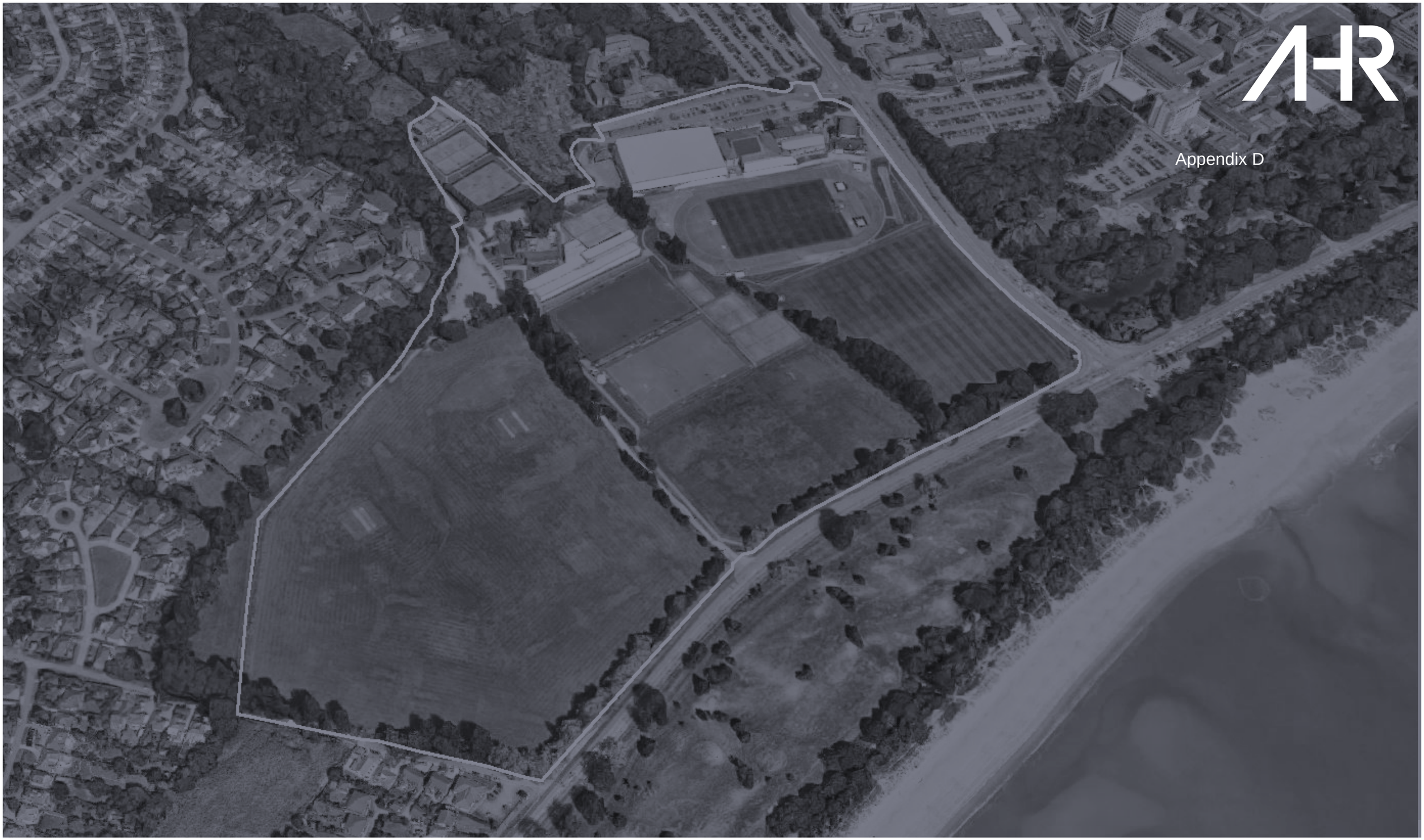

Appendix D

SWANSEA UNIVERSITY - SKETTY LANE CAMPUS MASTERPLAN

Architectural Report

SUSLC-AHR-XX-XX-RP-A-0001-S4-P03

16/12/2020

Document Number
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Document Title
Swansea University Sketty Lane Campus masterplan - Architectural report

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for

Swansea University

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Contents

INTRODUCTION

Swansea University Estates department have been tasked with developing a 'Masterplan' for the redevelopment of the Sketty Lane site to meet the aspirations of a number of key stakeholders which currently comprise:

- College of Engineering.
- Human & Health Science.
- College of Medicine.
- Estates Sports.
- Swansea Council.
- NHS.

AHR Architects have been appointed to assist the University and develop the Masterplan and in addition recommend a location for a Life Science Building, a potential first phase of development on the site. In order to help inform this process a brief was sought from each internal department which is summarised in this document.

In addition to the brief, this document also identifies the most significant known constraints on development and potential opportunities.

This report is divided into 3 sections; Section 1 identifies the most significant known constraints on development and potential site opportunities. The Brief is summarise and other study aims and aspirations.

Section 2 presents two design options with a corresponding assessment of the development risk and feasibility of each.

Section 3 deals with the Phase 1 Life Sciences building. A building brief, assessment of accommodation and schematic internal plans are provided. In addition concept images and precedent images are included to illustrate the quality and design intent.

This report has been conducted without undertaking additional supporting survey work and is based solely on currently available data provided by SU Estates such as record drawings, Legal titles and O.S mapping information. It is outside the scope of this study to verify the accuracy of this information.

AERIAL VIEW OF SKETTY LANE CAMPUS SITE WITH HIGHLIGHTED STUDY AREA

1

ANALYSIS

1.1 ANALYSIS

1.1.1 Site Location

Plan (this page) identifies the red line extent of the study site. The Sketty Lane campus is a large expanse of sports facilities which is situated to the southwest of Singleton Hospital, to the immediate north of the A4067 Mumbles road, approximately 3km west of central Swansea.

Study Site Area 23.23 Hectares.

SATELLITE IMAGE

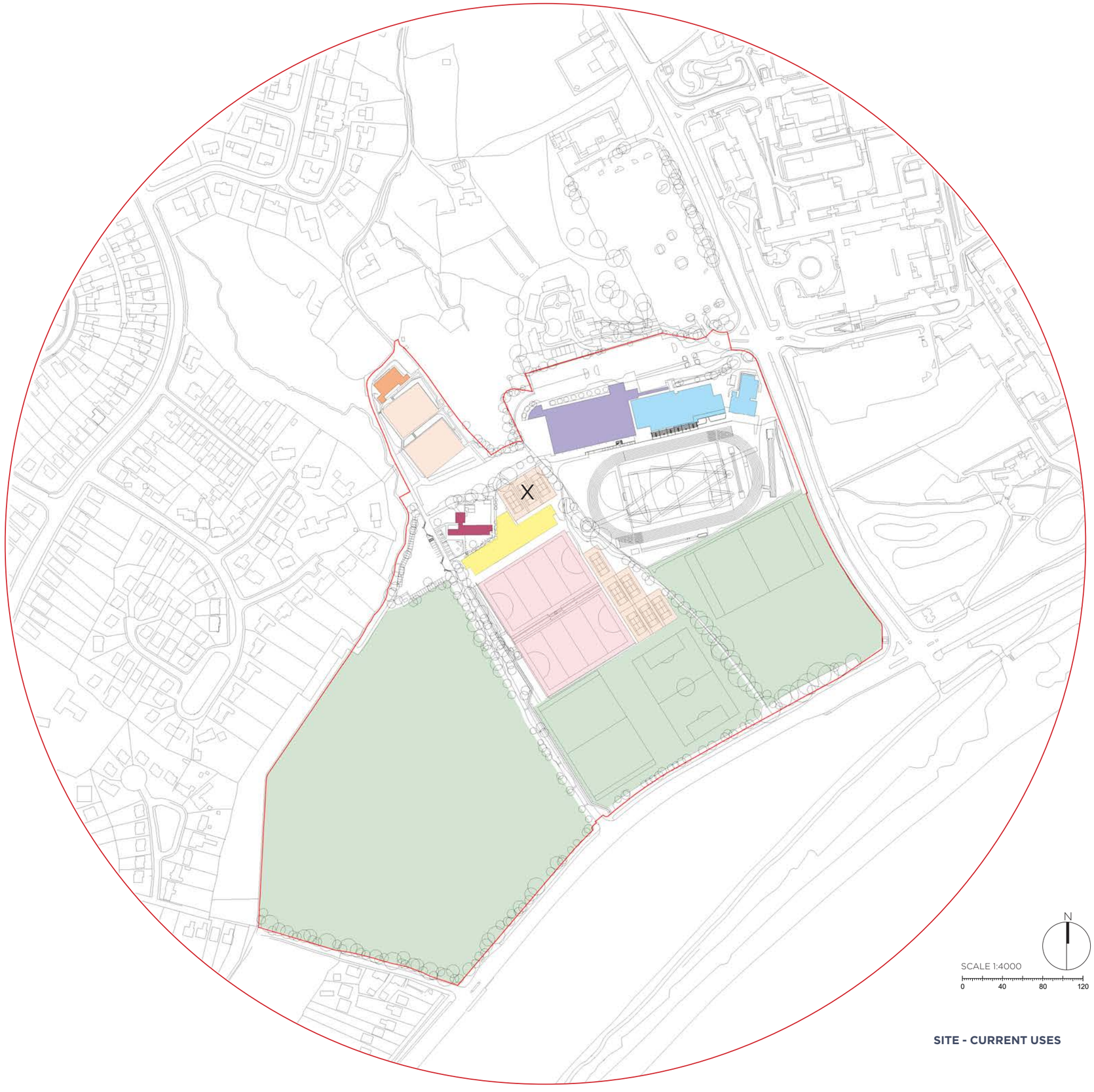
SITE - STUDY AREA HIGHLIGHTED PINK

1.1 ANALYSIS

1.1.2 Current use and ownership

The site is currently occupied by a number of different facilities which currently comprise of:

- Swansea University Sports Centre.
- Welsh National Pool.
- Indoor running track.
- Sports fields for Rugby, Football & Cricket pitch.
- Synthetic Hockey pitches.
- Tennis courts. Where marked **X** in unusable condition
- Tennis Club.
- Sports changing rooms.



SITE - CURRENT USES

1.1 ANALYSIS

1.1.2 Current use and ownership Cont.

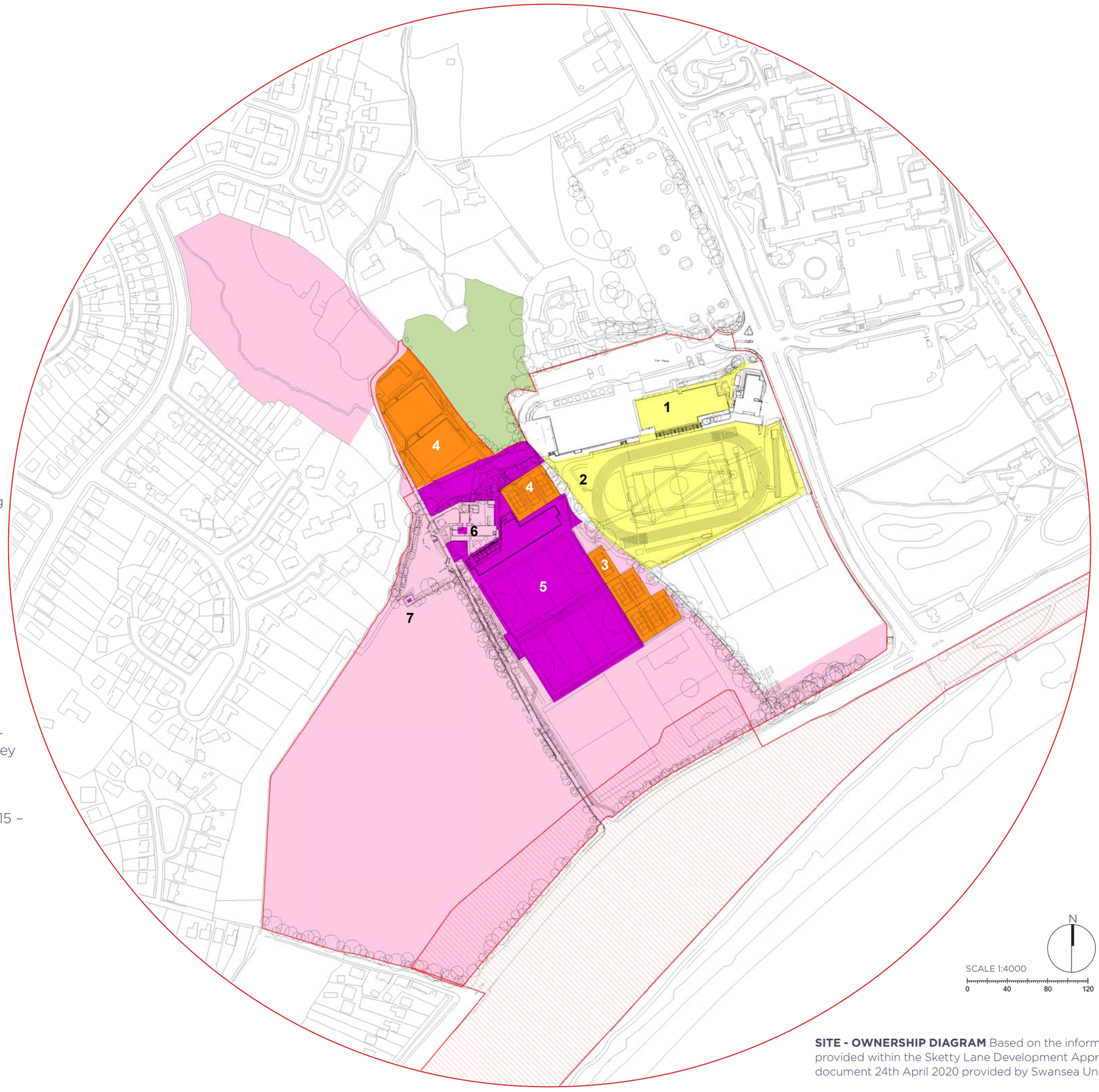
The land is primarily owned by the City and County of Swansea, however there are a number of lease agreements on site that could potentially complicate the re-development of the site. The land ownership and lease agreements relevant to the Masterplan are explained below:

1. (Yellow)- Sports Centre and Buildings, Sketty Lane, Swansea - Lease to Council for 24 years from 25/12/1999 – University
2. (Yellow) - Land at University of Wales Sports Centre, Sketty Lane, Swansea – Annual Tenancy to the Council from 17/03/2004 – University (Sportlot)
3. (Orange) Tennis Courts at King George V Playing Fields, Ashleigh Road, Sketty – Lease from Council to University for 24 years from 25/12/1999
4. (Orange) - Premises off Ashleigh Road, Sketty, (Lawn, Tennis & Squash Racket Club) – Lease from Council for 99 years from 30/01/1998 - Swansea Lawn Tennis & Squash Rackets Club
5. (Purple) - Athletics & Hockey Facilities at King George V Playing Fields – Agreement for Lease between Council,
6. (Purple) – Kiosk at King George V playing fields – Tenancy at will from 19/08/2019 – Swansea Hockey Club
7. (Purple) – Changing Room at King George V Pavilion, Ashleigh Road – Tenancy from 01/12/2015 – Swansea Harriers Athletics Club

Allotments

City & Council of Swansea

Common Land



SITE - OWNERSHIP DIAGRAM Based on the information provided within the Sketty Lane Development Appraisal document 24th April 2020 provided by Swansea University

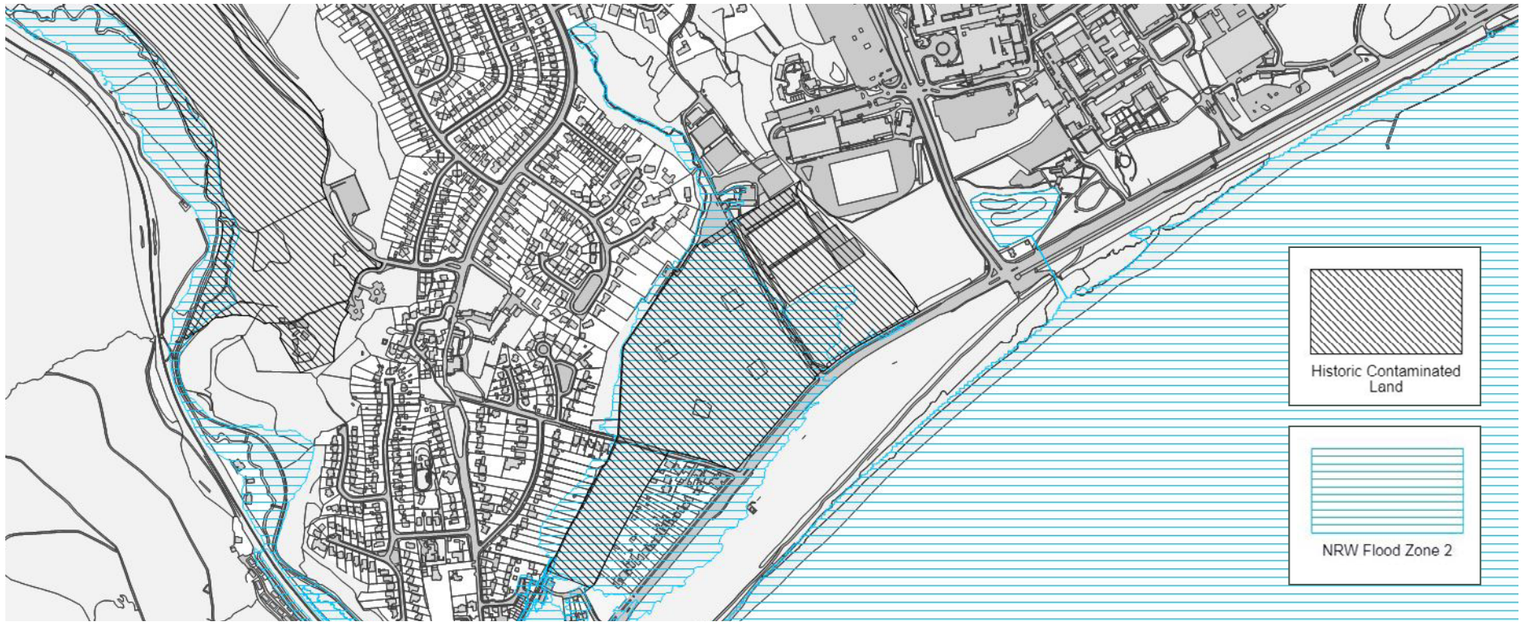
1.1 ANALYSIS

1.1.2 Current use and ownership Cont.

It is noted the following 3rd parties have lease agreements which could prevent the future development of the site:

- Swansea Harriers.
- The Lawn, Tennis & Squash Racket Club.
- Swansea Hockey Club

The King George V Playing fields are governed by the National Playing Fields Association and therefore the Council would need to grant approval for the release of this land. Informal discussions have taken place with the City and County of Swansea where it has been suggested that this issue could be addressed by the Council offering other land within their ownership to the National Playing Fields Association. However, the Council has also insinuated that any release of land will be on the understanding the University would take over the costs of running the National Pool and this must therefore form fundamental part of any masterplan for the site.



1.1.3 Town Planning context

From a planning perspective the relevant planning policies can be established from the adopted Swansea LDP (See map extract this page). The site is identified as forming part of the flood plain (NRW Flood Zone 2) and there is contaminated land on site. Other noted concerns are the close adjacency to a coastal S.S.S.I and nature reserve.

The relevant policies are:

- SI 5: Protection of Open Space
- RP 5: Avoidance of Flood Risk
- RP 6: Land Contamination

SI 5: Protection of Open Space: Development will not be permitted on areas of open space unless:

i. It would not cause or exacerbate a deficiency of open space provision in accordance with the most recent Open Space Assessment; or

ii. The substantive majority of existing open space provision on the site is to be retained and enhanced as part of the development and the functional use of the facility would be unaffected; or

iii. The development can provide appropriate open space provision, that delivers a wider community benefit and is provided in a suitable alternative location; or

iv. A satisfactory financial contribution to compensatory provision is provided towards an acceptable alternative facility.

RP 5: Avoidance of Flood Risk: In order to avoid the risk of flooding, development will not be permitted:

i. In areas at risk of fluvial, pluvial, coastal and reservoir flooding, unless it can be demonstrated that the development can be justified in-line with national guidance and is supported by a technical assessment that verifies that the new development is designed to alleviate the threat and consequences of flooding;

ii. In areas at risk of flooding from local sources, unless the Council is satisfied with the proposed drainage strategy;

iii. Where it would lead to an increase in the risk of flooding on the site or elsewhere from fluvial, pluvial, coastal or increased water run-off from the site;

iv. Where it would have a detrimental effect on the integrity of existing fluvial, pluvial or coastal flood defences;

v. Where it would impede access to existing and future tidal and fluvial defences for maintenance and emergency purposes; or

vi. Where the proposal does not incorporate environmentally sympathetic flood risk mitigation measures, such as SuDS, unless it can be demonstrated that such measures are not feasible.

RP 6: Land Contamination: +Development proposals on land where there is a risk from actual or potential contamination or landfill gas will not be permitted unless it can be demonstrated that measures can be taken to satisfactorily overcome any significant risk to life, human health, property, controlled waters, or the natural and historic environment.

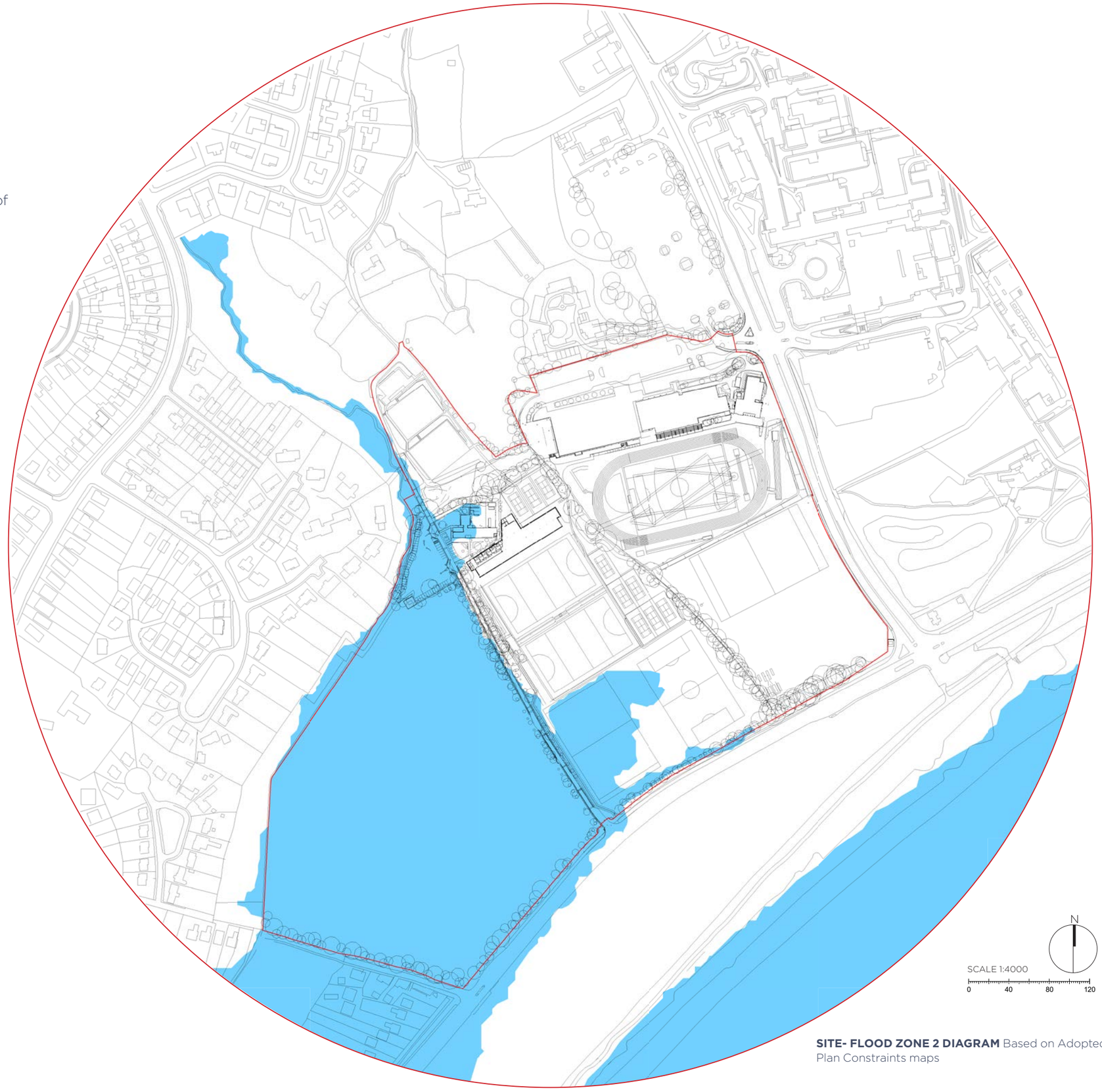
Summary: These are significant planning issues which would need to be addressed as part of any development strategy. RP 5 Avoidance of Flood Risk is of particular concern, it is highly unlikely that development would be permitted within the Flood zone 2 area.

Further discussions with the City and County of Swansea are recommended to further develop an understanding of potential planning risks, whether acceptable mitigation strategies exist and the necessary survey and assessment works required to develop these.

1.1 ANALYSIS

1.1.3 Town Planning context

(Diagram this page) RP 5: Avoidance of Flood Risk - The extent of flood zone 2.



SITE- FLOOD ZONE 2 DIAGRAM Based on Adopted Local Plan Constraints maps

1.1 ANALYSIS

1.1.4 Other Known Constraints

(Diagram this page) Illustrates known services within the site study area. This is not an exhaustive assessment but includes information provided by Wales and West (gas), Western Power distribution (electrical) and Welsh Water.

Medium Pressure (MP) 350mbar – 2bar

Underground Cable- HV (11kV)

Underground Cable - LV

Underground Cable- HV (33kV)

Private 18inch surface water drain

Wessex Water 300mm combined sewer

Any services diversions would require detailed design and consent from the Utility provider. The Medium pressure gas main will require a 3m easement.

SITE - EXISTING SERVICES

SUSLC-AHR-XX-XX-RP-A-0001-S4-P02

1.2 EVALUATION

1.2.1 Masterplan brief

The following brief has been developed in consultation with the College of Engineering, College of Medicine and Estates Department.

The masterplan will provide a phased approach to the redevelopment of the campus to provide:

- A first phase of development which would see the creation of circa 2,500m² of skills, research & innovation (including incubation and business) within a new Life Sciences building. This flagship building to be located at the entrance to the site will provide a statement of investment and act as a catalyst for longer-term development.
- Sketty Lane has a number of high quality sports facilities and it is the University's aspiration to expand these and turn the wider site into a Sports centre for excellence through the provision of additional facilities. This is a medium to long term phased approach to realise a vision to create a Sport, Health & Well-being Campus.

The phase 1 Life Sciences building element of the brief is dealt with in more detail within section 2 of this report. The second Sports Park brief is summarised in the table this page:

SWANSEA BAY SPORT PARK (inc. King George V Fields) – MASTERPLAN DEVELOPMENT BRIEF		
SPORT SWANSEA INDOOR DEVELOPMENT	**SPORT OUTDOOR DEVELOPMENT**	**ELITE PARTNERSHIP DEVELOPMENT**
Indoor Sports Arena (linked to Welsh National Pool) to include: 12-16 Badminton Court (4x4) sport hall with spectator provision 150 Station Health & Fitness Suite, with Group Exercise Studios Strength and Conditioning Zone (Minimum of 14 racks) High Performance Centre (Accommodation for HP Team) Martial Arts/Multi-purpose studio Dance/performance studio Squash courts w/ spectator provision Indoor Cricket nets Staff offices Meeting/Training space	2 x full size 4G Rugby/Football AGP Spectator areas for Hockey AGP/4G Rugby/ Football incl. hardstand for event infrastructure Additional grass Rugby/Football pitches 2 x Floodlit MUGAs Additional athletics throws/warm-up area Replacement of King George V changing rooms Secure outdoor equipment compound Ancillary car parking	Elite performance outdoor arena with spectator seating for up to 2000 (potential for mix of permanent 1000 and 1000 temporary International standard pitch space for Rugby/ Football/Cricket Training areas i.e. scrummaging/nets Ancillary space (Possibly incorporated with indoor arena) - Changing/team spaces - Medical provision - Meeting & training space - Office space - Commercial provision/units - Ancillary car parking - Clubhouse/Pavilion/hospitality p - Reception/FOH Indoor cricket centre (4 lanes) Physio/rehab clinic (incorporated with indoor arena

1.2.2 Opportunities

Site analysis has established a number of potential site opportunities which were not initially formalised within the brief. Consultation with representatives from the College of Engineering, College of Medicine and Estates Department has established an aspiration to include theses within the aims of the masterplan. These can be summarised as:

- Improved vehicular access and connectivity - extending the deliveries road at the rear of the Welsh National Pool to connect through to the King George V fields will improve access.
- Improvements to designated cycle routes and extending the current provision to connect with the Swansea University Sports Centre.
- Phased replacement of the Sports Centre and associated Buildings (cricket pavilion and squash courts). These buildings are nearing end of life and are not fit for purpose.

2

MASTERPLAN DESIGN OPTIONS

2.1 OPTION 1

2.1.1 Summary of option

Option 1 provides a first phase Life Sciences Building on the corner of the site entrance from Sketty Lane. This highly visible location will create an opportunity for a landmark building with good visual links to the Singleton University campus and Single ton Hospital. This is the current location of the Universities cricket pavilion building which would be demolished. Consideration could be given to re-housing some of the lost space within the first phase of development.

Subsequent phases of development deliver the following aspects of the Sport, Health & Wellbeing Campus:

1 Phase 1 Life Sciences Building with associated public realm landscape improvements

2 New Indoor Sports Arena & Elite Sports Complex

3 International standard Rugby Pitch

4 Permanent spectator seating for 1000 with hard standing areas to the north and south of the pitch area for additional temporary stands

5 Cricket Pitch

6 Full size 4G Rugby/Football AGP

7 Indoor Cricket Centre with associated parking

8 New King George V Fields changing pavilion & clubhouse

9 King George V Fields

2 X Rugby union Adult (max.) 100m X 70m + Run off

2 X Cricket – Senior (46m radius) with grass pitch and wicket

1 Football, International size 110m x 75m + run off

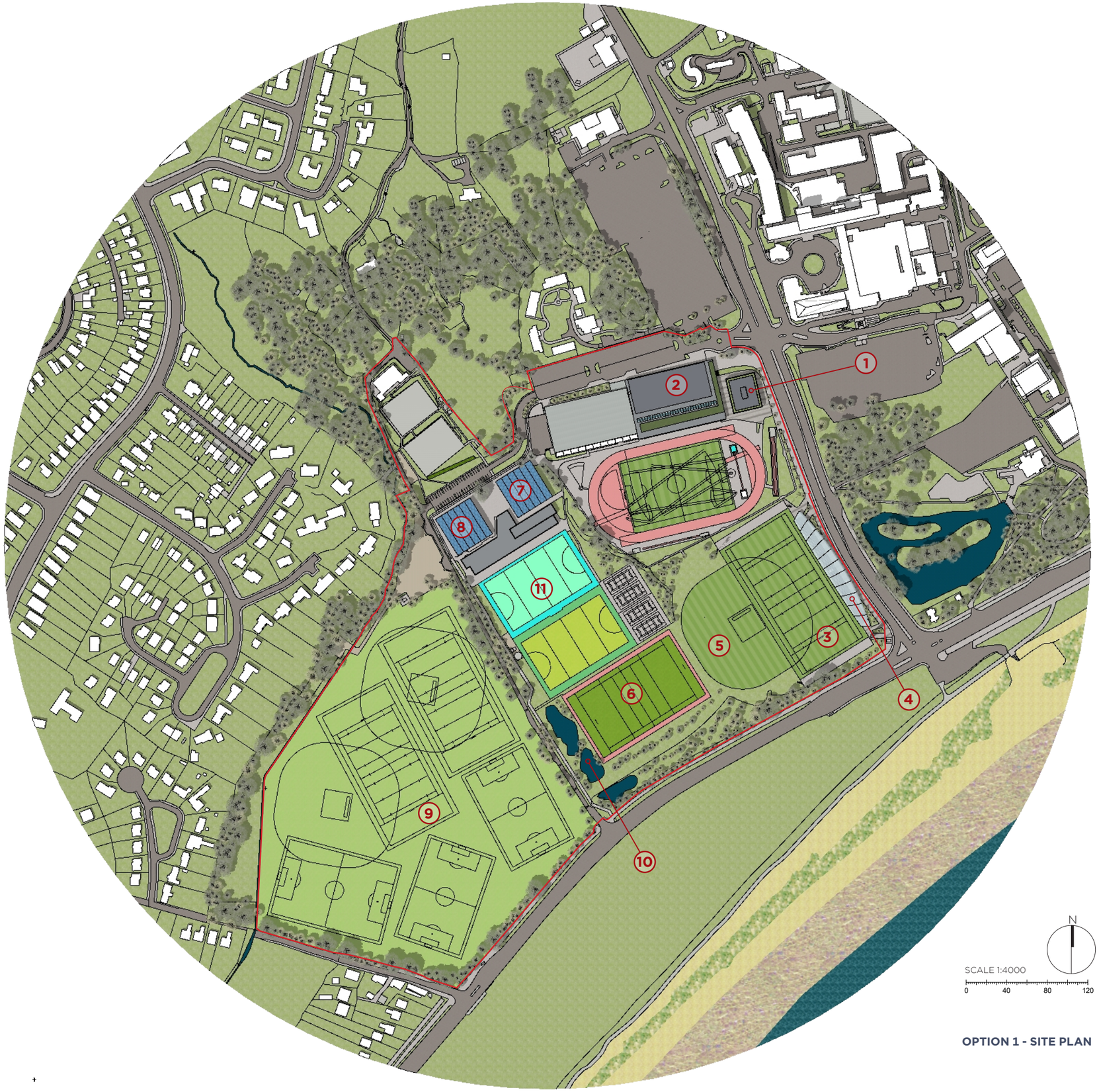
2 X Football, Community size 18yrs + Senior 100m X 64m + run off

10 Swale feature for SuDs drainage to mitigate location of full size 4G Rugby/Football AGP

11 Retained Hockey pitches

2.1.2 Site plan as proposed

The plan this page illustrates the final stage Sport, Health & Wellbeing Campus once all development phases are complete.



OPTION 1 - SITE PLAN

2.1 OPTION 1

2.1.2 Site plan as proposed Cont.

The proposal provides the following areas of accommodation:

1 Phase 1 Life Sciences Building: (see section 3)

TOTAL GIFA CIRCA 3500m²

2 Indoor Sports Arena & Elite Sports Complex comprising:

16 Court sports hall (80m x 34.5m) with spectator provision.

150 Station Health & Fitness Suite, with Group Exercise Studios

Strength and Conditioning Zone

High Performance Centre

Martial Arts/Multi-purpose studio

Dance/performance studio

Squash courts w/ spectator provision

Office, Meeting & Training space

Changing/team spaces

Medical provision & Physio/rehab clinic

Commercial provision & hospitality

TOTAL GIFA 6000m², Ground floor footprint 5000m²

3 Permanent spectator seating for 1000. Circa 1850 m²

4 Indoor Cricket Centre comprising:

Indoor Cricket nets

Staff offices & Meeting/Training space

Changing spaces

TOTAL GIFA 2000m², Ground floor footprint 1650m²

5 New King George V Fields changing pavilion & clubhouse:

TOTAL GIFA 1650m², Ground floor footprint 1650m²

Retained Buildings

Phase 1

Subsequent phases

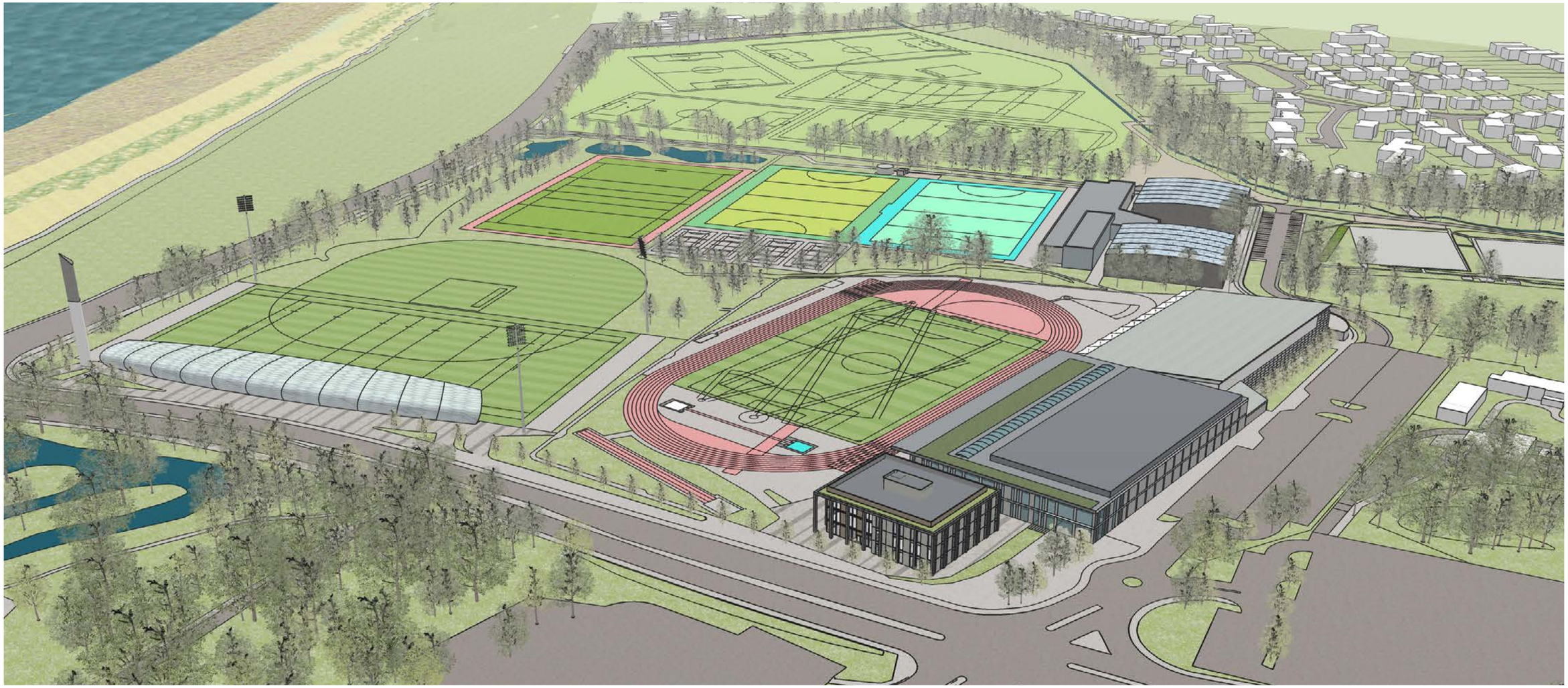
Enhanced Landscape

Sports Pitches

Temporary stand locations

OPTION 1 - AREA OF PROPOSED NEW BUILD

2.1 OPTION 1



OPTION 1 - VIEW LOOKING WEST

KEY

1 Phase 1 Life Sciences Building with associated public realm landscape improvements

2 New Indoor Sports Arena & Elite Sports Complex

3 International standard Rugby Pitch

4 Permanent spectator seating for 1000 with hard standing areas to the north and south of the pitch area for additional temporary stands

5 Cricket Pitch

6 Full size 4G Rugby/Football AGP

7 Indoor Cricket Centre with associated parking

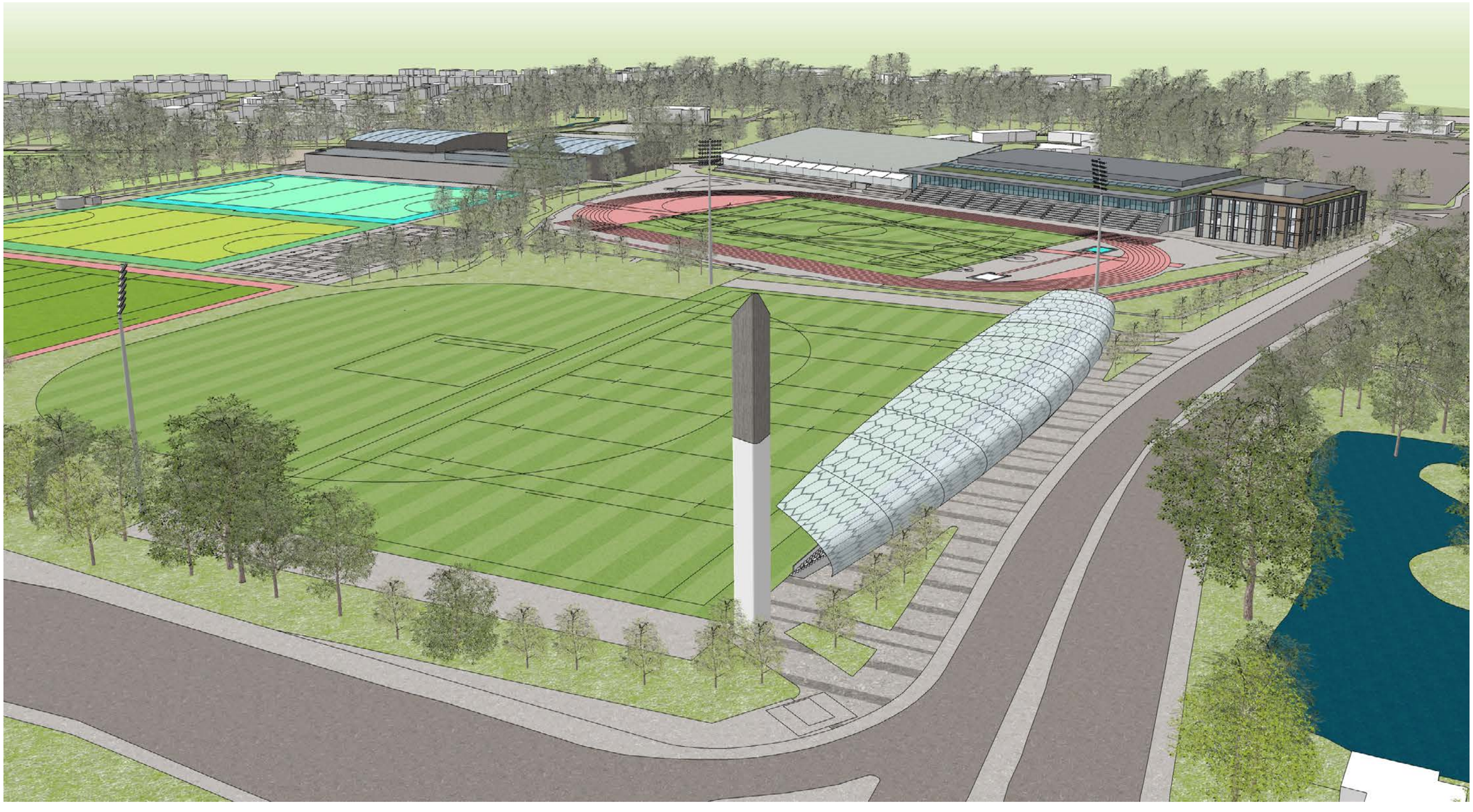
8 New King George V Fields changing pavilion & Clubhouse

9 King George V Fields

10 Swale features

11 New section of connecting road

2.1 OPTION 1



OPTION 1 - VIEW LOOKING NORTH

2.1 OPTION 1

OPTION 1 - VIEW LOOKING SOUTH

2.1 OPTION 1

2.1.3 Assessment of Constraints

1 Adjacency of indoor cricket centre to below ground combined sewer - Survey works required to establish accurate location of pipe, once ascertained the impact on the available development area can be assessed.

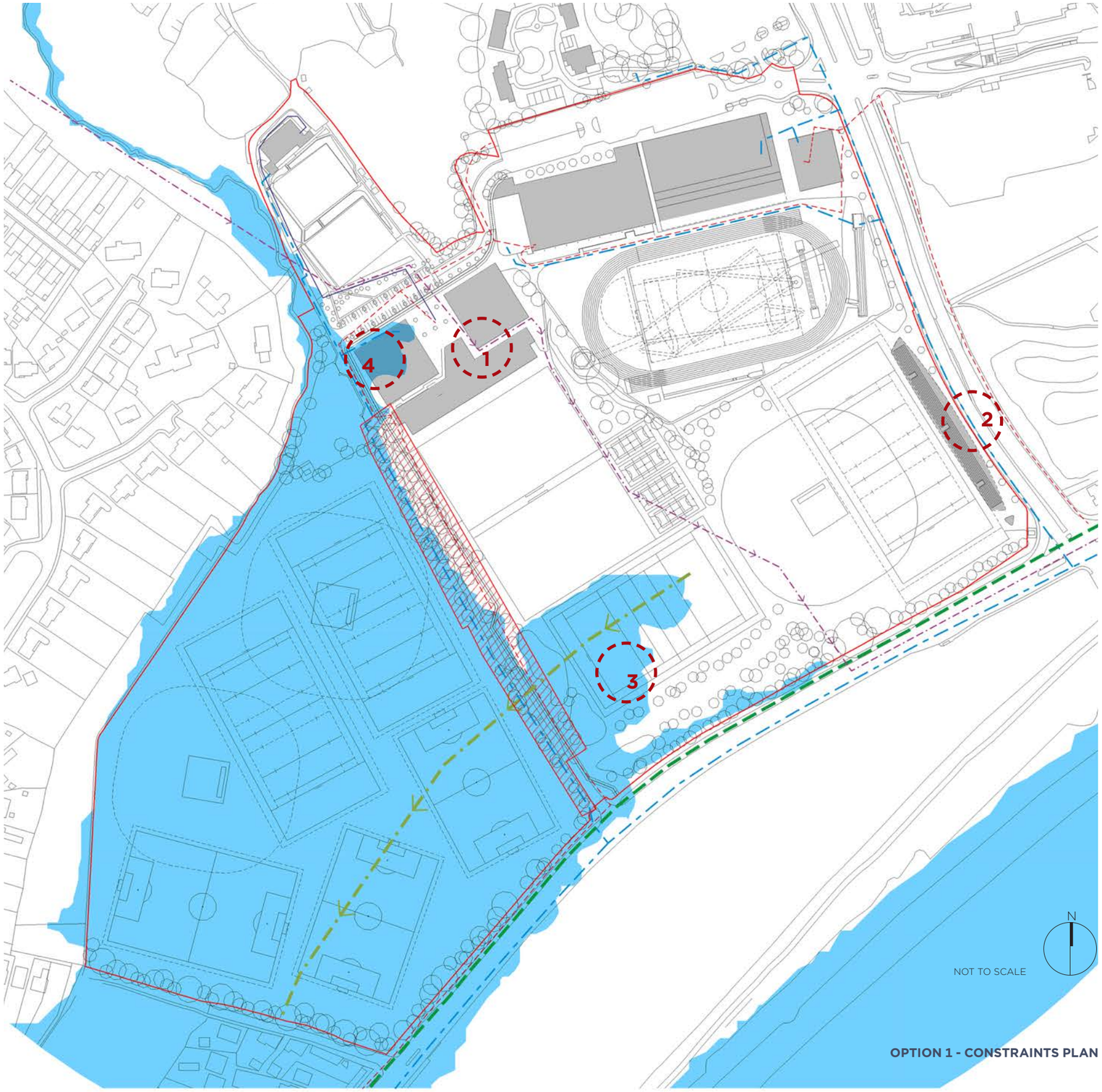
2 3m min easement to medium pressure gas main to be established

3 Full size 4G Rugby/Football AGP sits within flood zone 2. Playing surface should not be exposed to risk of flooding which suggests building up local ground level. This will impact on flood zone and will require mitigation potentially in the form of swales as indicated. Further development of a SUD strategy will need to be developed to test feasibility.

4 Sports pavilion sits within flood zone 2 (see note above)

KEY

- Medium Pressure (MP) 350mbar – 2bar
- Underground Cable- HV (11kV)
- Underground Cable - LV
- Underground Cable- HV (33kV)
- Private 18inch surface water drain
- Wessex Water 300mm combined sewer
- No build zone - Services easements and tree root protection areas



OPTION 1 - CONSTRAINTS PLAN

2.1 OPTION 1

2.1.4 Summary of advantages and disadvantages

ADVANTAGES

- Supports phasing approach with potential for the Cricket pavilion and clubhouse to provide decant space for the sports hall prior to its demolition.
- Retains KGV field as existing which is a low risk to delivery
- Outdoor arena and associated spectator seating has a prominent position with good links to adjacent parking and University campus.
- Limited incursion into Flood zones

DISADVANTAGES

- Rugby 3G pitch and part of Clubhouse is located within flood zone 2, mitigation measures would need to be robustly tested and will add cost.

2.2 OPTION 2

2.2.1 Summary of option

Option 2 also creates a first phase Life Sciences Building on the corner of the site entrance from Sketty Lane. However subsequent phases attempt to improve the utilisation of the King George V field. The option explores locating the outdoor arena with spectator seating on the KGV field.

In addition the following aspects of the Sport, Health & Wellbeing Campus are provided:

1 Phase 1 Life Sciences Building with associated public realm landscape improvements

2 New Indoor Sports Arena & Elite Sports Complex

3 International standard Rugby Pitch

4 Permanent spectator seating for 1000 with hard standing areas to the north and south of the pitch area for additional temporary stands

5 Cricket Pitch

6 Full size 4G Rugby/Football AGP

7 Indoor Cricket Centre with associated parking

8 New King George V Fields changing pavilion & clubhouse

9 King George V Fields

2 X Rugby union Adult (max) 100m X 70m + Run off

2 X Cricket – Senior (46m radius) with grass pitch and wicket

1 Football, International size 110m x 75m + run off

2 X Football, Community size 18yrs + Senior 100m X 64m + run off

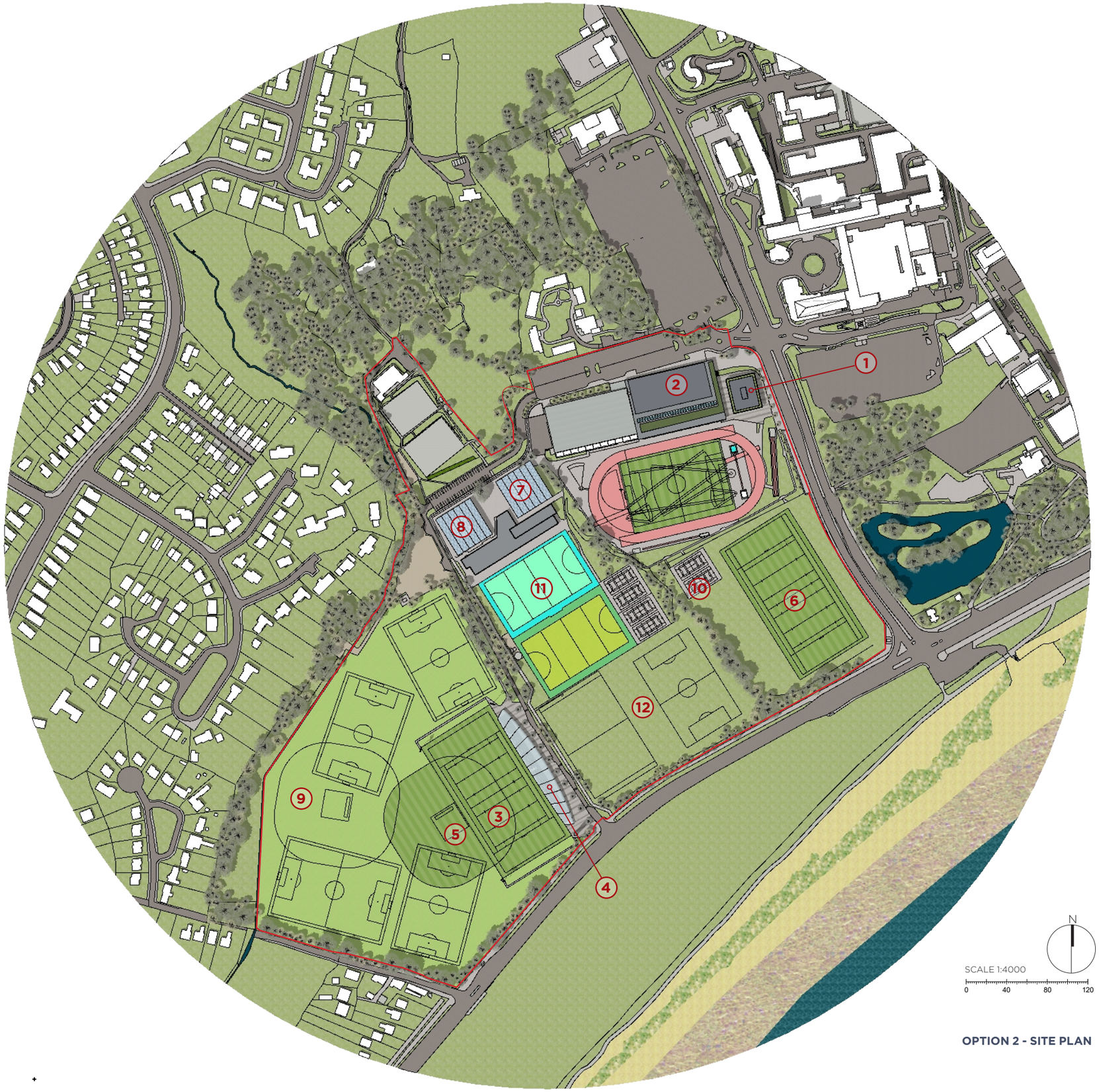
10 New Floodlit MUGA

11 Retained Hockey pitches

12 Retained Football and Rugby Pitches

2.2.2 Site plan as proposed

The plan this page illustrates the final stage Sport, Health & Wellbeing Campus once all development phases are complete.



OPTION 2 - SITE PLAN

2.2 OPTION 2

2.2.2 Site plan as proposed Cont.

The proposal provides the following areas of accommodation:

1 Phase 1 Life Sciences Building: (see section 3)

TOTAL GIFA CIRCA 3500m²

2 Indoor Sports Arena & Elite Sports Complex comprising:

16 Court sports hall (80m x 34.5m) with spectator provision.

150 Station Health & Fitness Suite, with Group Exercise Studios

Strength and Conditioning Zone

High Performance Centre

Martial Arts/Multi-purpose studio

Dance/performance studio

Squash courts w/ spectator provision

Office, Meeting & Training space

Changing/team spaces

Medical provision & Physio/rehab clinic

Commercial provision & hospitality

TOTAL GIFA 6000m², Ground floor footprint 5000m²

3 Permanent spectator seating for 1000. Circa 1850 m²

4 Indoor Cricket Centre comprising:

Indoor Cricket nets

Staff offices & Meeting/Training space

Changing spaces

TOTAL GIFA 2000m², Ground floor footprint 1650m²

5 New King George V Fields changing pavilion & clubhouse:

TOTAL GIFA 1650m², Ground floor footprint 1650m²

Retained Buildings

Phase 1

Subsequent phases

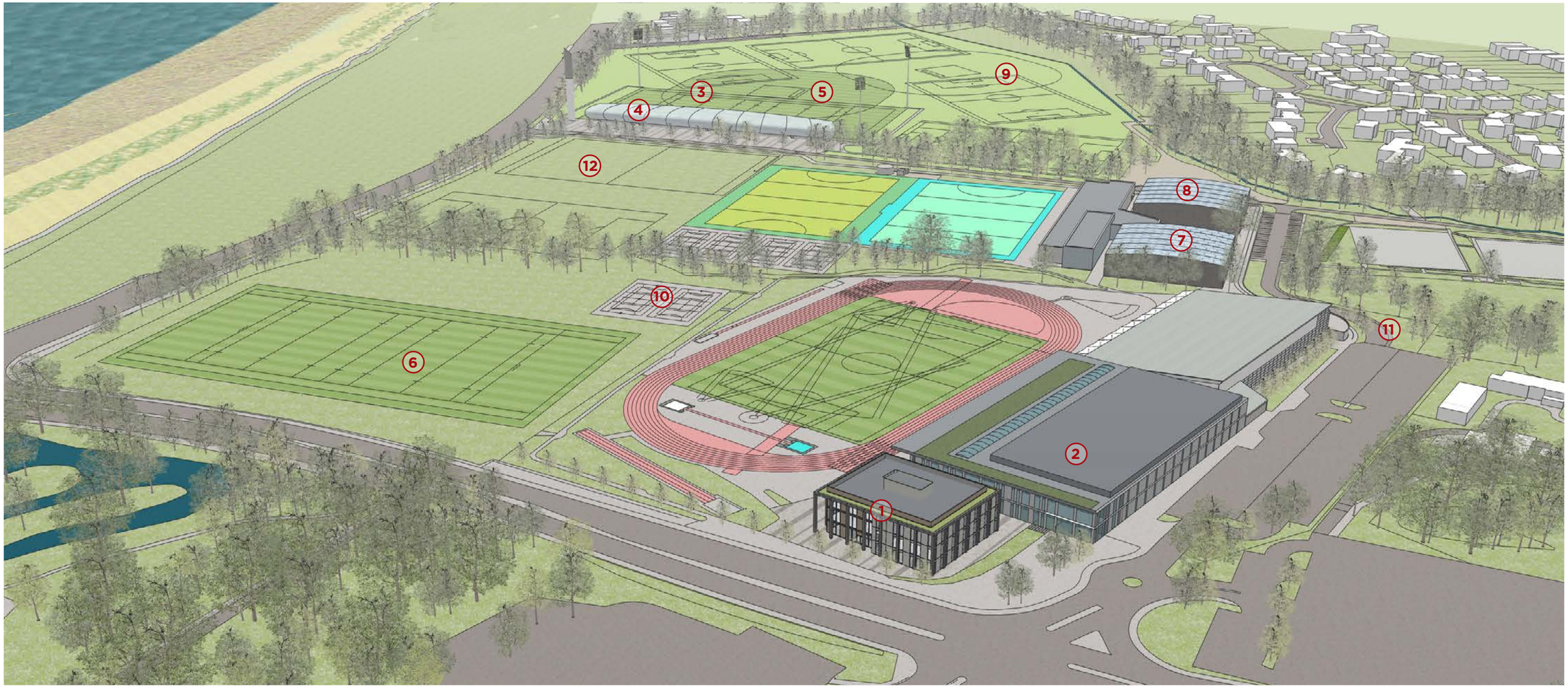
Enhanced Landscape

Sports Pitches

Temporary stand locations

OPTION 2 - AREA OF PROPOSED NEW BUILD

2.2 OPTION 2



OPTION 2 - VIEW LOOKING WEST

KEY

1 Phase 1 Life Sciences Building with associated public realm landscape improvements

2 New Indoor Sports Arena & Elite Sports Complex

3 International standard Rugby Pitch

4 Permanent spectator seating for 1000 with hard standing areas to the north and south of the pitch area for additional temporary stands

5 Cricket Pitch

6 Full size 4G Rugby/Football AGP

7 Indoor Cricket Centre with associated parking

8 New King George V Fields changing pavilion

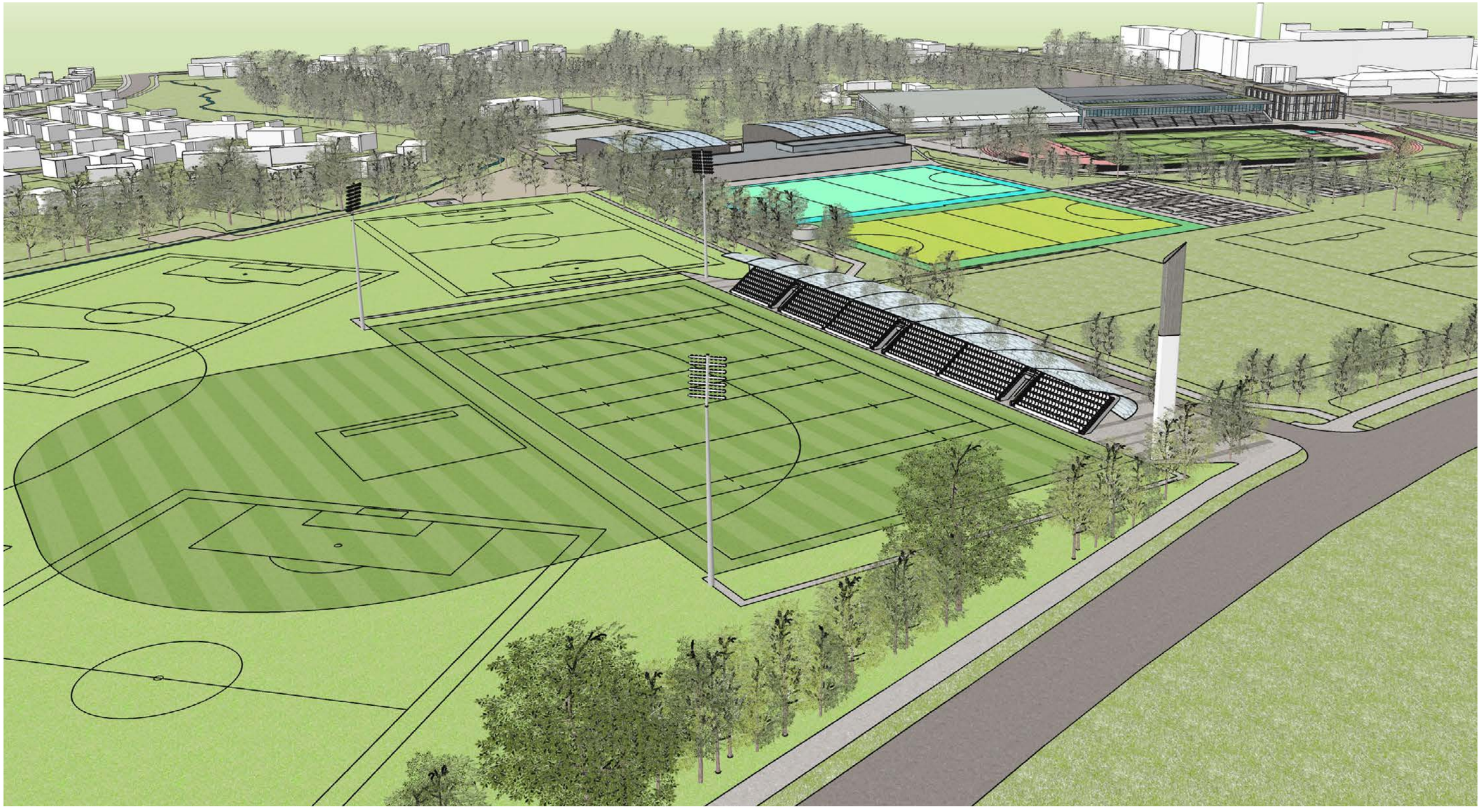
9 King George V Fields

10 New Floodlit MUGA

11 New section of connecting road

12 Retained Football and Rugby Pitches

2.2 OPTION 2



OPTION 2 - VIEW LOOKING NORTH

2.2 OPTION 2

OPTION 2 - VIEW LOOKING SOUTH

2.2 OPTION 2

2.1.3 Assessment of Constraints

1 Adjacency of indoor cricket centre to below ground combined sewer - Survey works required to establish accurate location of pipe, once ascertained the impact on the available development area can be assessed.

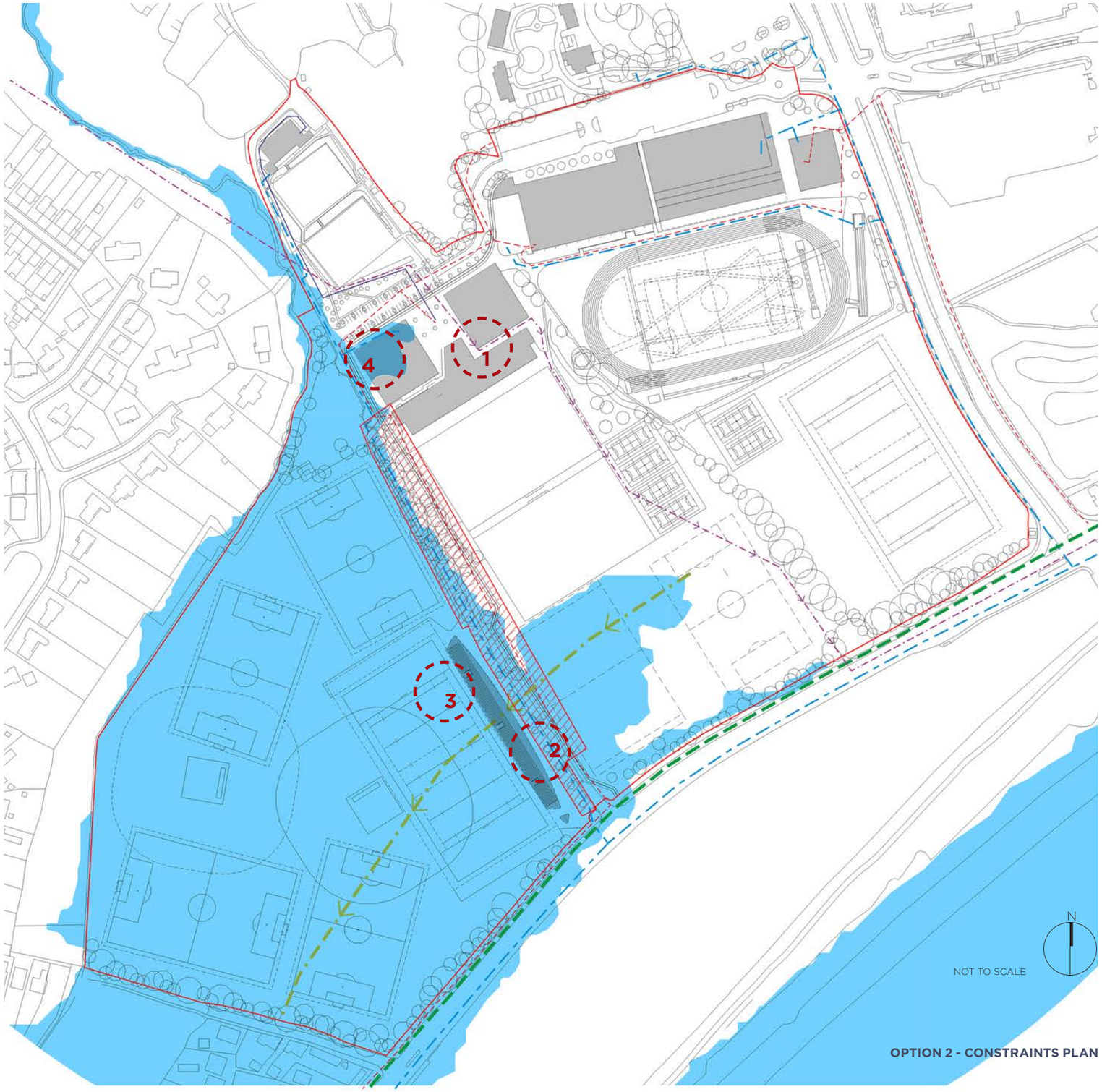
2 3m min easement to medium pressure gas main to be established

3 International standard pitch & permanent spectator seating sits within flood zone 2. Whilst stands could flood, the playing surface should not be exposed to risk of flooding which suggests building up local ground level. This will impact on flood zone and will require mitigation the extent of which is unknown at this stage. Further development of a SUD strategy will need to be developed and this has the potential to be a major risk to delivery of the option.

4 Sports pavilion sits within flood zone 2 (see note above)

KEY

- Medium Pressure (MP) 350mbar – 2bar
- Underground Cable- HV (11kV)
- Underground Cable - LV
- Underground Cable- HV (33kV)
- Private 18inch surface water drain
- Wessex Water 300mm combined sewer
- No build zone - Services easements and tree root protection areas



OPTION 2 - CONSTRAINTS PLAN

2.2 OPTION 2

2.2.4 Summary of advantages and disadvantages

ADVANTAGES

- Supports phasing approach with potential for the Cricket pavilion and clubhouse to provide decant space for the sports hall prior to its demolition.
- Good utilisation of KGV field
- Rugby 3G pitch is outside flood zones

DISADVANTAGES

- Outdoor arena and associated international rugby pitch and cricket pitch are within flood zone 2, mitigation measures would need to be robustly tested and will add cost. This raises significant planning risks. The proposal runs the risk that pitches are unusable for periods of the year.

3

PHASE 1 - LIFE SCIENCES BUILDING

3 PHASE 1 - LIFE SCIENCES BUILDING

3.1 Life Sciences building brief

This new build facility located on the Sketty lane campus site aligns with the longer-term vision to create a Sport, Health & Wellbeing Campus.

The building is to be located at the entrance to the site and to provide an initial cornerstone for longer-term development. The total Net functional content has been defined at 2,000m² (see schedule this page).

The accommodation is organised as follows:

- **Entrance and exhibition area (65m²)**
  This area needs to provide a welcoming space with relaxed seating areas for informal meetings and to encourage networking, with sufficient open plan space for stakeholders and ILS members to hold exhibitions and demonstrations and to showcase on going work. This area will also have a wall that highlights all member and partner logos. The reception area will be staffed during working hours to support tenants and members and new enquiries.
- **Flexible Teaching Spaces including multi-functional laboratories and seminar/meeting room spaces (400m²)**
  A mix of teaching spaces suitable for small and medium-sized groups with flexibility to allow for the re-configuration of furniture and walls. There will also be some multi-functional laboratory facilities to suit a range of disciplines including healthcare, Wellbeing and sport and exercise science.
- **The Academy (325m²)**
  'The Academy' will build upon the vision, mission, and success of the Health & Wellbeing academy to provide opportunities for industry in the delivery of health, well-being, and sports services whilst creating real-world learning experiences for student cohorts.
- **Healthcare Technology Centre (160m²)**
  The Healthcare Technology Centre will house innovation activity focussed around the development, testing and evaluation of medical, health, well-being, and sport technologies.
- **Innovation Centre (1050m²)**
  Business incubation space including flexible offices sizes and configurations, affiliate desk rental or hot-desking facilities which will be charged at appropriate market rate providing revenue to support ongoing costs and maintenance of the facility and member scheme.

PHASE 1 LIFE SCIENCES – MASTERPLAN DEVELOPMENT BRIEF

SPACE	AREA (m²)
NET AREA	
Reception and exhibition spaces	60
Flexible Teaching Spaces including multi-functional laboratories and seminar/meeting room spaces	400
The Academy	325
Healthcare Technology centre	160
Innovation centre	1050
Sub Total	**2000**
NON NET AREA	
WC/Welfare	85
Plant, risers and server/hubs	75
Circulation	465
Partitions and structure	60
Storage	15
Sub total	**700**
TOTAL GIFA	**2700**

3 PHASE 1 - LIFE SCIENCES BUILDING

3.2 Schematic plans and organisation

FLOOR 02 The Innovation Centre

A range of flexible office spaces and an open plan hot desking zone suitable for Business incubation space are arranged around the central core.

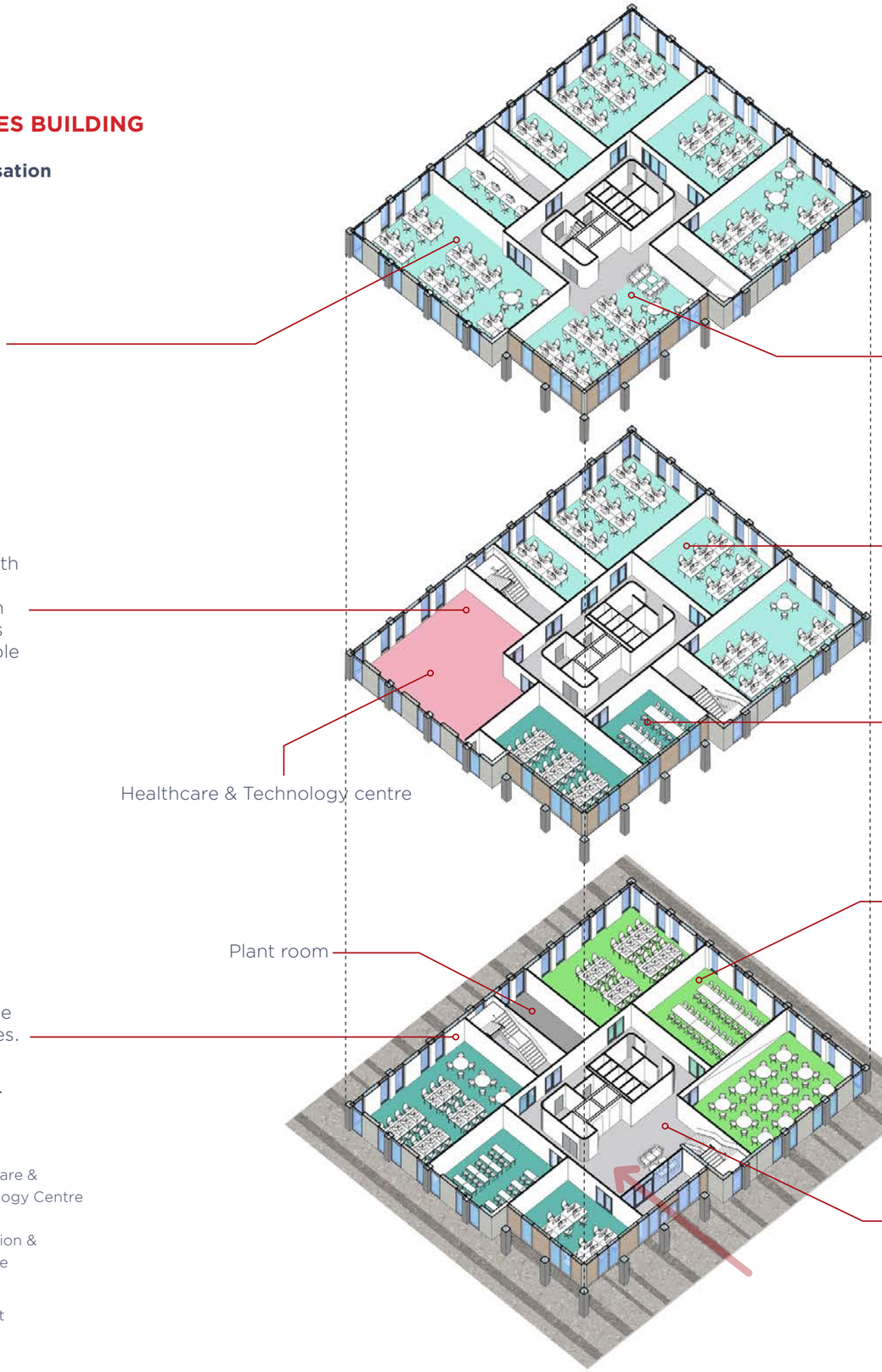
FLOOR 01 Innovation & Healthcare Technology Centre

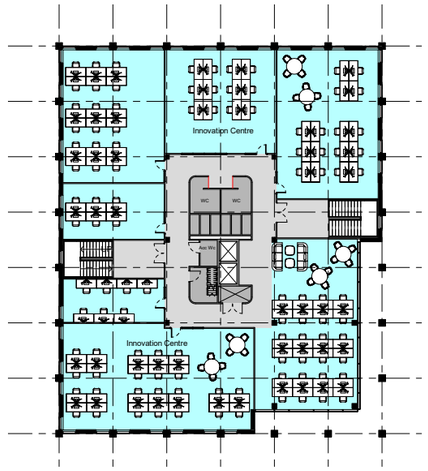
A mix of Flexible teaching spaces, with labs and studio spaces catering for the Healthcare Technology Centre. In addition a proportion of the Business incubation space configured as flexible offices,

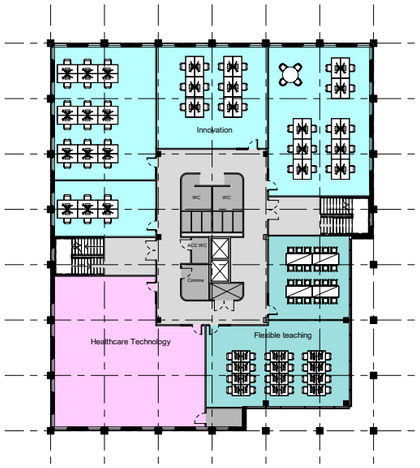
FLOOR -00 Entrance, Flexible Teaching & the Academy

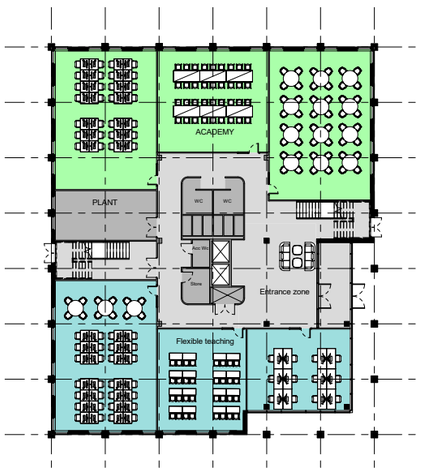
The main entrance leads directly into an exhibition and touchdown space. Although not shown a staffed reception desk can be provided. The floor provides accommodation for the Academy and flexible teaching spaces.

A central core of Wc's lifts, stores, Comms rooms and risers is provided.









Flexible Teaching
Innovation Centre
The Academy
Healthcare & Technology Centre
Circulation & entrance
Non Net

3 PHASE 1 - LIFE SCIENCES BUILDING

3.3 Design features

The new life Sciences project will mark the gateway entrance to the new Sport, Health & Wellbeing Campus. The building will signpost change and will visually express innovation, science and technology. Internally the building should focus on occupant Wellbeing and environmental comfort.

Potential concepts for the building include:

- Quality cladding with expressed frame
- Activity on show, glass and layers of translucency
- Bold form to be visible from long distance views from Sketty Lane.
- Simple but effective proportion

Precedent images this page illustrate emerging concepts.

University of the West of England - AHR Architects

University of Bath - AHR Architects

Verwaltungszentrum, Bern - GWJ Architektur

Manchester Institute of Health & Performance - AHR Architects

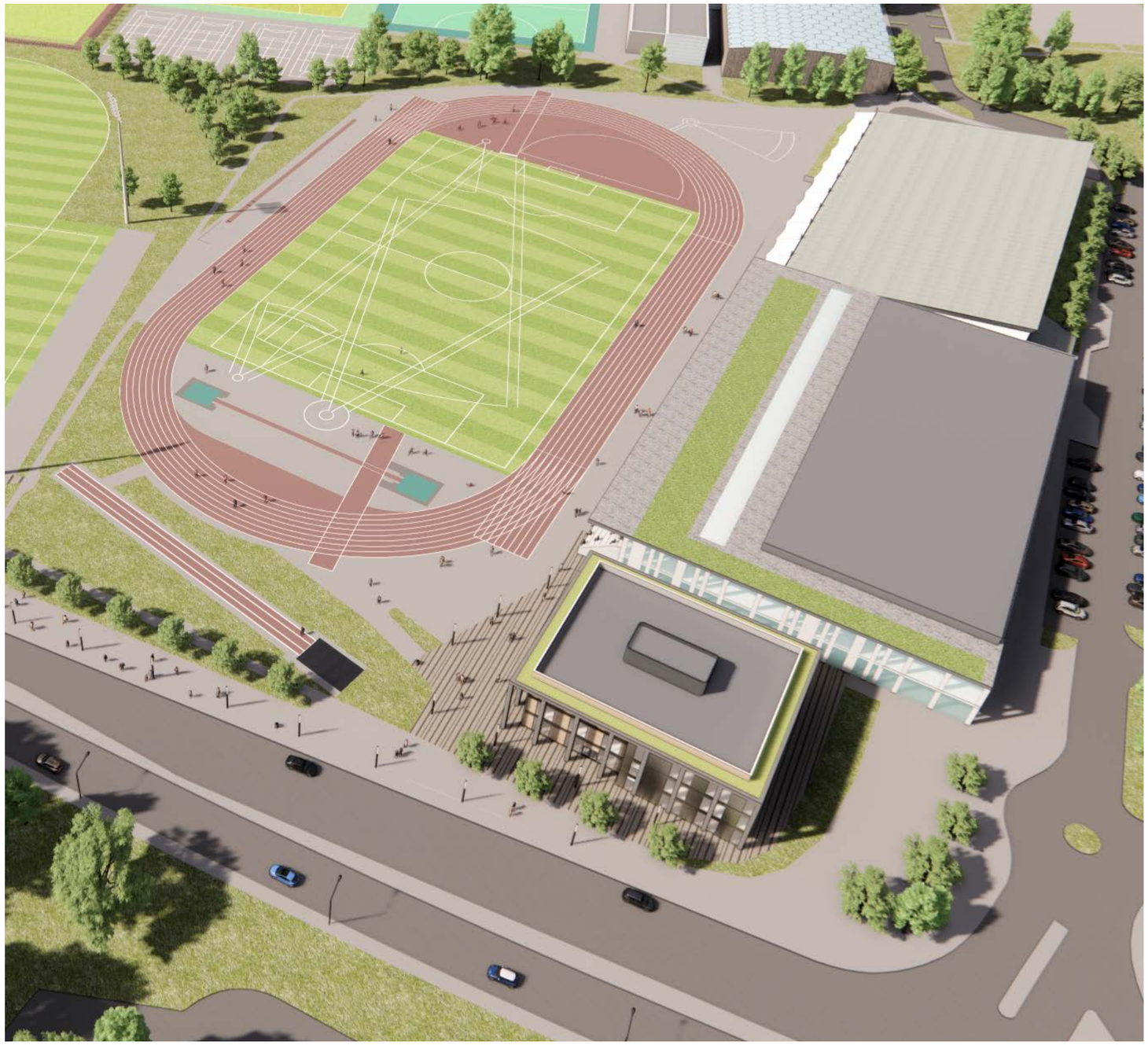
3 PHASE 1 - LIFE SCIENCES BUILDING

3.3 Design features

The preferred location for phase 1 requires the demolition of the existing pavilion building and associated landscaping to the remaining site. The principal public entrance is provided from Sketty Lane.

The concept provides 3 floors of accommodation with the ground floor set to the south of the existing site slope. The simple rectangular form provides a strong massing profile treated with a repeated facade design to break down the notion of 'front and back' and present faces to approach directions.

The colonnade and facade treatment is bold enough to be read from long distance views from Sketty Lane. At the entrance the facade sets back to reveal a lighter timber and glass facade expressing entrance and creating stronger shadow play.



ABOVE: Aerial View: Illustrating the Life Sciences building within the context of the new masterplan.

3 PHASE 1 - LIFE SCIENCES BUILDING

BELOW: Entrance View.

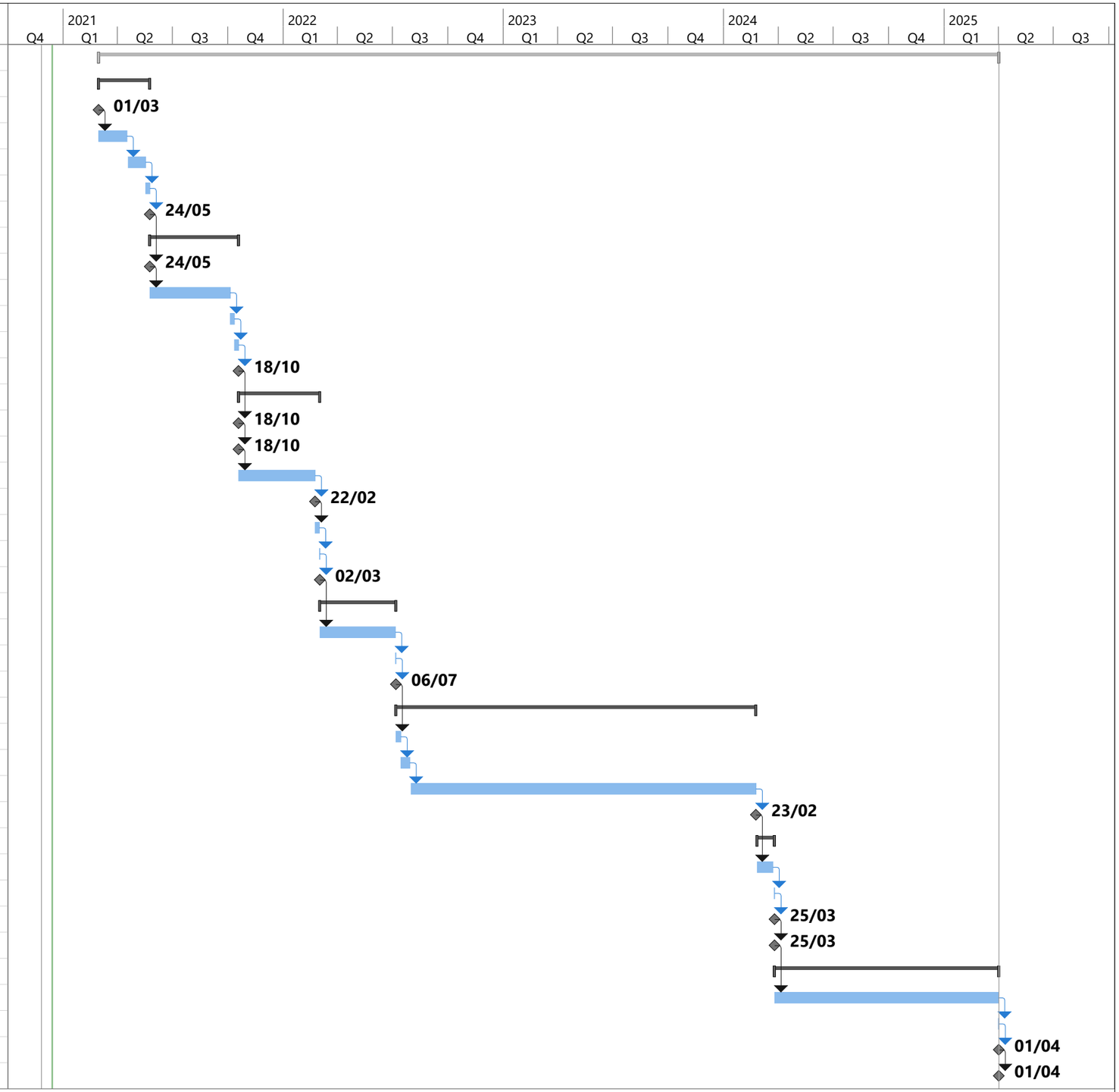
3 PHASE 1 - LIFE SCIENCES BUILDING

BELOW: View from athletics track.

A

APPENDIX A - Sketty Lane Programme

ID	Task Name
0	**Sketty Lane life science procurement and construction programme draft B**
1	**Start Up (Stage 0)**
2	Project Manadate Signed Off - Expenditure Authorised
3	Team Appointments
4	Develop Stage 0 Deliverables
5	Prepare end of stage 0 report & next stage plan
6	Estates board sign of stage 0 report
7	**Concept Design (Stage 1)**
8	Develop stage 1 deliverables
9	Survey Work
10	Finalised cost plan
11	Prepare end stage 1 report & next stage plan
12	Estates board to sign off stage 1 report
13	**Scheme Design (Stage 2)**
14	Develop stage 2 deliverables
15	Planning submission date (after cost check)
16	Planning approval period
17	Planning permission
18	Finalise cost estimate
19	Prepare end stage 2 report & next stage plan
20	Estates board to sign off stage 2 report
21	**Tender & Contract (Stage 3)**
22	OJEU Procurement for main contractor
23	Prepare end stage 3 report & next stage plan
24	Board sign off stage 3 report
25	**Construction, Commissioning and Handover (Stage 4)**
26	Contract award
27	Mobilisation, set up
28	Main new build construction, commissioning & handover
29	Completion date
30	**Fit out / Ready for occupation**
31	Fit out works
32	Prepare end stage 4 report & next stage plan
33	Board sign off stage 4 report
34	Occupation / Ready for use
35	**Project Closure (Stage 5)**
36	Making good defects period
37	Prepare end stage 5 report
38	Board sign off stage 5 report
39	Completion certificate



Project: Sketty Lane life science
Date: Mon 14/12/20

Task | Milestone | Summary | Project Summary

B

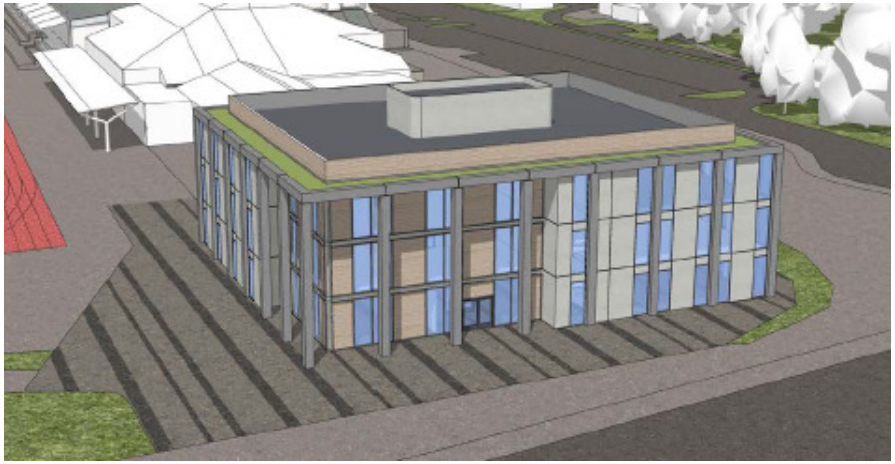
APPENDIX B - Sketty Lane Cost Plan

Order of Cost Estimate

Life Sciences - Sketty Lane

for

Swansea University



Report Nr: 2 Date: 16 November 2020

Project Nr: xxxxx

Prepared by: Joe Duffy

Reviewed by: James Colthart

Approved by: Jim Crouch JPCrouch

Mace Cost Consultancy Limited
Newminster House
27-29 Baldwin Street
Bristol
BS1 1LT
Tel: 0117 929 1413

mace

1. Introduction

1.1 This Order of Cost Estimate has been prepared to forecast the financial implications associated to the development of a new Life Sciences facility on the Sketty Lane site for Swansea University.

1.2 To inform this exercise, we have used the feasibility drawings produced by AHR Architects (dated 10/11/2020), for the basis for this assessment. The drawings provide an anticipated GIFA of 2,700m2 for the new facility.

1.3 A review of benchmark data for similar faculties has been considered as part of this estimation exercise. However, to align the proposed scheme to the Client's maximum budget of £12.75m a medium to low specification has been assumed and priced. Although initial sketches have been prepared by the Architect, it has been agreed that the facility will be designed to a budget, this should be considered when reviewing the initial design information.

1.3 The existing Sports Pavilion building is to be demolished as part of the current design option. The development will be constructed adjacent to a live site, as such careful consideration will need to be given to the construction methodology and logistics plan.

1.4 At the time of estimation site/ground investigations are yet to take place, therefore it is assumed that ground conditions are conducive to the proposed demolition and construction activities.

1.5 The estimate represents the anticipated construction cost at current prices using a competitive method of procurement. We are experiencing fluctuations within the market and as such a risk/contingency allowance has been included, which can be reviewed as the project progresses.

1.7 In lieu of a confirmed construction mid-point a nominal inflationary allowance of 2% has been made in acknowledgement of the existing and forecast inflationary fluctuations within the construction market. This figure can be refined once the project programme has been confirmed.

2. Exclusions

The following items are not included in this estimate of construction cost and allowance should be made elsewhere:

2.1 Any costs directly incurred by the client that are not listed herein
2.2 Inflation beyond what is stated within this cost estimate
2.3 No allowance for extraordinary site investigation works
2.4 Abnormal ground conditions / contamination
2.5 No allowance for temporary diversion works
2.6 Specialist environmental and renewable technologies, other than what we would normally expect to be required to achieve BREEAM 'Excellent'
2.7 Client internal staff costs
2.8 Archaeology in any form
2.9 Land costs/charges
2.10 Decant costs
2.11 Flood risk upgrades
2.12 Ecology works
2.13 Section 278 or 106 agreements and associated costs
2.14 Party wall works
2.15 Costs associated to Right to Light and insurance
2.16 COVID-19 related costs or programme implications
2.17 FF&E and ICT/AV to Innovation Centre

3. Assumptions

The following assumptions have been made in the preparation of this order of cost estimate:

3.1 No significant contamination or obstructions, ground conditions conducive to proposed development
3.2 A provisional allowance of £50k has been made for removal of asbestos during demolition of existing structures, however we have not been provided with any management survey information or the like
3.3 No allowance has been made for major service upgrades or diversions across the site
3.4 No allowance for substations or charges associated to the increase of loading required for the site
3.5 Existing access roads and pedestrian footways are to be made good and overlaid where required. No full reconstruction allowed for.
3.6 Demolition of existing structures does not require extensive propping and supportive works.
3.7 No significant reduced dig and forming site levels to support the construction of the new build
3.8 74 week construction programme, inclusive of all facilitating works
3.9 An allowance of £200k for Client Direct Costs has been included within the estimate, however this is an allowance only - these costs should be assessed by others.
3.10 We have assumed that BREEAM 'Excellent' will be targeted
3.11 We have assumed that the project will follow two-stage procurement and accordingly have made allowance for PSC costs
3.12 FF&E and ICT/AV excluded from Innovation Centre, as per Client instruction.
3.13 Please note we have reported all costs in this report inclusive of VAT unless otherwise stated. This is based on a notional 20% VAT rate. VAT is a complex area and we recommend that suitable VAT guidance is received in relation to your VAT liabilities. Mace do not accept responsibility for any errors in the VAT calculations in this report or assumption provided by the client.
3.14 Cost allowance assumes areas of research space, not formal laboratory space
3.15 Although the Architect has provided initial conceptual sketches for the new facility, it has been agreed that the types of systems/materials used in it's construction will be driven by the Client's available budget. As such the sketches should be viewed as indicative and are subject to further design development.

4. Information used

The following information has been used for the basis of this assessment. The initial estimate will be refined as further design information becomes available.

4.1 Swansea University - Life Sciences Phase 1 Feasibility (dated 16/11/2020) SUSLC-AHR-XX-XX-RP-A-0002-S4-P01

Order of Cost Estimate

Life Sciences - Sketty Lane

Summary

16 November 2020

			Order of Cost £	£ / m² GIFA	£ / ft² GIFA	% of Project Total
0.0	Facilitating/Enabling Works		238,160	88	8	2%
1.0	Building 1 - Life Sciences		5,467,000	2,025	188	52%
2.0	External Works		808,130	299	28	8%
	Construction sub-total (excl. prelims, OH&P, etc.)		***6,513,290***	***2,412***	***224***	***62%***
3.0	Main Contractor Preliminaries	74 wks	1,110,000	411	38	11%
4.0	Main Contractor D&B Risk	5.0%	325,665	121	11	3%
5.0	Main Contractor Design Fees (RIBA Stage 5)	2.5%	190,582	71	7	2%
6.0	Main Contractor Overheads & Profit	6.5%	529,070	196	18	5%
	Construction total		***8,668,607***	***3,211***	***298***	***83%***
7.0	Professional Fees and Surveys (includes PSC)	7.5%	650,145	241	22	6%
8.0	Client Direct Costs (scope undefined, allowance only)	sum	200,000	74	7	2%
9.0	Client Contingency/Risk Allowance	10.0%	931,875	345	32	9%
	Order of Cost Total (excl. Inflation & VAT)		**10,450,627**	**£3,871 /m2**	**£360 /sq ft**	**100%**

Below the line items not accounted for within the above Order of Cost Total

Project Inflation (allowance only; construction mid-point unknown)	*2.0%*	*209,013*
VAT	*20.0%*	*2,131,928*
TOTAL (incl fees, contingency, inflation and VAT)		***12,791,568***

Order of Cost Range

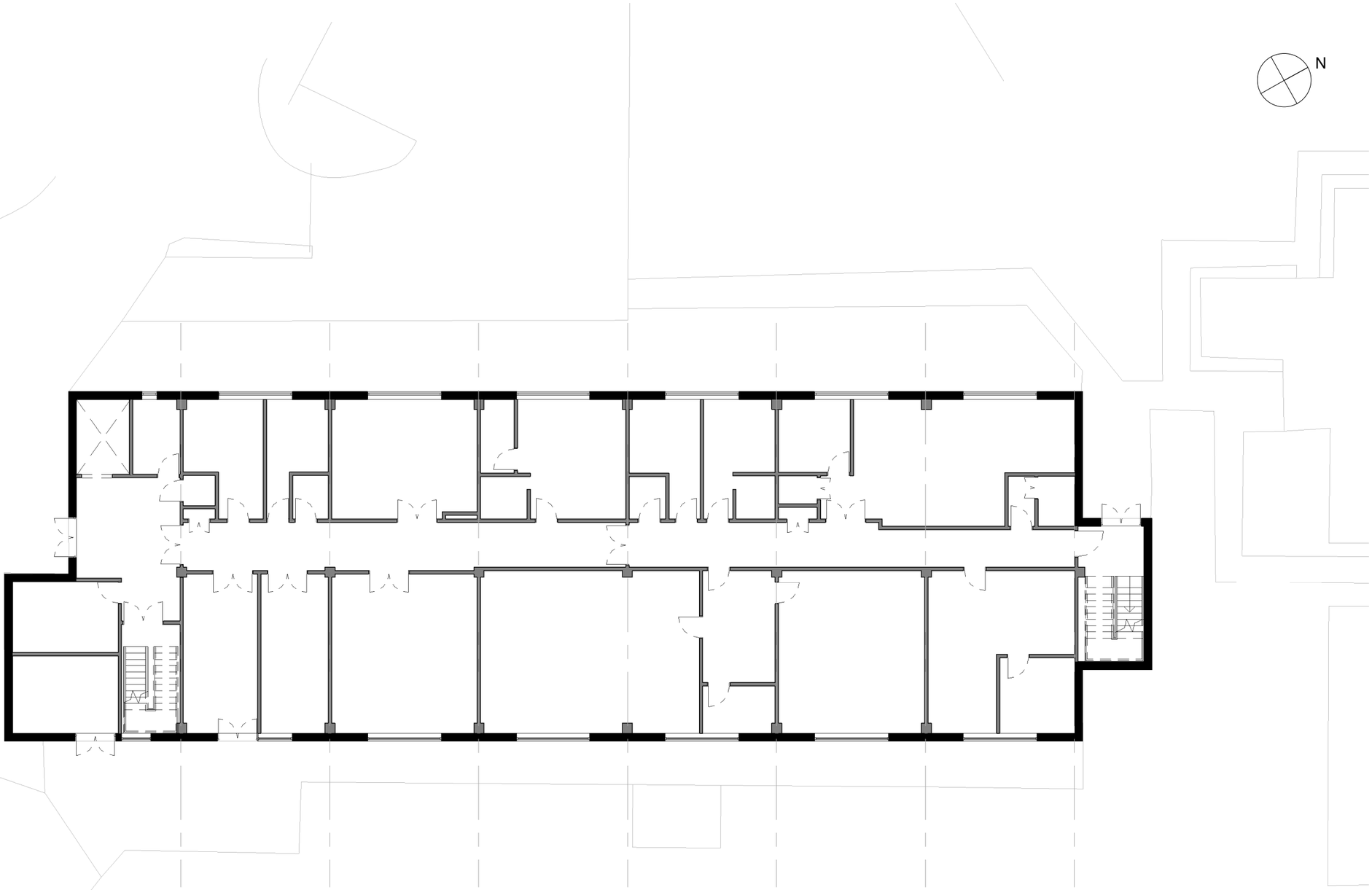
On the basis of the project brief and the limited design information available, we anticipate that the outturn project costs at current prices will be in the range of £12.5m to £13.5m including fees, contingency, inflation and VAT

Breakdown 16 November 2020

		Quantity	Unit		Rate		Total
	Breakdown Summary					**£**	**6,513,290**
0.0	**Facilitating/Enabling Works**					**£**	**238,160**
0.1	Site clearance and demolition of existing Sports Pavilion Building	6,272	m3	£	30	£	188,160
0.2	Asbestos removal - provisional allowance only, subject to further investigation	1	item	£	50,000	£	50,000
1.0	**Building 1 - Life Sciences**					**£**	**5,467,000**
1.1	Allowance for retaining/basement walls	73	m	£	1,000	£	73,000
1.2	Three-storey education and research facility, 2,700m2 GIFA	2,700	m2	£	1,900	£	5,130,000
1.3	FF&E; fixed and loose (excludes Innovation Centre)	1,650	m2	£	120	£	198,000
1.4	ICT & AV Equipment (excludes Innovation Centre)	1,650	m2	£	40	£	66,000
2.0	**External Works**					**£**	**808,130**
2.1	Hard landscaping - feature paving	1,346	m2	£	175	£	235,550
2.2	Fencing and railings - provisional allowance only	1	item	£	25,000	£	25,000
2.3	Landscaped steps/ramps, including associated retaining walls	578	m2	£	300	£	173,400
2.4	Works to tie in with existing pavement/entrance works	1	item	£	50,000	£	50,000
2.5	Soft landscaping to public realm area - seeding to small green areas	93	m2	£	50	£	4,650
2.6	Public Realm feature - provisional allowance only	1	item	£	30,000	£	30,000
2.7	Trees and planting - provisional allowance only	1	item	£	30,000	£	30,000
2.8	External Drainage	2,217	m2	£	90	£	199,530
2.9	External Services	1	item	£	60,000	£	60,000

C

APPENDIX C - Morriston Plans



N

Notes:

Plans are shown to illustrate the refurbished estate to include business incubation and affiliate provision and an innovation and exhibition centre. They are created to aid scoping of functional content for the proposed development with the detail subject to stakeholder engagement discussions.

Proposed:

Ground Floor
Open plan reception, seating, and exhibition area (~120m^2)
Innovation Centre/Offices and meeting room (~66m^2)

First Floor
ILS Tenant Office Space (~320m^2)
ILS Resident affiliate Space (~35m^2)
Network Member Space (~46m^2)
Kitchen and Beverage area (~30m^2)
Meeting Room (~40m^2)

All proposed areas are based on the Revised Functional Content Modelling document (date 29.10.20).

Do not scale from these drawings, they may be dimensional inaccurate, and are to be used for illustrative purposes

Rev	Description	Date	Dr by	App by
1	Initial Issue	10.12.20	HT	HT

original by	date created	approved by
HT	10 Dec 2020	HT

AHR Architects Ltd
Vintry Building
Wine Street
Bristol
BS1 2BD
United Kingdom

T +44(0)117 9299146
E bristol@ahr.co.uk
www.ahr.co.uk

client name
Enter Client Name

project
Life Science & Wellbeing Campus @ Morriston

drawing
Ground Floor Existing

computer file	plot date
H:\AR.BRS\2020\2020.00252.000 - Life Sciences Swansea University\22 BIM\22.0 WIP Data\AHR-SU-MORRISTON.rvt	

project number	scale	
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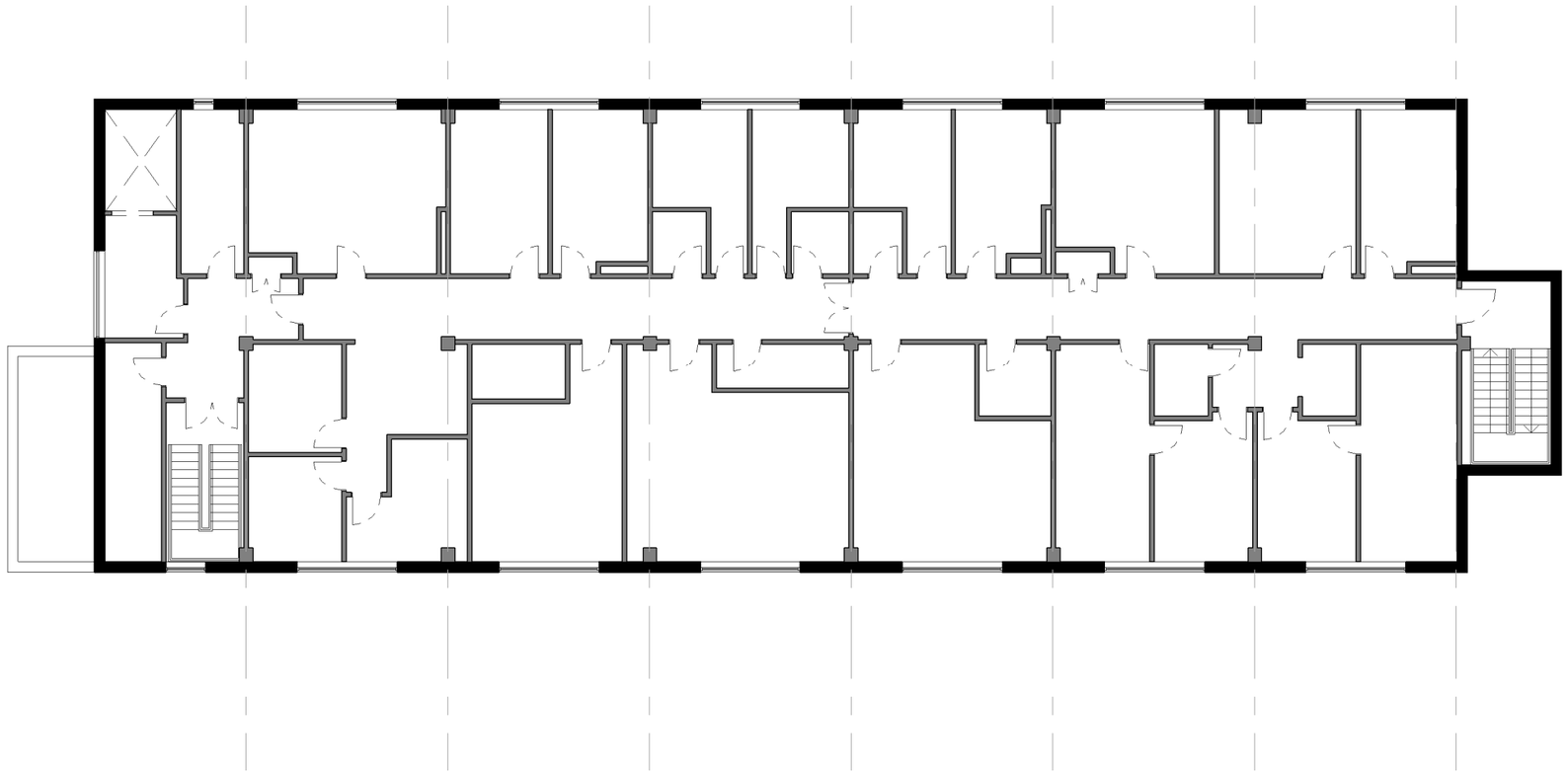
drawing number	rev	issue status
SK001	1	SK



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client name
Enter Client Name

project
Life Science & Wellbeing Campus @ Morriston

drawing
First Floor Existing

computer file
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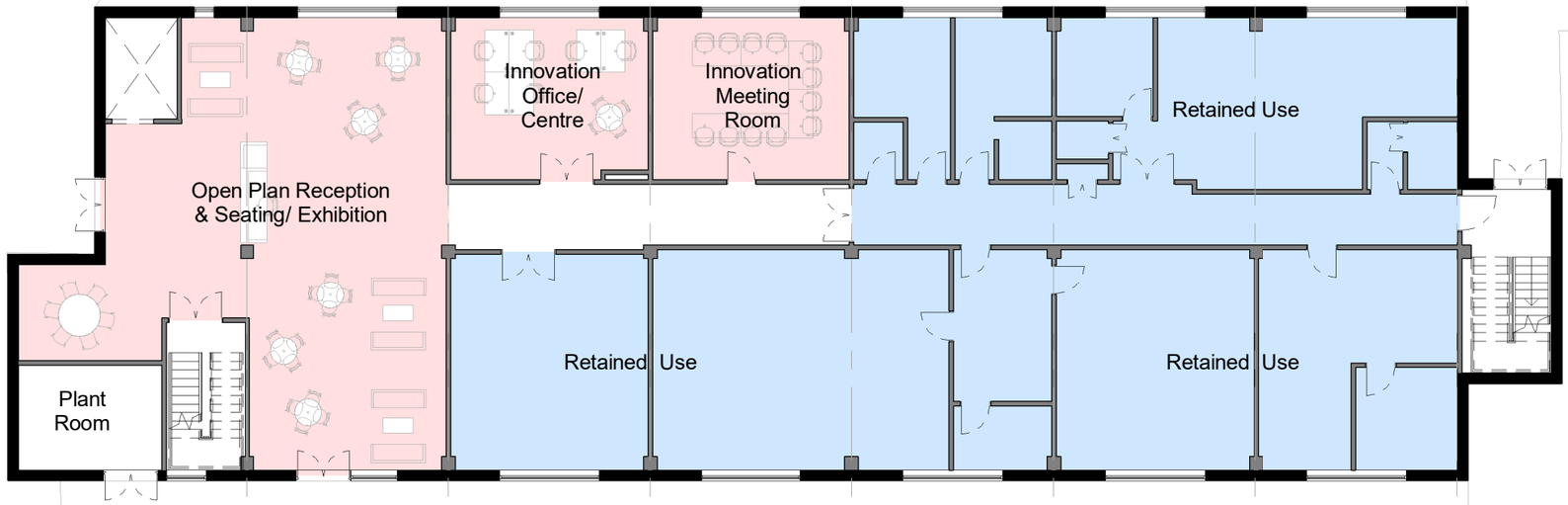
plot date

project number	scale	
2020.00252.000	1 : 200	@A3

drawing number	rev	issue status
SK002	1	SK



N

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ILS Resident affiliate Space (~35m²)
Network Member Space (~46m²)
Kitchen and Beverage area (~30m²)
Meeting Room (~40m²)

All proposed areas are based on the Revised Functional Content Modelling document (date 29.10.20).

Do not scale from these drawings, they may be dimensional inaccurate, and are to be used for illustrative purposes

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original by	date created	approved by
HT	10 Dec 2020	HT

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United Kingdom

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E bristol@ahr.co.uk
www.ahr.co.uk

client name
Enter Client Name

project
Life Science & Wellbeing Campus @ Morriston

drawing
Ground Floor Proposed

computer file
H:\AR.BIS\2020\2020.00252.000 - Life Sciences Swansea University\22 BIM\22.0 WIP Data\AHR-SU-MORRISTON.rvt

plot date

project number	scale	
2020.00252.000	1 : 200	@A3

drawing number	rev	issue status
SK003	1	SK

N

Notes:

Plans are shown to illustrate the refurbished estate to include business incubation and affiliate provision and an innovation and exhibition centre. They are created to aid scoping of functional content for the proposed development with the detail subject to stakeholder engagement discussions.

Proposed:

Ground Floor
Open plan reception, seating, and exhibition area (~120m²)
Innovation Centre/Offices and meeting room (~66m²)

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Network Member Space (~46m²)
Kitchen and Beverage area (~30m²)
Meeting Room (~40m²)

All proposed areas are based on the Revised Functional Content Modelling document (date 29.10.20).

Do not scale from these drawings, they may be dimensional inaccurate, and are to be used for illustrative purposes

Rev	Description	Date	Dr by	App by
1	Initial Issue	10.12.20	HT	HT

original by	date created	approved by
HT	10 Dec 2020	HT

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E bristol@ahr.co.uk
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client name
Enter Client Name

project
Life Science & Wellbeing Campus @ Morriston

drawing
First Floor Proposed

computer file
H:\AR.BRS\2020\2020.00252.000 - Life Sciences Swansea University\22 BIM\22.0 WIP Data\AHR-SU-MORRISTON.rvt

plot date

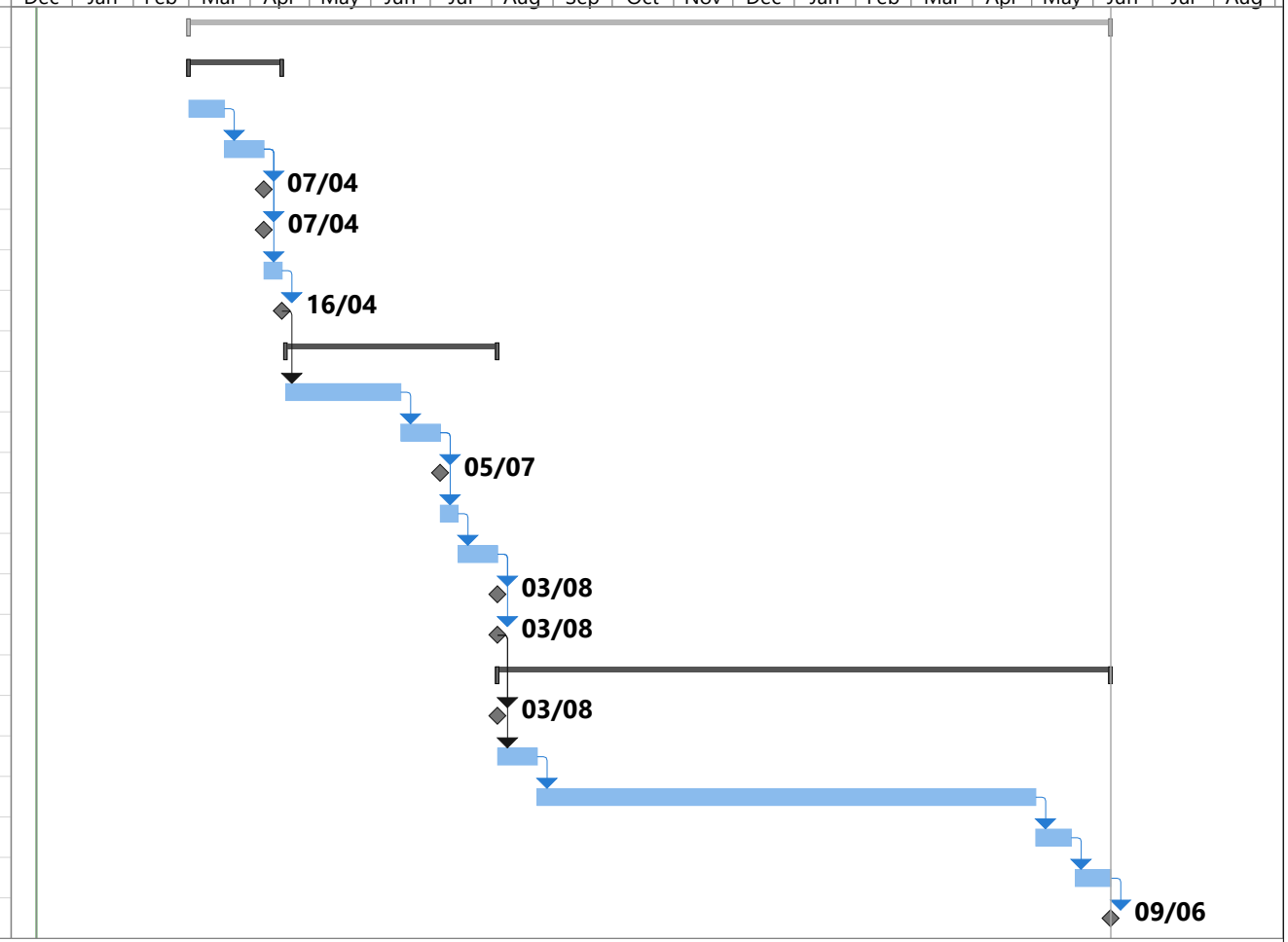
project number	scale	
2020.00252.000	1 : 200	@A3

drawing number	rev	issue status
SK004	1	SK

D

APPENDIX D - Morriston Programme

ID	Task Name
0	**Morriston Hospital Phase 1 Programme Draft**
1	**Design Phase**
2	Design team appointment
3	Design development
4	Design review/sign off
5	Building regs submission
6	Preparation of contract documents
7	Completion of design
8	**Procurement Phase**
9	Su Procurement upload
10	Advertide on sell2wales
11	Tender return
12	Tender evaluation period
13	Contract sign off with legal
14	Place order with contractor
15	Completion of procurement
16	**Construction Phase**
17	Pre start meeting
18	Contractor mobilisation
19	Contract period
20	Snagging
21	Fit out of furniture & AV
22	End of project/Handover



Project: Morriston Hospital Pha
Date: Mon 14/12/20

Task Milestone Summary Project Summary

E

APPENDIX E - Morriston Cost Plan

Order of Cost Estimate

Morriston Management Centre

for

Swansea University

Report Nr: 1 Date: 07 December 2020

Project Nr: N/A

Prepared by: Tom Cotter

Signed: JRColthart

Approved by: James Colthart

Mace Cost Consultancy Ltd
Regus House
Falcon Drive
Cardiff
CF10 4RU
Tel: 029 2050 4030

1. Introduction

1.1 This Order of Cost Estimate has been prepared to forecast the financial implications associated to the refurbishment of the Morriston Hospital Management Centre. The estimate has been produced on the basis of limited information and should be treated as a high level estimate.

1.2 To inform this exercise we used information provided by Swansea University, which included existing floor plans and the Functional Content Modelling. The scheme comprises of minor demolition works and light refurbishment to both the ground and first floors.

1.3 The proposed site is considered open and free from any significant obstructions. Also, given the nature of the site, it is assumed that no significant access/logistical issues will be encountered.

1.4 At the time of estimation building survey and investigations are yet to take place, therefore it is assumed that works are conducive to the proposed construction activities.

1.5 The estimate represents the anticipated construction cost at current prices using a competitive method of procurement. We are experiencing fluctuations within the market and as such a risk allowance of 10% has been included in order to mitigate these potential issues.

1.6 The estimate has been benchmarked against projects of a similar nature within the region. Average costs for facilities of this nature can vary significantly depending on the level of refurbishment and specification, which is to be detailed at the subsequent design stages.

1.7 The estimate represents the anticipated construction cost at current prices with an inflationary allowance of 2% made in lieu of a forecast construction

1.8 Please note we have reported all costs in this report inclusive of VAT unless otherwise stated. This is based on a notional 20% VAT rate. VAT is a complex area and we recommend that suitable VAT guidance is received in relation to your VAT liabilities. Mace do not accept responsibility for any errors in the VAT calculations in this report or assumption provided by the client.

2. Exclusions

The following items are not included in this estimate of construction cost and allowance should be made elsewhere:

2.1 Any costs directly incurred by the client that are not listed herein
2.2 Asbestos removal or encapsulation
2.3 External works
2.4 Temporary diversion works
2.5 Specialist environmental and renewable technologies
2.6 Any 3rd party costs associated to the development
2.7 Planning requirements, conditions, etc.
2.8 Inflation beyond the period stated.
2.9 BREEAM or other environmental accreditation
2.10 No works that would alter the existing building frame have been allowed.

3. Information used

The following information has been used in the preparation of this estimate:

3.1 20-06-29 Revised Functional Content Modelling - Singleton & Morriston
3.2 NHS - Planning Directorate - Morriston Management Centre - 02 plan as

4. Assumptions

4.1 There are no structural adaptions other than non-structural load bearing walls
4.2 There will be no planning requirement necessary
4.3 There will be no adaptions to the existing heating system
4.4 No automatic ventilation requirements
4.5 Existing building supplies will not require upgrading.
4.6 The existing lift shaft is suitable for 8 persons
4.7 The existing plant rooms will remain unaltered
4.8 Existing staircases will remain
4.9 Existing toilet locations will remain as existing but will be upgraded
4.10 Existing external building envelope will remain with no refurbishment
4.11 Power will be supplied to external walls with no floor boxes
4.12 No allowance for new FF&E

Order of Cost Estimate

Summary

07 December 2020

			Order of Cost £	£ / m² GIFA	£ / ft² GIFA	% of Project Total
1.0	Facilitating & Works to Existing Building		101,124	110	10	10%
2.0	Superstructure		22,500	24	2	2%
3.0	Internal Finishes		64,531	70	7	6%
4.0	Services		492,800	536	50	47%
5.0	Infrastructure/External Works		10,000	11	1	1%
	Construction sub-total (excl. prelims, OH&P, etc.)		***703,455***	***765***	***71***	***67%***
6.0	Main Contractor Preliminaries	12.5%	87,932	96	9	8%
7.0	Main Contractor Overheads & Profit	8.0%	63,311	69	6	6%
	Construction sub total		***854,698***	***929***	***86***	***82%***
8.0	Professional Fees and Surveys	10.0%	85,470	93	9	8%
9.0	Contingency / Risk Allowance	10.0%	85,470	93	9	8%
10.0	Construction Inflation (mid-point unknown)	2.0%	17,094	19	2	2%
	Order of Cost Total (excl VAT)		***1,042,732***	***1,133***	***105***	***100%***
11.0	VAT	20.0%	208,546			
	Order of Cost Total (incl VAT)		***1,251,278***			

Order of Cost Range

On the basis of the project brief and the limited design information available, we anticipate that the outturn project costs at current prices will be in the range of £1m to £1.25m.

Floor Areas

Gross Internal Floor Area	*GIFA*	920 m2	9,903 sq ft
Net Area (assumed 80% of GIFA)	*NIA*	736 m2	7,922 sq ft

		Quantity	Unit		Rate		Total
1.0	**Facilitating & Works to Existing Building**					**£**	**101,124**
1.1	**Facilitating Works**						
1.1.1	Isolate services throughout the building	1	Nr	£	5,000	£	5,000
1.1.2	Acro props to support structure during taking down of internal walls	1	Nr	£	2,500	£	2,500
1.1.3	Allowance for moving FF&E to storage for re-use	1	item	£	10,000	£	10,000
1.2	**Alterations to Existing Building**						
1.2.1	Soft strip of existing furniture (stored on-site for re-use)	920	m2	£	5	£	4,600
1.2.2	Take-up and dispose off-site existing floor finishes	920	m2	£	15	£	13,800
1.2.3	Take-down of existing door sets (GF only - Assumed disposed off-site)	7	Nr	£	100	£	700
1.2.4	Take-down existing suspended ceiling grids.(GF only)	152	m2	£	12	£	1,824
1.2.5	Strip out existing toilets (white goods, tiles and Doc M packs)	3	item	£	1,500	£	4,500
1.2.6	Strip out existing tea point to GF and FF.	2	item	£	1,500	£	3,000
1.2.7	Strip out existing M&E services	920	m2	£	50	£	46,000
1.2.8	Minor demolition works associated to taking down internal walls to GF area	920	m2	£	10	£	9,200

		Quantity	Unit		Rate		Total
2.0	**Superstructure**					**£**	**22,500**
2.1	**Frame**						
2.1.1	N/A - No works anticipated	-	m2	£	-	£	-
2.2	**Upper floors**						
2.2.1	N/A - No works anticipated	-	m2	£	-	£	-
2.3	**Roof**						
2.3.1	Patch repairs to existing roof (allowance until further investigation & surveys are undertaken)	1	item	£	20,000	£	20,000
2.4	**Stairs and ramps**						
2.4.1	N/A - No works anticipated	-	m2	£	-	£	-
2.5	**External Walls**						
2.5.1	N/A - No works anticipated	-	m2	£	-	£	-
2.6	**Windows and external doors**						
2.6.1	N/A - No works anticipated	-	m2	£	-	£	-
2.7	**Internal walls and partitions**						
2.7.1	N/A - No works anticipated	-	m2	£	-	£	-
2.8	**Internal doors**						
2.8.1	Allowance for fire rated double door set to corridor space; inclusive of frame, door's and ironmongery	1	nr	£	2,500	£	2,500

		Quantity	Unit		Rate		Total
3.0	**Internal Finishes**					**£**	**64,531**
3.1	**Wall Finishes**						
3.1.1	Allowance for re-plastering and painting existing walls	234	m2	£	55	£	12,867
3.1.2	E/O allowance for pattressing (25% of wall area)	58	m2	£	20	£	1,170
3.1.3	Re-decoration of FF walls; allowance for making good and re-painting	1,442	m2	£	10	£	14,424
3.2	**Floor Finishes**						
3.2.1	GF allowance for high quality carpet to exhibition area	114	m2	£	60	£	6,840
3.2.2	GF allowance for hard wearing carpet to innovation rooms	87	m2	£	35	£	3,045
3.2.3	FF allowance for hard wearing carpet to offices, corridors, network spaces and meeting rooms.	571	m2	£	35	£	19,985
3.2.4	FF allowance for hard wearing vinyl to kitchen area	30	m2	£	40	£	1,200
3.3	**Ceiling Finishes**						
3.3.1	Allowance for new ceilings to GF spaces	200	m2	£	25	£	5,000

		Quantity	Unit		Rate		Total
4.0	**Services**					**£**	**492,800**
4.1	**Sanitary installations**						
4.1.1	Allowance for new WC goods	3	Nr	£	3,000	£	9,000
4.2	**Services equipment**						
4.2.1	N/A - No works anticipated	1	m2	£	-	£	-
4.3	**Disposal installations**						
4.3.1	N/A - No works anticipated	1	m2	£	-	£	-
4.4	**Water installations**						
4.4.1	N/A - No works anticipated	1	m2	£	-	£	-
4.5	**Heat Source**						
4.5.1	N/A - No works anticipated	1	m2	£	-	£	-
4.6	**Space heating and air conditioning**						
4.6.1	Allowance for up-grading space heating to new formed spaces	270	m2	£	200	£	54,000
4.7	**Ventilation**						
4.7.1	N/A - No works anticipated	1	m2	£	-	£	-
4.8	**Electrical installations**						
4.8.1	Allowance for up-grading electrical installations	920	m2	£	325	£	299,000
4.9	**Fuel installations/systems**						
4.9.1	N/A - No works anticipated	1	m2	£	-	£	-

		Quantity	Unit		Rate		Total
4.10	**Lift and conveyor installations**						
4.10.1	Allowance for 8 person lift to existing lift shaft.	1	item	£	40,000	£	40,000
4.11	**Fire and lightning protection**						
4.11.3	N/A - No works anticipated	1	m2	£	-	£	-
4.12	**Communication, security and control systems**						
4.12.1	Allowance of AV, CCTV and Access Control systems (including TV's to exhibition spaces area)	920	m2	£	50	£	46,000
4.13	**Special installations/systems**						
4.13.1	N/A - No works anticipated	1	m2	£	-	£	-
4.14	**BWIC**						
4.14.1	Allowance for BWIC 5%	10	%	£	448,000	£	44,800

		Quantity	Unit		Rate		Total
5.0	**Infrastructure & External Works**					**£**	**10,000**
5.1	**Site preparation works**						
5.1.1	No works identified to external areas	0		£	-	£	-
5.2	**Roads, paths and paving's**						
5.2.1	No works identified to roads, paths and pavings	0		£	-	£	-
5.3	**Soft landscaping, planting and irrigation systems**						
5.3.1	No works identified to soft landscaping, planting and irrigation systems	0		£	-	£	-
5.4	**Fencing railings and walls**						
5.4.1	No works identified to fencing and walls	0		£	-	£	-
5.5	**Site/street furniture and equipment**						
5.5.1	No works identified to site and street furniture	0		£	-	£	-
5.6	**External drainage**						
5.6.1	No works associated to external drainage	0		£	-	£	-
5.7	**External services**						
5.7.1	No allowance for external services required	0		£	-	£	-
5.8	**Minor building works and ancillary buildings**						
5.8.1	Allowance for external canopy to front entrance	1	nr	£	10,000	£	10,000

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