

University Lecture Hall Project

Langdon Road, Swansea, SA1 1LY

Feasibility Study

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Empire Construction on behalf of UWTSD

Contents

Executive Summary	4
1.0 Introduction	5
1.1 Study Team	5
1.2 Context of the Report	5
1.3 Scope of the Report	5
2.0 Background Information	6
2.1 Supplied Information	6
2.2 Past and Present Use of the Building.....	6
2.3 Current/ Proposed Occupancy	6
3.0 Project Brief	7
3.1 Client Requirements	7
3.2 Operational Needs	7
3.3 Funding Provision	7
3.4 Programme Phasing.....	7
4.0 Site/Location	8
4.1 Location Description	8
4.2 Legal Ownership	8
4.3 Site History.....	8
4.4 Site Investigation	9
4.5 Site Contamination	10
4.6 UXO Testing	11
4.7 Site Geology/ Substrata	11
4.9 Location of existing services	12
4.10 Services adequacy.....	12
4.11 Access.....	13
4.12 Archaeological status.....	13
4.13 SSI/ SSSI/ SNCI/ AONB Status.....	13
4.14 Condition survey	13
4.15 Photographs of the existing site	14
4.16 Site location plans.....	16
4.17 Surrounding development, highways, footpaths, parking, noise.	17
4.18 Ecology Report	17

4.19 Tree Assessment	17
5 Development Constraints	17
5.1 Listed Buildings and Conservation Areas.....	17
5.2 Flood Consequence Assessment	18
5.3 Environmental Protection Requirements.....	19
5.4 Highways Constraints and Improvements.....	20
5.5 Surrounding Development	21
5.6 Services Constraints	21
5.7 Client Imposed Constraints.....	21
6.0 Accommodation Requirements	22
6.1 Space Requirements – internal & external (car parking)	22
6.2 Comparison with Similar Schemes Undertaken	22
6.3 Service Requirements	23
6.4 External Works.....	23
6.5 Equipment/Fixed and Loose Furniture	23
6.6 Furnishings	23
6.7 Customer Supplied Equipment/Furniture	23
6.9 Access for Disabled Persons	23
6.10 Security	24
6.11 Flexibility of Use	24
6.12 Phasing/Decanting	24
7.0 Design/Specification	24
7.1 Existing construction composition, level of specification	24
7.2 Alternative systems of construction	24
7.3 Fixed and Loose Equipment, Furniture & Furnishings.....	25
7.4 External Works, solar shading (especially nurseries)	25
7.5 Provision for future expansion/alteration	25
7.6 Building Regs.....	25
7.7 Environmental Requirements.....	26
7.8 Energy Efficiency, BREEAM, EPC requirements, sustainability measures	26
7.9 Maintenance	26
7.10 Health & Safety	26
7.11 Secured by design issues, consultation with South Wales Police, Crime prevention design advisor.....	26
7.12 Accessibility Issues	27
7.13 Health and Safety.....	27

7.14 Carbon emissions targets	27
8.0 Cost Estimates.....	28
8.6 VAT	29
8.7 Notes and Exclusions	29
9.0 Programme	30
10.0 Conclusion.....	5
10.1 Preliminary conclusions	5
10.2 Recommendations	5
References	32

Executive Summary

The site is located in SA1, Swansea and is currently within the local authority development plan. There is currently a small existing building on the allocated area, this building is no longer in use and is set to be demolished as part of redeveloping the area. Situated in a popular area, the location consists of both residential and commercial uses and has had various amounts of redevelopment over the past 10 years.

The surrounding area comprises of industrial style architecture with parts of green landscaping. As the site is located on the docks the building designs are a reflection of the areas past. It is a popular location for public walks for locals and is a short distance from cycle routes into the city centre. The site is large and offers great space for the proposed facilities with scope for car parking and public transport amenities. The land is to be used for a proposed landmark lecture hall. This study is to assess the feasibility of the proposed plans, offering options on design and layouts in addition to site specific requirements. Recommendations have been provided based on the study results.

Development of the site requires background analysis, site constraints and ground assessments. The feasibility of the proposal will additionally cover the overall design, accommodation and potential costs. The study includes design options both intended to meet the brief and are financially viable based on the findings. The study has provided sufficient information to confirm the feasibility of the proposed project with the proposed recommendations. Certain risks within the report require further action prior to further design and development.

Construction in the area will need to consider the residential buildings and fully align with current highway requirements. To minimise disruption, the current highway will be used for construction and development and the site will be provided with clearing and cleaning facilities for deliveries and site-specific plant.

The development of the lecture hall is fully viable and has potential to improve the local area. Design options provided are to improve the urban and environmental aspects of the area. The building will offer long term benefits to the community and the potential to support the local environment.

10.0 Conclusion

10.1 Preliminary conclusions

It is concluded that follow the study on the feasibility of proposed designs that there are no overriding constraints to oppose the development. The site characteristics do not propose any larger risks to prevent the development of the area. The study has accounted for certain requirements that need immediate attention prior to construction and recommendations have been provided on how to continue. The viability has been tested against both design options for the purpose of the feasibility study. Based on the desktop studies provided and in accordance with local authority permission the development is fully viable with the surrounding and sea and road networks.

10.2 Recommendations

As the land is currently owned by the client there are no restrictions on land use by lease or tenancy. As this is the case the following primary recommendations from the findings of this study are as follows:

- Mitigate Japanese Knotweed by full excavation and removal from site. This is a higher costing option for the mitigation however it does provide longer term benefits. Full removal of the knotweed prior to construction avoids larger risks of the weed spreading during site works and the continuing cost of annual treatment.
- A pile foundation structure is best suited to the ground condition and therefore our recommendation for the proposed building.
- Carry out a fully intrusive UXO test. Due to the site location and history, it is recommended that a full UXO test is carried out prior to construction, Safety of staff is vital and confirmation of any unforeseen UXO's is strongly recommended.
- The proposal must meet the requirements of the local area and to include a communal area for the community to benefit from.
- Provide sustainable and environmental methods of construction throughout the project to comply with government minimum requirements.
- Considerations to be in place for potential improvements to walkways, cycle paths or the surrounding pedestrian areas.
- Provide sufficient parking, cycle racks, public transport space within the compounded area with potential electric parking facilities.
- A fully flood assessment be carried out by Geo Smart Information. With the site location further investigation into potential flooding will be required prior to submitting a full planning application.