Jul 25
14 Jul 25
21 Jul 25
28 Jul 25
4 Aug 25
11 Aug 25
18 Aug 25
25 Aug 25
1 Sep 25
8 Sep 25
15 Sep 25
22 Sep 25
29 Sep 25
M T W T F S S


Oct 25
13 Oct 25
20 Oct 25
27 Oct 25
3 Nov 25
10 Nov 25
17 Nov 25
24 Nov 25
1 Dec 25
8 Dec 25
15 Dec 25
22 Dec 25
29 Dec 25
5 Jan 26
17/12

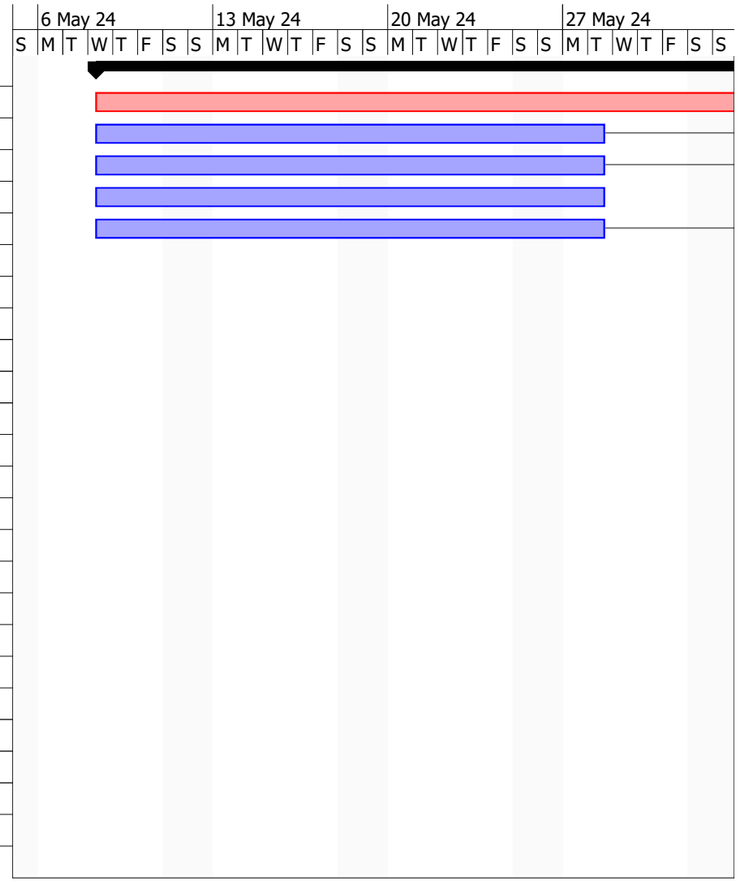
2 Jan 26

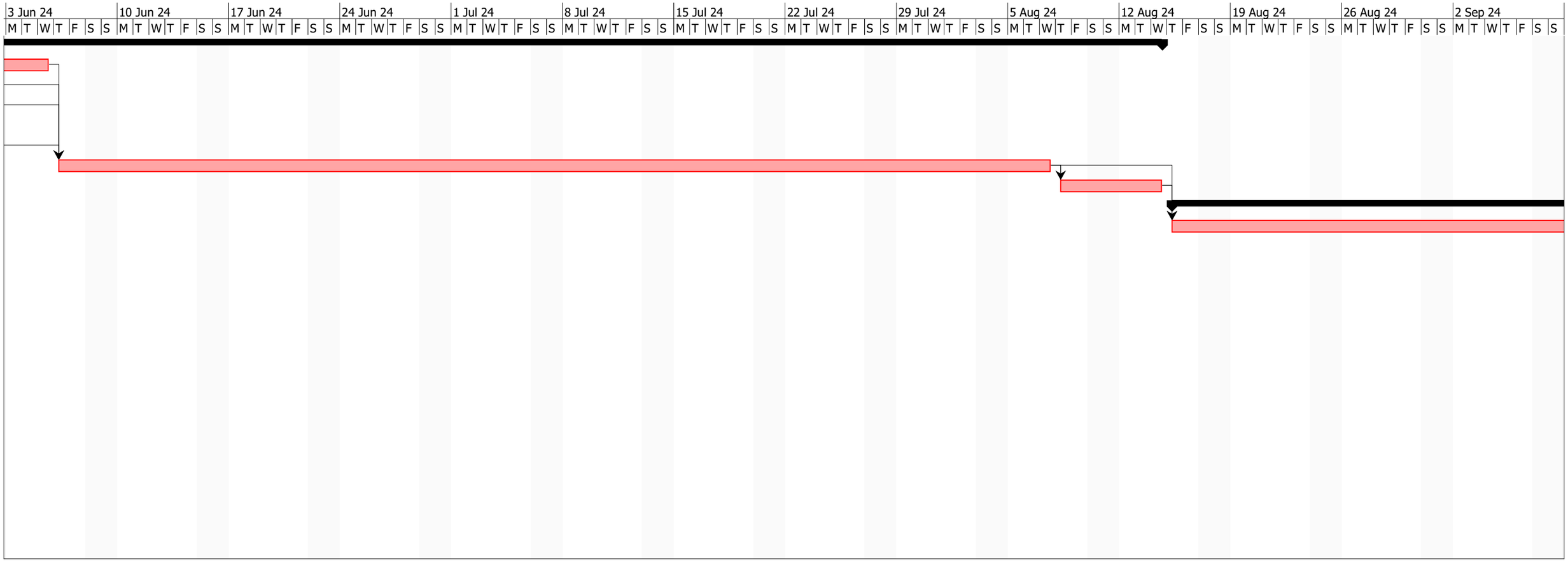
T W T F

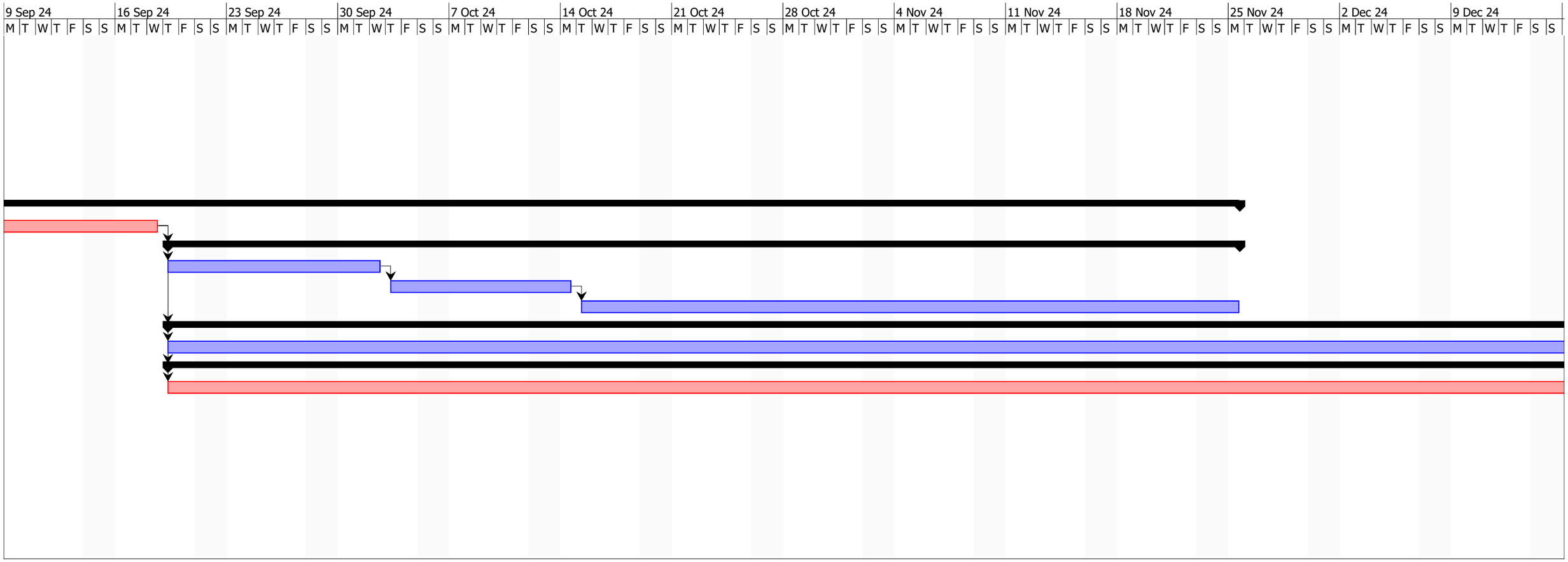
6033 - Ste...

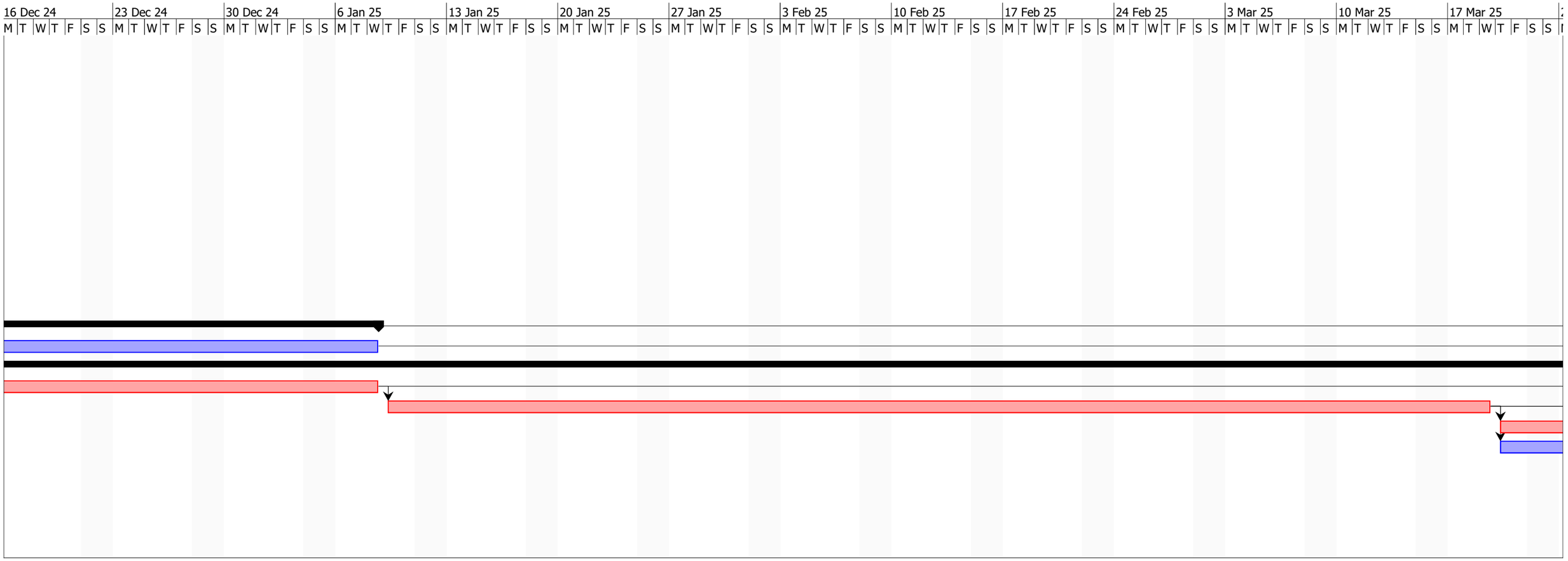
Appendix F. – Construction Programme Option 2

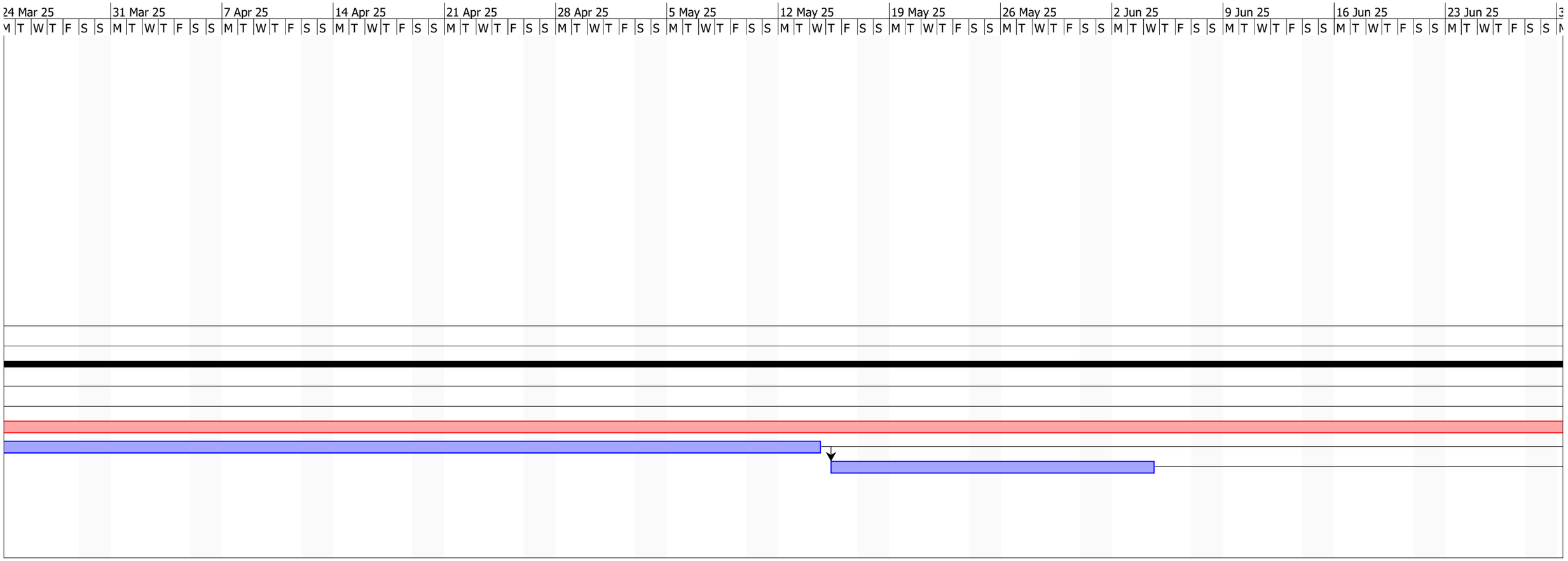
		Name	Duration	Start	Finish	Total Slack	Predecessors
1		**Pre-Contract Works**	**71 days**	**08/05/24 08:00**	**14/08/24 17:00**	**293 days**	
2		Retaining Wall Structural Survey	21 days	08/05/24 08:00	05/06/24 17:00	0 days	
3		UXO Survey	15 days	08/05/24 08:00	28/05/24 17:00	6 days	
4		Radon/Methane Survey	15 days	08/05/24 08:00	28/05/24 17:00	6 days	
5		Borehole Survey	15 days	08/05/24 08:00	28/05/24 17:00	349 days	
6		Contaminated Land Survey	15 days	08/05/24 08:00	28/05/24 17:00	6 days	
7		Demolition works Phase 1	45 days	06/06/24 08:00	07/08/24 17:00	0 days	2;3;4;6
8		Site Clearance works Phase 1	5 days	08/08/24 08:00	14/08/24 17:00	0 days	7
9		**Phase 1 Enabling Works**	**73 days**	**15/08/24 08:00**	**25/11/24 17:00**	**220 days**	
10		Utility Diversions Phase 1	25 days	15/08/24 08:00	18/09/24 17:00	0 days	7;8
11		**Infrastructure works Phase 1**	**48 days**	**19/09/24 08:00**	**25/11/24 17:00**	**220 days**	**10**
12		Temporary proposed junction Widening Works	10 days	19/09/24 08:00	02/10/24 17:00	220 days	10
13		Demolition of existing roundabout	8 days	03/10/24 08:00	14/10/24 17:00	220 days	12
14		Construction of New through road with Junctions provided	30 days	15/10/24 08:00	25/11/24 17:00	220 days	13
15		**Phase 1 Plot Construction**	**80 days**	**19/09/24 08:00**	**08/01/25 17:00**	**158 days**	**10**
16		Construction of plots 12 & 13	80 days	19/09/24 08:00	08/01/25 17:00	158 days	10
17		**Construction of plot 11 Steel Museum**	**238 days**	**19/09/24 08:00**	**18/08/25 17:00**	**0 days**	**10**
18		Substructure Construction	80 days	19/09/24 08:00	08/01/25 17:00	0 days	10
19		Superstructure Construction	50 days	09/01/25 08:00	19/03/25 17:00	0 days	18
20		Internal Works	85 days	20/03/25 08:00	16/07/25 17:00	0 days	19
21		External Works	40 days	20/03/25 08:00	14/05/25 17:00	53 days	19
22		Landscaping Phase 1	15 days	15/05/25 08:00	04/06/25 17:00	53 days	21
23		10% Time Contingency	23 days	17/07/25 08:00	18/08/25 17:00	0 days	20
24		**Phase 1 Handover**	**30 days**	**19/08/25 08:00**	**29/09/25 17:00**	**0 days**	**15;16;17;18;19;20;21;22**
25		Defect period	30 days	19/08/25 08:00	29/09/25 17:00	0 days	
26		Completion	0 days	29/09/25 17:00	29/09/25 17:00	0 days	25

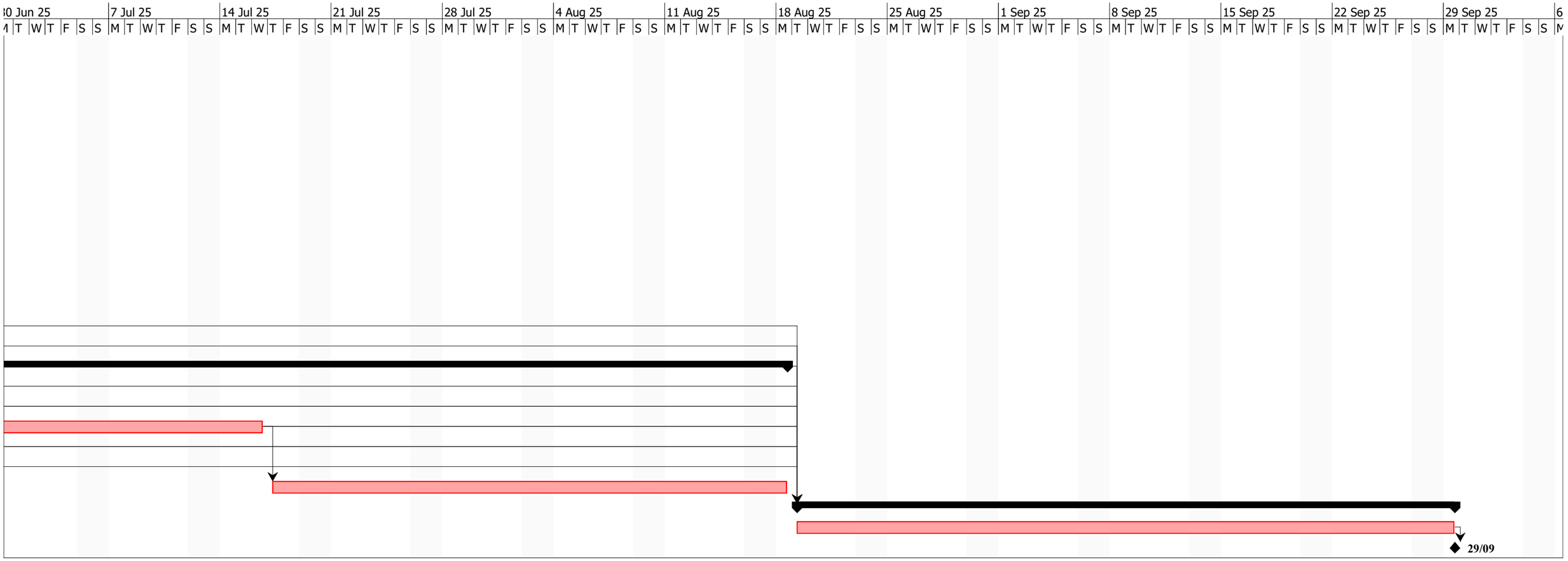


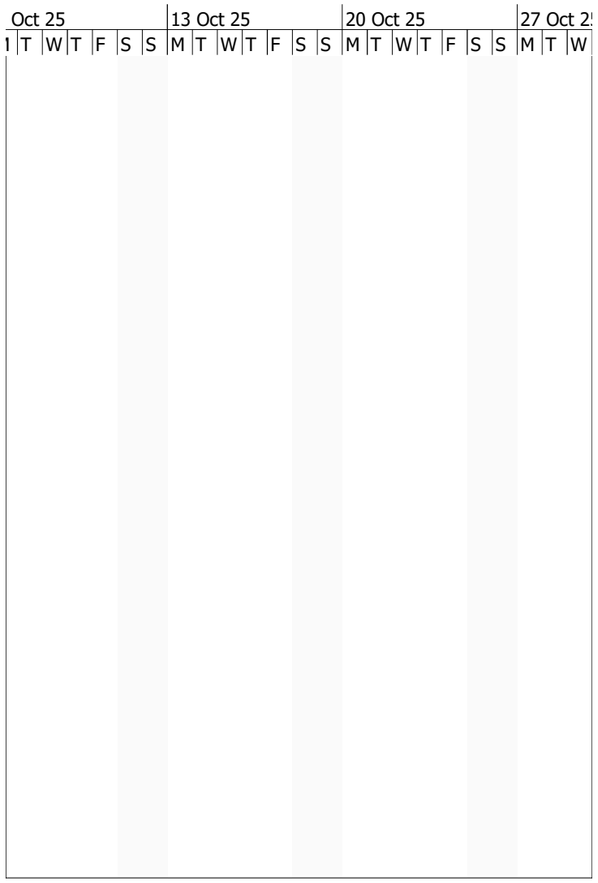

3 Jun 24
10 Jun 24
17 Jun 24
24 Jun 24
1 Jul 24
8 Jul 24
15 Jul 24
22 Jul 24
29 Jul 24
5 Aug 24
12 Aug 24
19 Aug 24
26 Aug 24
2 Sep 24
M T W T F S S


9 Sep 24
16 Sep 24
23 Sep 24
30 Sep 24
7 Oct 24
14 Oct 24
21 Oct 24
28 Oct 24
4 Nov 24
11 Nov 24
18 Nov 24
25 Nov 24
2 Dec 24
9 Dec 24
M T W T F S S


16 Dec 24
23 Dec 24
30 Dec 24
6 Jan 25
13 Jan 25
20 Jan 25
27 Jan 25
3 Feb 25
10 Feb 25
17 Feb 25
24 Feb 25
3 Mar 25
10 Mar 25
17 Mar 25
M T W T F S S


24 Mar 25
31 Mar 25
7 Apr 25
14 Apr 25
21 Apr 25
28 Apr 25
5 May 25
12 May 25
19 May 25
26 May 25
2 Jun 25
9 Jun 25
16 Jun 25
23 Jun 25
M T W T F S S


30 Jun 25
7 Jul 25
14 Jul 25
21 Jul 25
28 Jul 25
4 Aug 25
11 Aug 25
18 Aug 25
25 Aug 25
1 Sep 25
8 Sep 25
15 Sep 25
22 Sep 25
29 Sep 25
29/09


Oct 25
13 Oct 25
20 Oct 25
27 Oct 2
T W T F S S M T W T F S S M T W T F S S M T W