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Sequential Test

Grwp Llandrillo-Menai (GLLM)

Tŷ Menai, Parc Menai
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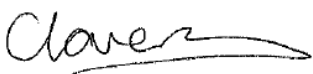
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1 INTRODUCTION

- 1.1 This Sequential Test has been prepared on behalf of Grwp Llandrillo-Menai (hereafter identified as GLLM or “the Applicant”), in support of a full application for the change of use of the Tŷ Menai building from Use Class B1 (offices) to Use Class D1 (non-residential institutions), together with the formation of an access road, coach loop and parking, pedestrian link paths and associated landscaping at Parc Menai.
- 1.2 This assessment demonstrates that the proposed change of use and refurbishment of Tŷ Menai at Parc Menai presents the most viable site to support GLLM’s vision of relocating their existing Coleg Menai Bangor campus from the Ffriddoedd Road and Friars site which has become outdated and in need of substantial investment to complete urgent renovation and upgrading works.
- 1.3 The scheme would bring together all of the existing Bangor-based Coleg Menai departments and administrative functions into a fit-for-purpose Further Education Campus to serve the wider Arfon District of Gwynedd County, including Bangor City, Caernarfon Town and their respective hinterlands.
- 1.4 Please also note that following an internal strategic review, the GLLM Board have decided to move Sports & A-Levels from Bangor to the Llangefni Campus 10 miles away.
- 1.5 The proposed relocation of the Coleg Menai Bangor Campus to Parc Menai aligns with the vision of Grwp Llandrillo-Menai and the North Wales Economic Ambition Board to create a “Centre of Excellence” of further education that will help to improve the region’s skills base and support the development of high value economic clusters to drive economic growth and reduce worklessness.
- 1.6 The relocation of Coleg Menai on the Parc Menai site will help to deliver an enhanced further education offer onto a single western Campus, near to, and directly partnering the longstanding cluster of Welsh language Creative and Digital Media companies, both within Parc Menai and the surrounding areas, by offering technical and vocational qualifications that match skills demands and business sectors to support local economic growth.
- 1.7 Please note that a Certificate of Lawful Use (C20/0114/25/TC) was granted in relation to the adjoining Llwyn Brain building in February 2020 for the use of the building as B1 associated with GLLM’s ‘Busnes@LlandrilloMenai’ function and their Corporate Services Department.

2 GRWP LLANDRILLO-MENAI'S VISION AND PROPOSALS

Background

- 2.1 Established in 2012, Grwp Llandrillo-Menai College (the Grwp) is the largest Further Education College in Wales and the 5th largest in the UK, serving a catchment area which includes the counties of Anglesey, Gwynedd, Conwy and Denbighshire.
- 2.2 The Grwp currently comprises three delivery colleges (Coleg Llandrillo, Coleg Menai and Coleg Meirion Dwyfor campuses) across North Wales and operates across seven main campuses (Rhos-on-Sea, Bangor, Rhyl, Llangefni, Dolgellau, Pwllheli and Glynllifon) and six smaller sites (Denbigh, Abergele, Parc Menai, Caernarfon and Holyhead).
- 2.3 Across these campuses, the Grwp employs over 2,000 staff and has approximately 27,000 students enrolled onto courses offering technical, vocational and academic skills training, from basic engagement courses right through to HE Degree level delivery.

Vision and Proposals

- 2.4 The College's existing facilities in Bangor are configured across two separate sites either side of Ffriddoedd Road. The Ffriddoedd site, located south of Ffriddoedd Road, is comprised of buildings that were constructed in the 1960's/70's. Consequently, the existing buildings have exceeded their design lifespan, which has resulted in educational facilities that are in a chronic poor condition and unfit-for-purpose.
- 2.5 The buildings on the Friars site, located north of Ffriddoedd Road, are largely comprised of 20th century stone structures. Unlike the Ffriddoedd site, the Friars site is relatively level. However, the site is comprised of a Grade II Listed building, which places significant constraints on the alterations that can be made to the building.
- 2.6 Refurbishing the campus's existing Ffriddoedd/Friars buildings would result in significant cost implications. Based on the original cost report undertaken by Capita in Q2 2016 and taking into account the BCIS updated figures, a total required expenditure of £13,976,610 would be required to bring the campus into satisfactory maintenance condition, based on Q4 2019 prices. However, this figure does not take into account future inflation. It also does not account for any further maintenance expenditure which may have taken place in the intervening period since the report was completed or any further deterioration during this period, and therefore it is likely that this cost may have increased as a result of a lack of maintenance expenditure. The updated report concludes that the likely effect of zero maintenance expenditure since the condition survey was undertaken could have resulted in a new total 10 year maintenance figure of £18,169,593, alongside an additional £6,000,000 to make the buildings fit-for-purpose. Consequently, refurbishing the campus's existing facilities can be deemed unviable. A detailed summary of costings can be seen in Appendix A.

- 2.7 As a result, GLLM seeks to realise substantial permanent reductions in the future running costs of their existing major campus by moving to new or modern buildings in good repair, through vacating the poor condition, largely single glazed, un-insulated buildings at Bangor, which have high repair and running costs.
- 2.8 The proposal therefore seeks to gain full planning permission for the change of use of the Tŷ Menai building from Use Class B1 (offices) to Use Class D1 (non-residential institutions), together with formation of an access road, coach loop and parking, pedestrian link paths and associated landscaping.
- 2.9 The Tŷ Menai building is currently in use class B1 (office) and the scheme would involve its change of use, covering a total internal floorspace of 7,160sqm, to be used as use class D1 (non-residential institutions). The Park Menai site (including Llwyn Brain building) also currently offers a total of 257 car parking spaces, alongside 10 disabled and five minibus parking spaces.
- 2.10 The existing facility will meet the College's future requirements in terms of available floorspace and parking provision but will also require some improvements to include the refurbishment and replanning of the internal space and upgrading of the M&E services alongside the creation of a new access road to the north of the site, connecting two existing roads to provide a circular route for coach/bus drop-off/pick-up. Some landscaping is proposed around this area to aid to integrate the road into the existing site.
- 2.11 There is currently no designated pedestrian road between Tŷ Menai and the adjoining Llwyn Brain (subject of the granted certificate of lawfulness), although there is a natural direct route which has been used informally through a landscaped area. The proposal includes the formalisation of this route to provide a pedestrian path and a direct link between both buildings. A pedestrian link is also proposed from Llwyn Brain to link up with an existing pedestrian path to the north of Ffordd Penlan. This will link up with the proposed coach drop-off/pick-up area and Ffordd y Parc where there is a bus stop nearby.

3 PROPOSED SITE AT TY MENAI

- 3.1 Parc Menai is strategically located adjacent to the junction of the A487 and junction 9 of the A55, approximately three miles west of Bangor city centre. The site is located less than 1.5 miles from the Britannia Bridge, and is therefore well connected to support students living within Gwynedd and Anglesey.
- 3.2 The relocation of the campus to Parc Menai would complement the College's existing campus on site, situated centrally within the business park and home to Coleg Menai's long-established Art and Design department.
- 3.3 The proposed site (Tŷ Menai) is located at the south western corner of the Parc Menai Business Park, which is protected for B1 Business Use within the 2017 Gwynedd and Anglesey Joint Local Development Plan. The Council believe that this is one of the most successful employment sites in Gwynedd. However, vacancy rates across the park are high, with approximately a third of office buildings currently up for rent, evidencing the low demand for employment space within Parc Menai.
- 3.4 This is supported by the fact that, according to research carried out by Legat Owen in February 2019, four serviced plots were available at Parc Menai, together providing a combined site area of 6.82 acres (2.76 hectares). Therefore, the amount of floor space available to rent across the park is exceeding demand, supporting the argument that revisiting Parc Menai for uses complementary to B1 office space will help to attract reinvestment into the site which is currently suffering from a lack of uptake.
- 3.5 The lack of demand at Parc Menai is exacerbated by competition from other business park locations including the recently completed M-SParc Business Park, developed by Bangor University and located at Gaerwen in Anglesey. The park offers c. 11,550 sq.ft of high quality office space some 6 miles from Parc Menai. M-SParc has been successful in attracting tenants from Parc Menai due to the overall quality and branding of the facility as the premier science focused business location in North Wales. Additionally, a range of serviced plots are also available at Parc Bryn Cefni in Llangefni as well as further to the west at Parc Cybi.
- 3.6 In addition to the existing available competing office floorspace, the Welsh Government have developed a new business park with fully serviced development plots available at Bryn Cegin approximately 3 miles to the east of the site. The site has been infrastructured for the last 10 years, but despite this, no development has been forthcoming. The site offers 9 plots which between them provide a total of 42.19 acres (17 hectares) with plots ranging in size from 2.25 acres (0.91 hectares) to 6.8 acres (2.75 hectares).
- 3.7 The proposed building at Parc Menai (Tŷ Menai), covers an internal floorspace of 7,160sqm over two storeys. Tŷ Menai is within the ownership of the Welsh Government, having developed the building in 2006 as part of the Technium programme, which aimed to create a centre for advanced software technology whereby high-tech companies would cluster. However, the building has never achieved

its anticipated potential and more latterly Welsh Government have abandoned their national Technium programme, leaving Ty Menai in a state of flux. Elsewhere in Wales, Welsh Government have undertaken a policy of selling their buildings within the Technium programme, with Ty Menai being the last remaining facility under their ownership.

- 3.8 Tŷ Menai suffers from design weaknesses, including a poor net to gross ratio, resulting in high running costs to operate as a serviced business centre, and is subsequently no longer suitable for business use. A building of this size would typically have a net to gross ratio in the order of 80-82%, however for Tŷ Menai, the net to gross ratio is less than 50%. Consequently, the relatively small net lettable area is carrying the overheads for a much larger building, which imposes an unrealistic obligation on prospective tenants in terms of the service charge liability for the building. Welsh Government have advised that the annual operating costs for the building are in the region of £750,000-£800,000 per annum. The net lettable area of the building is 37,639 sq ft, which produces an annual service charge liability of £20/sq ft, meaning in practice that the service charge is so expensive that the building is, in reality, unlettable without a significant subsidy from the Welsh Government. When the building was last occupied in 2005, the annual loss was £393,000 per annum. Therefore, the significant running costs associated with Tŷ Menai acerbates the building's weak demand for office uptake.
- 3.9 Additionally, the building is poorly designed and does not lend itself to functioning as a managed business unit. Individual room sizes are generally too big, and the floor plates are generally too deep. Therefore, it is difficult in practice to create smaller office suites for SME start-ups or company expansion. However, the design of the building with large areas of communal space, a lecture theatre and large restaurant lends itself ideally to further educational use.
- 3.10 Legat Owen's 2019 report evidences that the demand profile for offices in North West Wales is geared towards new start ups and small businesses. The Tŷ Menai building is not suited to addressing the needs of this market due to its large internal area. However, elsewhere on the business park, there is a healthy and sufficient supply of existing floor space which is capable of meeting this need.

4 BENEFITS OF CO-LOCATION

- 4.1 A move to a new-build campus would allow the college's Creative Media and Performing Arts provision to be brought together onto a single site (presently split between Llangefni and Bangor) forming a genuine Creative Industries Centre of Excellence. This would link perfectly with the cluster of Digital Media businesses based at Parc Menai and the long-established broadcast media industries around Caernarfon serving the Welsh Language broadcasting industry.
- 4.2 Significant shortages across the UK economy of vocationally-trained individuals are currently limiting many firms' ability to grow and are having a particular impact on many of the UK's economically significant clusters. Relocating Coleg Menai's Bangor Campus to Parc Menai will ensure collaboration and partnership between the College and the park's existing employers to ensure that the courses provided equip students with the right skills that are in demand.
- 4.3 There is significant evidence to show the benefits of co-locating Technical and Vocational Skills Education facilities with businesses in related sectors. The former education minister Kenneth Baker recognised the importance of forming technical schools to develop vocational and education and locate these facilities near to a range of related businesses who can directly benefit from students' high-quality technical education. As a result, University Technical Colleges (UTC) formed. UTCs integrate technical, practical and academic learning to provide students aged between 14 and 18 with the skills required to enable both themselves and neighbouring industries to thrive. UTCs offer a carefully designed and specialised curriculum, focusing strongly on equipping students with the technical knowledge to meet local skills shortages, and therefore by locating within industry employer-led environments such as business parks, strong partnerships are forged with local employers who benefit from a plentiful resource of young talent. Consequently, to help to overcome the UK's ever-increasing skills shortage, in their 2014 report 'Industrial revolutions: capturing the growth potential', McKinsey and Company, on behalf of the Centre for Cities, have acknowledged the need to expand UTCs and apprentice academies so that each business cluster across the UK has at least two UTCs or academies.
- 4.4 Over 400 employers work with UTCs, due to recognising the importance and benefits of technical education and the quality of their students. This is evidenced by the fact that 23% of UTC leavers started apprenticeships compared with the national average of 7%, with 37% of the apprenticeships undertaken by UTC leavers being at Higher or Degree level compared with 6% nationally.
- 4.5 An example of this co-location is the UTC situated at Media City in Salford Quays, Manchester. Located within an international hub for technology, innovation and creativity, surrounded by companies including BBC, ITV and Ericsson as well as more than 250 smaller media and digital businesses, the UTC specialises in digital and creative content courses to enable students to develop crucial skills beneficial to surrounding employers and developing direct pathways into the local job market. The UTC model offers a direct link to industry, and therefore students are provided with the opportunity to work with partners in Media City, including ITV, Adobe and Panasonic, to develop their

skillset within a working environment but also benefit the industries that they serve. The UTC Curriculum responds to employer demand by enabling neighbouring employers within Media City to influence and shape education delivery to ensure that students are provided with the right skills and aptitudes that the sector can directly benefit from.

Figure 1: UTC Media City



- 4.6 Another example is the Cambridge Academy for Science and Technology, a UTC located on the city's Biomedical Campus, the largest centre of medical research and health science in Europe. By providing students with specialist technical and academic skills by offering STEM courses, the UTC is helping to produce the next generation of scientists, technicians, engineers and programmers. These courses help to complement the world-leading academic and commercial organisations located within Cambridge's Biomedical Campus, working to overcome current skills shortages and support the economic growth of these industries.

Figure 2: Cambridge Academy of Science and Technology



4.7 The benefits of clustering are evidenced more locally at Coleg Cambria, North East Wales. By partnering with a world-leading plane maker, Airbus, the College is able to offer an Aeronautical and Manufacturing degree, which enables students to work and study at the Airbus factory in Broughton, as well as Cambria's educational facilities in Wrexham and Deeside. This strong partnership with industry ensures that the programme is geared towards the companies and their future workforce, providing students with the skills required to be used directly within the Manufacturing industry post-graduation.



Figure 3: Coleg Cambria

- 4.8 Additionally, St Asaph Business Park, located off the A55 Expressway in North Wales, is home to cutting-edge science, engineering, energy, creative and service sectors, supporting more than 70 companies alongside the Glyndwr University's Optic Technology Centre to bring together the university and industry worlds. By collocating amongst some of the region's most notable businesses within the North Wales corridor, the centre is helping to bring together all areas of academic expertise across photonics technology, helping companies develop the next generation of processes and products whilst boosting business growth and efficiency for the Welsh government.

5 PLANNING POLICY CONTEXT

- 5.1 A full review of local policy has been undertaken within the supporting Design, Access and Planning Statement submitted with the planning application.
- 5.2 The relevant Local Plan policies that relate to the principle of developing further education and higher education facilities are guided by planning policy ISA 3 (Further and higher education development) of the Anglesey and Gwynedd Joint Local Development Plan (JLDP).
- 5.3 In relation to sequential tests, policy ISA 3 outlines that proposals for new facilities or extensions to existing buildings for academic and support purposes or for ancillary social, cultural or leisure activities at a further or higher education site will be granted subject to considerations of scale, location, design, amenity and transportation being acceptable. Priority should be given to re-using existing sites or buildings.
- 5.4 The policy goes on to state that the sequential test should be adopted when determining the location of proposals for further and higher education with priority given to sites which are located:
1. Firstly, on existing further or higher education sites; or
 2. Secondly, on sites which have a close association with an existing campus.
- 5.5 Education and training facilities or similar establishments that improve the training and skill base and encourage knowledge based businesses or specialist businesses that are not connected with an existing higher education establishment will be located:
3. Within or adjoining development boundaries, or
 4. On safeguarded or allocated employment sites, or
 5. In exceptional circumstances, the site is closely related to an existing or consented business site that is well-linked and enables staff and students to reach the site without using private cars.

6 SEQUENTIAL TEST

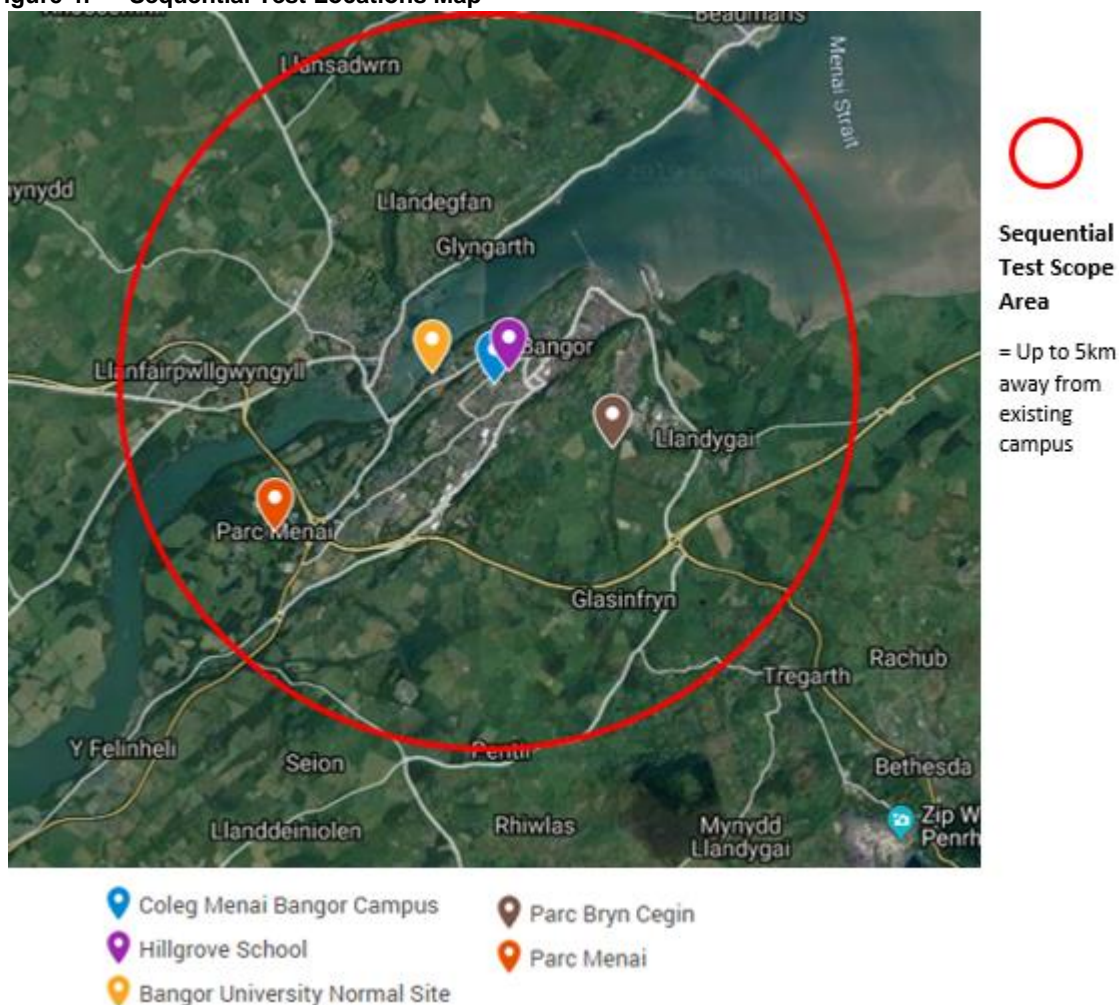
6.1 In accordance with Policy ISA 3 (Further and Higher Education Development) of the Anglesey and Gwynedd Joint Local Development Plan, a sequential test has been carried out to demonstrate that there are no suitable alternative sites to the Tŷ Menai building at Parc Menai that could accommodate the proposed use based on the core criteria for the facility.

6.2 The applicant's core criteria for the facility are detailed below:

- The site must serve the Arfon District of Gwynedd and Anglesey, and must be within relatively close proximity from the Strait Bridges and the A55/A5/A487 to serve as an Anglesey & Arfon hub;
- The site must be located within a 5km radius of the existing Bangor campus;
- The site must be Disability Discrimination Act (DDA) compliant with no slopes exceeding 1:20;
- The site must offer contiguous teaching spaces with exclusive connecting corridors and toilets to meet the Parental level of Safeguarding Duty which the College holds for 16-18 Learners and 14-16 Vocational Learners;
- The site must provide sufficient land for at least 7,000sqm of usable space, with a total site area of at least 2.3 ha in order to accommodate the required number of car parking spaces and coach loop and parking spaces;
- The site must offer sufficient land for 220 exclusive car parking spaces (including 9 disabled spaces);
- The site must offer sufficient land for an 8 space exclusive College Bus (50-60 seater) parking pick-up-drop-off loop and Minibus pick-up-drop-off loop, to modern Safety Standards;
- The spaces must be fit-for-purpose, if they are to be refurbished and adapted;
- The prospective existing spaces but not be in poor condition (= WG Score C or D);
- The site must be capable of offering Fibrespeed Ultrafast Broadband; and
- The solution must be financially viable, with the total cost of the proposed scheme not exceeding £24M.

6.3 The Sequential Test will assess the suitability of the following sites shown in Figure 4.

Figure 4: Sequential Test Locations Map



6.4 To comply with criteria 1 and 2 of Policy ISA 3, any planning application for further or higher education facilities must include a comprehensive assessment of the suitability of the current GLLM sites, and the reasons those sites could not be used after undertaking improvement and maintenance work. Consideration must also be given to sites that are close to the current campus, windfall sites and other sites within the development boundary of Bangor.

6.5 As a result, the Sequential Test will in turn explore refurbishing the existing Coleg Menai Bangor campus, to include both the Ffriddoedd Road and Friars site, as well as the Hillgrove School, located adjacent to the college's Ffriddoedd Road site, and Bangor University's Normal College site.

6.6 However, due to the criteria outlined above requiring the development of a further educational facility that serves the Arfon District of Gwynedd, the site should be located within close proximity of the city of Bangor to ensure the site is located within 5km of the existing Bangor campus. Therefore, GLLM's other facilities located at Llangefni and Glynllifon, some 15.5km and 23.8km distance away respectively, both fail to meet the requirements of the facility and therefore have been discounted as a result.

Existing GLLM Campus at Ffriddoedd Road/Friars, Bangor

- 6.7 The sequential test provides a detailed assessment of the existing GLLM campuses located off Ffriddoedd Road to include the Ffriddoedd and Friars sites based on a number of options that include the refurbishment of the sites as one combined facility and the redevelopment potential of each site independent of each other.

Option 1: Refurbish and make fit-for-purpose the existing buildings at Ffriddoedd Road/Friars

Site Description and Accessibility

- 6.8 The campus is comprised of two sites located either side of Ffriddoedd Road to include the main Coleg Menai site developed in the 1960/70's and the Friars site originally developed as a school in the early 1900's and adapted in 2000 as part of the Coleg Menai campus. The campus occupies a city centre location in Upper Bangor close to amenities and transport routes, with Bangor train station located within 0.5 miles of the site. Although accessible by public transport, vehicular access, particularly during "rush hour" periods, is relatively difficult. The site is located in an established residential area of the city, with Bangor University's largest student accommodation village located further down Ffriddoedd Road, as well as other university buildings in close proximity to Coleg Menai. Additionally, the main arterial route to the Campus for traffic from the A55, from Caernarfon, and the Britannia Bridge, which runs past the General Hospital, becomes severely gridlocked for significant periods during morning and evening "rush hour."
- 6.9 Furthermore, the busy Ffriddoedd Road bisects the campus, with the Friars site located to the north and the remainder located to the south. Therefore, refurbishing the existing educational facilities across the campus will fail to create a contained Centre of Excellence Creative and Digital Media, due to the two sites remaining segregated by Ffriddoedd Road.
- 6.10 The campus offers designated car parking for exclusive use and meets the required criteria of offering land for 220 vehicle spaces, as well as designated College Bus parking.

Physical Constraints

- 6.11 Belmont Railway Tunnel, located west of Bangor Train Station, runs beneath the Friars and Ffriddoedd sites, further constraining future development. In addition, sloping site levels across the existing campus will make it extremely difficult to achieve slopes that do not exceed 1:20. Therefore, it is inherently problematic to make the site Disability Discrimination Act Compliant, creating numerous serious difficulties for Disabled Learners, Staff and Visitors to access the site.
- 6.12 The Ffriddoedd site is unlevel and currently is not Disability Discrimination Compliant. Significant mechanical works will be required to overcome the site's uneven topography.

- 6.13 The buildings at Friars date from the early 1900's and have Grade II listed status. Although they are in need of extensive repair works to make them fit-for-purpose, the Grade II Listed status of the buildings significantly restricts the type and extent of alterations that can be made as well as the cost. In addition, with improvements such as double-glazing not permitted for listed buildings, the higher running costs associated with restoring the site for educational purposes are unavoidable.

Significant maintenance and repair works

- 6.14 The existing buildings on the Ffriddoedd site were built in the 1960s/1970s which are now visually unappealing and of poor condition. Having far exceeded their design lifespan, both the buildings themselves, and all their internal mechanical and electrical systems, are unfit-for-purpose that a total investment of £18M (see Appendix A) is required within the next 10 years to ensure that facilities are merely dry and operational to run as a successful, modern day educational facility.
- 6.15 However, challenges arise around funding the significant capital maintenance costs required to restore the campus's old, run-down buildings. GLLM must either utilise a large proportion of their annual surplus to fund the necessary maintenance work required at the Bangor Campus, or sacrifice future investment on the Grwp's other campuses as a result of reduced available spend.

Programme and Phasing

- 6.16 Due to the extent of the renovation works required to bring both buildings back to functional use, the work will need to be carried out in a number of phases, over a timeframe of at least 4 years. This would inevitably be very disruptive to the day-to-day operations and curriculum delivery of the educational facility. The programme of refurbishment would exceed March 2023, when grant funding provided by Welsh Government is ending. This would require GLLM to gain other sources of funding to progress the final phases of development or divert funding from other campuses to deliver the scheme.
- 6.17 Refurbishing the existing buildings will also require the need to obtain portacabins or other temporary accommodation whilst work is carried out.

Residential potential of the existing campus

- 6.18 The Council's Economy and Community Department has previously expressed concern about the negative impact of relocating the main campus from Bangor City, due to the possibility of the proposal undermining the Bangor City Centre Regeneration Scheme, which aims to regenerate the centre of the city.
- 6.19 However, surrounded by residential uses, the Ffriddoedd and Friars sites are located in a prime housing area of the City, within close proximity to the city centre. Covering a total of approximately 13 acres of land, informal discussions with County Council planners in 2013 alluded to the fact they would seek for these sites to be used for residential development if the College were to relocate.

Further to this, undeveloped land located to the west of the Friars site, the Former Friars School Playing Field covering 3.7 acres, has been allocated in the 2017 JLDP for 43 houses as part of its allocation for residential development. This site is owned by GLLM. The fact that this site is allocated for residential development was discussed during pre-application discussions with the Council undertaken in 2017 (Development Management, Planning Policy and Conservation).

- 6.20 Consequently, the campus site is potentially more suited for residential development, with the increase in housing in Upper Bangor helping to support the regeneration of the centre of the city.
- 6.21 Please however note that no decision has been made yet in relation to the future use of the existing sites.
- 6.22 Furthermore, the sale of the Ffriddoedd Road and Friars site would release between £4.2M and £5.6M of capital receipts in the present market, which could significantly part-fund the development of an alternative site. When set alongside the “opportunity cost” represented by the £18M of major works required across both buildings to make them fit-for-purpose, the combined total, including sale receipts plus avoided maintenance expenditure, would fund a large portion of the total new investment necessary to realise instead, a new, modern, visually appealing Campus, within a more central new location to serve the Gwynedd and Anglesey catchment.

Costs associated with maintaining and refurbishing the existing campus buildings

- 6.23 The total refurbishment cost associated with maintaining the campus’s existing buildings (inclusive of VAT) comes to £21,802,985, with an additional £6M required to make the buildings fit-for-purpose. Alongside the £3M required for new furniture, I.T. and specialist equipment, this option has an associated total cost of £30,802,984, exceeded £24M, and therefore it is economically unviable.

Conclusion

- 6.24 The existing campus at Ffriddoedd/Friars does not meet the required usable floorspace but offers the required space for on-site vehicle parking. However, although located in a sustainable location close to public transport serving the Arfon District of Gwynedd and Anglesey, the campus’s central location presents a logistical challenge for vehicle access at busy times of the day due to high traffic congestion on the roads in and around Bangor city centre.
- 6.25 The existing site south of Ffriddoedd Road has slopes that exceed 1:20, and therefore the campus fails to be DDA compliant. In addition to the significant maintenance and repair costs required to bring the buildings up to modern day standards, mechanical arrangements would be required to overcome the technical issues of the site’s sloping topography.
- 6.26 The site also presents a number of technical challenges, largely due to the Friars School building being Grade II listed, therefore constraining the extent of future development. Development is further constrained by the location of a railway tunnel running directly underneath the site.

- 6.27 Additional costs would be required to ensure the campus is serviced with Fibrespeed Ultrafast Broadband.
- 6.28 Overall, for the reasons outlined above, the existing Ffriddoedd/Friars site fails to meet GLLM's core criteria for their educational facility. Due to the significant costs required to make the buildings fit-for-purpose (£30,802,984), this option is economically unviable, resulting in the potential for GLLM's other campuses to suffer as a result of reduced investment, and failing to meet the Grwp's overall aim of establishing a Centre of Excellence for Creative and Digital Media.

Option 2: Demolish the existing Ffriddoedd Road site and redevelop

- 6.29 The existing Ffriddoedd Road site covers an area of c. 2ha which is less than the minimum site requirement area of 2.3 ha. Significant costs are also associated with demolishing and constructing a new-build campus, and alongside the physical and technical constraints of the site outlined above, including its sloping levels, this option is deemed unsuitable for the proposed development.
- 6.30 A cost of £39,261,600 (inclusive of VAT) is required to demolish the existing Ffriddoedd building and redevelop the site on top of the £3M required for new furniture, I.T. and specialist equipment. Therefore, a total of £42,261,600 would need to be spent, evidencing that this option is the least financially viable and can be discounted as a result. A breakdown of costings (excluding VAT) can be seen in Appendix B.

Option 3: Demolish part of the existing Friars site and redevelop

- 6.31 The existing Friars buildings are too small to be taken in isolation and would require development on GLLM-owned land to the west of the site. However, as already mentioned, developing on this land unless for residential uses is unlikely to be supported by the council's officers, due to its allocation as a housing site within the 2017 JLDP. In addition, demolition of the site is constrained by the Grade II Listed status of the original Friars buildings.
- 6.32 The costs associated with demolishing part of the Friars site and developing on the land to the west are £35,139,600 inclusive of VAT. Alongside additional costs of £3M for new furniture, I.T. and specialist equipment, the total cost comes to £38,139,000 and far exceeds £24M, deeming this option economically unviable. In addition, adverse conversion costs and high future maintenance implications of retaining the Grade II listed building would detract from GLLM's ability to fund front-end education. As a result, this option can be discounted. A breakdown of costings (excluding VAT) can be seen in Appendix B.

Hillgrove School

Site Description and Accessibility

- 6.33 Located on Ffriddoedd Road adjacent to Coleg Menai's Ffriddoedd site, the Hillgrove School grounds cover a total area of just over 1.0 ha. The site housed the former Independent School which closed to pupils in 2017 and contains a 7-bedroom detached residence building, covering 353sqm.
- 6.34 Although situated in a sustainable city centre location, the site currently offers no parking facilities and fails to meet the criteria of offering a total site area of at least 2.3 ha, to allow for the required 7,000sqm of internal usable space, as well as parking and bus loop.
- 6.35 Therefore, the Hillgrove School does not meet the core criteria outlined above and cannot be viewed as a viable site in isolation.
- 6.36 Due to its location next to Coleg Menai's Bangor campus and the existing building of residence not being listed, Hillgrove School offers the potential to be demolished to form an extension of the current Ffriddoedd building. However, as outlined above, the Ffriddoedd site would need to be refurbished or rebuilt due to its current condition, both of which are unviable options. As such, this option is not possible.

Residential potential of Hillgrove School

- 6.37 Although offering significant redevelopment potential subject to Planning Consents, the site is being marketed as a domestic residence rather than as an educational facility. This site offers greater potential to be used for housing if the former school building is to be retained. However, at present, the site is not suitable to be retained as an educational facility due to failing to meet GLLM's site requirements.

Conclusion

- 6.38 Although the former Hillgrove School site offers the potential to demolish the existing building and redevelopment the site, c. 1.0 ha is too small of a site area to be considered on its own.
- 6.39 There is potential to expand the campus's site area to include this site. However, as outlined above, the Ffriddoedd site would need to be refurbished or rebuilt due to its current condition, both of which are unviable options. As such, this option is not possible.

Bangor University Normal College site

Site Description and Accessibility

- 6.40 Although located outside of the development boundary, the Bangor University Normal College site is located 1 mile away from Coleg Menai's existing campus on Ffriddoedd Road and is within walking distance of GLLM's current Bangor campus. The site is easily accessible from the A5 Holyhead Road

and is situated less than a mile from the Menai Bridge. Bangor train station is located just over a mile from the site and offers the potential to be served by a GLLM-funded bus service to run between the Normal College and Bangor train station.

- 6.41 The site exceeds the required floorspace, however. although the site has designated car parking facilities, there are a limited number of available spaces. The 159 spaces available at the Normal College fail to meet the core criteria of a minimum of 220 spaces on site.

Physical constraints of the site

- 6.42 The site generally falls from the A5 (Holyhead Road) towards the north, making it difficult to achieve slopes which do not exceed 1:20. Therefore, presently the site fails to be Disability Discrimination Act Compliant.
- 6.43 Additionally, around 37% of the site's building space is of C or D standard, and therefore a large proportion of the buildings at Coleg Normal are of poor condition. Considerable repair and maintenance works would be required to bring the buildings up to modern day standards.

Availability and timeframes

- 6.44 The University's Normal College site is presently occupied however the university will be developing their new Estates Strategy over the next 12 months, which could include the relocation of activities from Coleg Normal. The closure of the Normal site has been recommended to take place after 2022. The existing campus buildings at Ffriddoedd are currently in a critical state and unfit-for-purpose. As a result, there is an urgency for the campus to be relocated by 2022. Coleg Normal would not be available within a reasonable timeframe to meet the Grwp's requirements. Relocating after 2022 would require additional costs to be spent on improving the existing conditions of the Ffriddoedd building, making this option financially unviable.

Conclusion

- 6.45 Coleg Normal is located in a sustainable location and exceeds GLLM's space requirements. However, the site fails to meet the number of parking spaces required for the new facility. Due to the physical constraints presented by the site alongside the fact that the site is not expected to be vacant until after 2022, Coleg Normal is not suitable for the proposed development. Due to the rundown state of the existing buildings at Ffriddoedd, the Grwp is looking to relocate by 2022, and therefore the timeframes fail to align.

Other Bangor University sites

- 6.46 In March 2020, the GLLM Director of Capital projects attended a meeting with Mr Mark Williams (Welsh Government) who is leading on the Town Centre First policy. Mr Williams requested that GLLM reconsider the proposed Parc Menai location and investigate potential sites nearer Bangor City

Centre. During the meeting it was noted that Bangor University were about to announce a new Estate Strategy that could free up large plots in the city centre which GLLM should be considering.

- 6.47 As such, Dafydd Evans (Chief Executive Officer – GLLM) contacted Mr Lars Wiegand. (Bangor University Director of Property & Campus Services) to query whether there were any available sites. In summary, the response received was that there are no Bangor University sites that will become available for GLLM to consider, within a foreseeable timeframe. It was also stated that Bangor University are in the process of developing their new Estates Strategy over the course of the next 12-15 months.

Additional Sites for consideration

- 6.48 Having assessed the suitability of the College's existing Ffriddoedd/Friars site as well as the Hillgrove School on Ffriddoedd Road and Bangor University's Normal College site for the proposed development, this sequential test accords with the first criteria of Policy ISA 3.
- 6.49 Having deemed these sites unsuitable, policy ISA 3 goes on to state that consideration must be given to sites which have a close association with an existing campus. Coleg Menai's Parc Menai campus, which has 209 students has been successfully located on site for approximately 25 years and houses the college's long-established Art and Design department, offering a range of course from Level 1 Diplomas to a BA in Fine Art.
- 6.50 As previously outlined, the proposal seeks to consolidate the existing Bangor-based Coleg Menai departments and administrative functions (that are not moving to the Llangefni Campus) and relocate to Park Menai to be alongside the existing onsite facilities, which will now also include the adjoining Llwyn Brain building which is to be used in association with GLLM's Busnes@LlandrilloMenai' function and their Corporate Services Department, following the granting in February 2020 of a Certificate of Lawfulness (C20/0114/25/TC) for the B1 use of the building.
- 6.51 As a result, the application site complies with criteria 3 of Policy ISA 3 of the JLDP, due to an existing campus already being located on the business park within close proximity of the proposed location.
- 6.52 Policy ISA 3 goes on to note that education and training facilities or similar establishments that improve the skills base and encourage knowledge-based businesses will be located:
- Within or adjoining development boundaries; or
 - On safeguarded or allocated employment sites; or
 - In exceptional circumstance, the site is closely related to an existing or consented business site that is well-linked and enables staff and students to reach the site without using private cars.

- 6.53 Consequently, although Policy PS13 and CYF1 of the JLDP state that land and units on existing employment sites (of which Parc Menai is listed) are safeguarded for employment/business enterprises, the second part of Policy ISA 3 justifies the location of educational and training facilities or similar organisations that improve the training and skills base on protected or designated employment land.
- 6.54 Therefore, having carried out a desk-based search for available potential sites within Bangor's development boundary, this sequential test will assess the suitability of the proposed Tŷ Menai and building at Parc Menai, in addition to the Parc Bryn Cegin business park.

Tŷ Menai building at Parc Menai

Site Description and Accessibility

- 6.55 Parc Menai is centrally located relative to the Coleg Menai catchment of Gwynedd and Anglesey. The site is well-connected by the A55 which runs to the northeast of the site, as well as the A487 to the south. The Britannia Bridge, located less than 1.5 miles from the site, ensures the site is easily accessible to students from Anglesey. In addition, the site is well-served by public transport, and current shuttle bus services running from Bangor station to the College's existing site at Parc Menai will be enhanced to include the proposed site.
- 6.56 The site's edge-of-centre location will ensure that heavily congested roads in and around Bangor city centre are avoided, subsequently increasing vehicle accessibility to the site.
- 6.57 The site meets the core criteria of offering contiguous teaching spaces with exclusive connecting corridors and toilets.
- 6.58 By offering a total internal floorspace of c.7,160 sqm as well as 220 car parking spaces, in addition to room for a fully safety Compliant Bus Loop, with 8 bays for large 50-60 seater buses & safe turning / loading / unloading etc, the site meets total land requirements. The site is also relatively level, meaning that the site is Disability Discrimination Act compliant, with no slopes exceeding 1:20.

Costs associated with relocating to Parc Menai

- 6.59 A cost of £11M is required to purchase the building at Parc Menai, as well as adapt and refurbish Tŷ Menai to make it fit-for-purpose as a Further Education campus. Alongside the £3M for new furniture, I.T. and specialist equipment, the total cost of relocating to Parc Menai is £14M. This total cost is significantly lower than the other sites and is therefore the most financially viable option.

Benefits of co-location

- 6.60 As noted above, there are significant benefits of co-locating skills providers with local businesses. Relocating Coleg Menai's campus to Parc Menai amongst some of North Wales's leading creative companies will ensure that the learning and training opportunities offered to young people

complement the skills requirements of surrounding employers, to promote greater partnership between education facilities and businesses and enable employers to benefit from well-educated local talent. The relocation of the campus to Parc Menai will help to re-vision the business park and reverse years of decline by reattracting businesses to a vibrant site offering excellent, tailored training facilities to not only support local businesses on site but also proactively influence the development of the local economy.

- 6.61 Relocating existing facilities at the College's Bangor campus to the suitably sized building at Parc Menai will serve to consolidate training and teaching provision into a more coherent approach within the catchment, by moving Digital Media from Llangefni campus, to operate as one unit alongside Performance Arts & Music Technology, current based at Bangor. This will also reduce duplication of teaching across the Grwp's facilities and ensure educational provision matches directly to the skills demands and growth areas identified within the local economy.
- 6.62 Therefore, the facility at Parc Menai will ensure GLLM's vision of establishing a Centre of Excellence in Creative and Digital Media is met and will help to directly partner the longstanding cluster of Welsh language creative media industries and related specialist media service companies both within the business park as well as in nearby Caemarfon Town and its hinterland.

Access to Fibrespeed Ultrafast Broadband

- 6.63 In order to successfully upgrade North Wales's technical and vocational skills base, further education colleges should be serviced with Fibrespeed Ultrafast Broadband. The site at Parc Menai ensures this criterion is met as Tŷ Menai hosts the main district node into the fibrespeed ultrafast network, therefore offering a unique feature when comparing this site with the existing Coleg Menai site and other potential sites for the college's redevelopment.

Phasing

- 6.64 Any required works to make the Ty Menai at Parc Menai a functioning educational facility can be carried out whilst the site's existing day-to-day operations at the Bangor campus resume as normal. It is anticipated that the building will be ready for the relocation of the Bangor Campus by 2022 and would be carried out in a single phase, resulting in no disruption to operations of the business.

Conclusion

- 6.65 Parc Menai's sustainable location close to junction 9 of the A55 and the A487 means that the site is well-connected by both vehicle and public transport to serve the Arfon district of Gwynedd and Anglesey catchments. The site also has the potential to increase the frequency of a GLLM-funded bus service that currently runs between the College's existing Parc Menai site and Bangor train station to further increase the accessibility of the site.

- 6.66 The sequential test has shown that relocating the Grwp's Bangor campus to Parc Menai is a financially viable option, requiring an investment of £14M compared to over £30M to remain in the campus's existing buildings.
- 6.67 Relocating the Grwp's existing Bangor campus to the Tŷ Menai building at Parc Menai will enable GLLM to consolidate training and teaching provision into a more coherent and Grwp-wide approach, removing duplication of services across sites, and enable higher level provision concentrated on one campus. The relocation of Digital Media services from GLLM's Llangefni Campus will help to complement elements already located at Bangor, enabling the creation of a Creative Media Centre of Excellence at Parc Menai.
- 6.68 In addition, co-locating a skills provider specialising in Creative and Digital Media services next to some of the region's leading creative industries will help to support local economic growth, by overcoming the skills gap and providing employers with access to a highly trained pool of young people within the business park itself.
- 6.69 For the reasons outlined above, there is clear evidence to support the change of use of the Tŷ Menai building at Parc Menai to provide a suitable, sustainable location for the relocation of Coleg Menai's Bangor campus.

Parc Bryn Cegin

Site Description and Accessibility

- 6.70 Located on the outskirts of Bangor, in close proximity to Junction 11 of the A55, the business park occupies a sustainable location southeast of Bangor city centre. The park provides development opportunities on plots of land comprising c.1.5 ha or more, and therefore sufficient land is available to enable the development of a new educational facility with the required number of car parking spaces for exclusive use.
- 6.71 However, alongside Parc Menai, the site is located outside of the development boundary and is situated on a primary safeguarded employment site under policy PCYF 1 of the JLDP for B1 use. However, having been built in 2000, the 90-acre business park has remained empty for nearly 20 years, evidencing the lack of demand for large employment sites across North Wales business parks, of which the same argument applies for plots in Parc Menai.

Costs associated with relocating to Parc Bryn Cegin

- 6.72 Developing a Further Education campus at Parc Bryn Cegin would require a significant investment of £30.3M, alongside the £3M costs for new furniture, I.T. and specialist equipment. Therefore, with total costs exceeding £33M, this option is not financially viable.

Conclusion

- 6.73 Parc Bryn Cegin has been considered within this sequential test due to the fact that the site offers development potential, having lain vacant for nearly two decades. However, due to the site being safeguarded for B1 use by Policy PCYF 1 of the JLDP, this site is no more sequentially favourable than the application site at Parc Menai.

Town Centre First suggested sites

- 6.74 As previously outlined, GLLM have held discussions with the Welsh Government in relation to the Town Centre First policy. During a meeting held in March 2020, the following three sites were suggested for consideration:

- The Old Crossville Bus Depot
- The site located south of Bangor Railway Station
- Deiniol Centre

- 6.75 The old Crossville Bus depot site located in Hirael is approximately 0.52 ha in size and is therefore significantly short of our site size requirement of 2.3 ha, and is therefore not suitable given that it would not be able to accommodate an adequately sized building (approximately 7,000 sqm) plus the required parking numbers and bus loop etc. As such, this site is not a suitable option.

- 6.76 With regard to the site located south of Bangor Railway Station this is approximately 0.8 ha in size and is therefore also significantly smaller than the required site size. It is also sited off a narrow junction on the A487 which would be challenging for the 8 buses which will be accessing the site. Furthermore, the access lane is fairly steep (>1:20), exceeding DDA Regulations for Wheelchair users.

- 6.77 With regard to the Deinoil Centre, this is a shopping centre located in the town centre primary shopping area (Joint Local Development Plan Proposals Map), with multiple occupants. Given its primary shopping area allocation, an education use in this location would not be deemed appropriate or acceptable. Furthermore, this site is approximately 0.75 ha in size and is therefore below the requirement of at least 2.3 ha.

- 6.78 For the reasons outlined above, these three sites are not suitable. As such, they have not been considered in the Sequential Test table.

Additional Town Centre First suggested sites

- 6.79 In Summer 2020, the Town Centre First team suggested two further sites located in Bangor City to be considered. This included the Bangor University Dean Street Campus site and the occupied Aldi site located on Garth Road.

6.80 Both sites have been considered in considerable technical & professional detail. Please see the submitted 'Alternative Sites – Feasibility Study' (Appendix D) and the 'Sequential Test' report (Appendix E) for further details.

6.81 The outcome of these reports are summarised under the headings below.

Bangor University Dean Street Campus

6.82 The site area measures circa 9,085m² (2.24 acres / 0.9 hectares), and the existing building footprint is circa 2,980m² GEA.

6.83 An Economic Impact Assessment has been prepared by GL Hearn with Icen Projects to set out the economic benefits of development across different scenarios relating to the development of the Dean St site and the College's relocation options more widely. Specifically, it considers spending impacts in Bangor City Centre around the High Street.

6.84 The key findings of the study include:

- The scenario anticipated to deliver the greatest level of additional spend to the High St area is a new health centre and residential development at the Dean Street site plus the relocation of the existing GLLM College to an alternate site, with residential development at the existing College site. Additional spending is estimated to be £1.4m per annum under this scenario.
- The second highest scenario for considering economic benefits is to provide residential units at both sites (existing GLLM college site and the Dean Street site), with an estimated per annum spend of £1.1m in additional high street spending benefits.
- It is evident that a college located on the Dean Street site would have a relatively weak High St spend compared to alternatives.

6.85 The location of a GLLM Campus at Dean Street would therefore offer the least beneficial usage option for the site. There is no rational economic case for such a proposal.

6.86 A feasibility study has also been undertaken by Capita which assesses the possibility of locating the college at the Dean Street site. This assesses the feasibility of both refurbishing the existing Dean Street building, and alternatively redeveloping the site.

6.87 The existing Dean Street site only has 106 carparking spaces and therefore falls short of the 220 space requirement. One of the key issues with a refurbishment of the building therefore is the fact that there is a lack of site area on which to build a multi-storey carpark and an offsite solution would therefore need to be found, highlighting the sites unsuitability for refurbishment.

6.88 Integral to a new-build option is therefore the allocation of space sufficient to build a carpark structure on site. A 3 storey car park would be required.

6.89 If a 3 storey car park was to be built, this would result in the main onsite building having to be four-storeys in order to provide the required floorspace, built up against the proposed multi-storey carpark. This would result in a tight site which is bordered by neighbours on all sides, with little room for future expansion.

6.90 Critically, the feasibility study also concludes that further cost pressure / risk associated with both options is a risk and results in uncertainty associated with programme prolongation and delays given that the site is currently occupied, and it is unknown when and if it will be vacated in the future. This alone would add additional cost associated with unforeseen operational and maintenance costs at the existing Ffriddoedd Road campus.

6.1 Even excluding this prolongation cost; when compared to Parc Menai, the cost difference associated with the alternative options is considerable, but with no tangible added benefit. The refurbishment of the Dean Street site would cost an estimated £23,728,840. A new build scheme on the site would be an estimated £22,410,376 construction cost. This compares to a construction cost of £5,930,234 for the proposal at Parc Menai, which therefore offers the best value for money by far.

6.2 For the reasons outlined, the site is unsuitable.

Aldi site, Bangor

6.3 The site is located on Garth road and is circa 4,557m² (1.126 acres / 0.4557 hectares) in area. The footprint of the existing ALDI building is circa 1,305m² GEA.

6.4 The Feasibility Study concludes that the redevelopment of the Aldi site results in further cost pressure / risk and results in uncertainty associated with programme prolongation and delay given that the site is currently occupied, and it is unknown if and when it will become available. The delays alone would add additional cost associated with unforeseen operational and maintenance costs at the existing Ffriddoedd Road campus.

6.5 Even excluding this prolongation cost; when compared to Parc Menai, the cost difference associated with the Aldi site redevelopment is considerable, but with no tangible added benefit. A new build scheme would be an estimated £19,662,820 construction cost. This compares to a construction cost of £5,930,234 for the proposal at Parc Menai, which therefore offers the best value for money by far.

6.6 Due to the site only being 0.45 hectares in size, to accommodate the floor space required, a new build would need to be four-storeys high. Furthermore, given the tightness of the site, there is no room for future expansion, apart from upwards.

6.7 The site is also not large enough to accommodate a car park with the required number of spaces (220). As such, a new build scheme would wholly rely upon the use of the neighbouring existing Menai Centre carpark.

6.8 For the reasons outlined, the site is unsuitable.

7 CONCLUSION

- 7.1 This report has taken into account all potential sites, both within existing Coleg Menai campuses, sites with a close association with the Grwp's existing campuses, as well as within the development boundary of Bangor and sites on safeguarded or allocated employment land. Due to this, this assessment satisfies the sequential approach detailed in Policy ISA 3 of the JLDP.
- 7.2 Maintaining the Ffriddoedd/Friars buildings at Coleg Menai's Bangor Campus has been discounted due to the significant financial costs associated with making the buildings fit-for-purpose and the complexity of delivering the refurbishment programme alongside maintaining an operational college facility that would exceed the long stop date for funding from the Welsh Government of 2023.
- 7.3 Demolishing and developing a new facility on the existing Ffriddoedd site, independent of the Friars site, has been considered due to the newbuild costs associated with constructing a new campus totalling nearly £40M, and consequentially this option is financially unviable. The existing Friars buildings, located across the road from the Ffriddoedd site, are too small to be considered in isolation. However, undeveloped land to the west of Friars is owned by GLIM, offering the potential to extend the campus. However, whilst newbuild costs exceed £35M, it is unlikely the council's officers will support this scheme in light of the fact the land is allocated for housing in the JLDP.
- 7.4 The Hillgrove School site has been considered due to its location adjacent to the campus's Ffriddoedd building. However, the site cannot be viewed in isolation due to its size. Whilst the Ffriddoedd campus could be extended to include this site, acquiring the Hillgrove School site would involve an investment of approximately £1.6m, which is deemed unnecessary when the campus's existing site exceeds size requirements.
- 7.5 Although Bangor University's Normal College site has been considered within this assessment, vacation of this site by the university is not expected to commence until 2022, and therefore the site would not be available within a reasonable timeframe to meet GLLM's requirements.
- 7.6 In addition to the Tŷ Menai building at Parc Menai, this assessment has considered the Parc Bryn Cegin site, which is also safeguarded for employment use. However, developing an educational facility on presently undeveloped land would require an investment exceeding £33M and can be ruled out for viability reasons.
- 7.7 The three sites in Bangor city centre which would accord with the Welsh Governments 'Town Centre First' policy are also not suitable, mainly due to their size being significantly too small. It has also been confirmed that Bangor University have no available sites which could be considered.
- 7.8 The two additional sites in Bangor city centre (Aldi site and Bangor University Dean Street campus) suggested by the 'Town Centre First' team are also deemed unsuitable for various reasons including the fact that they are unavailable, and are financially unviable to refurbish or redevelop.

7.9 Therefore, there is a clear case in favour of selecting Tŷ Menai at Parc Menai as the most suitable site to accommodate the relocation of GLLM's Bangor Campus. These include:

Highly accessible and sustainable location

- The site is centrally located to the respective catchment of Gwynedd and Anglesey, sits adjacent to the A55 and is therefore well placed to serve the surrounding catchment area;
- The site is situated less than 1.5 miles from the Britannia Bridge to serve Anglesey and is within 2.5 miles of Coleg Menai's existing Bangor campus;
- The site is accessible by public transport and offers the potential to increase the frequency of a GLLM-funded bus service to serve the existing Parc Menai campus, the Tŷ Menai building as well as Bangor Train station; and
- The site's existing parking facilities meet the requirements, providing 220 vehicle parking spaces, which includes 9 disabled spaces.

Infrastructure

- The Tŷ Menai building meets size requirements for the educational facility and offers the potential for contiguous teaching spaces with connecting corridors;
- The modern, high quality building is of B condition;
- Tŷ Menai hosts the main district node into the fibrespeed ultrafast network and therefore offers a unique feature when compared to other others.

Benefits of Co-location

- By locating Coleg Menai's campus amongst the cluster of Digital Media businesses based at Parc Menai, strong partnerships will be forged with local employers who will benefit from a plentiful resource of young talent; and
- The relocation of the campus to Parc Menai will help to re-vision the business park and reverse years of decline by reattracting businesses to a vibrant site offering excellent, tailored training facilities to not only support local businesses on site but also proactively influence the development of the local economy.

Availability and deliverability

- Tŷ Menai has been vacant since 2019;
- The demand profile for offices in North West Wales is geared towards new start ups and small businesses, and therefore the building at Parc Menai is not suitable to address the needs of this market, due to the size of the building and its high running costs;

- Vacant employment land is available elsewhere on Parc Menai, as well as Parc Bryn Cegin. Parc Bryn Cefni, Llangefni and Parc Cybi, Holyhead, and therefore employment land supply is plentiful across the catchment; and
- Due to the building being currently vacant, required renovation works can be done straight away to enable relocation of the Bangor campus by 2022 and could be completed in a single phase during the summer holidays without disruption to day-to-day business.

GLLM teaching requirements and strategic objectives

- Coleg Menai currently has a campus at Parc Menai (Art and Design department) and therefore Tŷ Menai has a close association with an existing campus already located at the business park;
- Relocating to Parc Menai will ensure the consolidation of training and teaching provision into a more coherent approach locally, by relocating Digital Media from Llangefni Campus, to operate as one unit alongside Performing Arts & Music Technology, already at Bangor;
- This will reduce duplication in provision overall;
- Enable an improved learner progression path by implementing a “feeder system” approach;
- Enable the formation of a Centre of Excellence in Creative and Digital Media and would allow the College to escape the historic poor quality of buildings currently offered which has been a barrier to student recruitment; and
- By locating within the cluster of some of the region’s leading creative companies, greater partnership will be promoted between industry and the College.

7.10 **This sequential test has confirmed that there are no sequentially preferable sites and that the application site, the Tŷ Menai building at Parc Menai, is the only site which can accommodate the proposed use and fully meets the applicant’s core requirement**

APPENDICES

Appendix A: Bangor Campus Condition Survey

15th October 2019

Our ref CS/081930-25

Mr Wyn Thomas
 Director of Strategic Projects & Funding
 Grwp Llandrillo-Menai
 Coleg Menai
 Penmynydd Road
 Llangefni
 LL77 7HY

Dear Wyn

Bangor Campus Condition Survey

Further to our condition report reference COL-CAP-XX-XX-RP-B-01 issued in May 2016 (see attached financial summary) and your recent request for a financial update, we can report as follows.

The original survey and report carried out in Q2 2016, reported on the estimated cost of maintenance and repair works which were considered to be required over the following 10 year period, in order to bring the campus buildings and services into satisfactory condition.

Since Q2 2016, the BCIS All-in Tender Price Indices show an increase of 19.5% in tender prices up to Q4 2019. We therefore confirm that the revised summary maintenance totals are as follows:-

	Q2 2016 Totals (A)	Q4 2019 BCIS Adjusted Totals (+19.5%) (B)	Q4 2019 BCIS Adjusted Totals (+19.5%) with assumed zero spend to date. (C)
Urgent	£526,377	£629,021	£3,355,930 ¹
Years 1 to 3	£2,281,933	£2,726,910	£3,409,012
Years 4 to 7	£2,852,730	£3,409,012	£7,211,667
Years 8 to 10	£6,034,868	£7,211,667	£4,192,983 ²
Total:	£11,695,908	£13,976,610	£18,169,593

Table 1

1. Urgent plus years 1 to 3 costs.
2. Estimate based on three years at the average annual cost from Column B

Property and infrastructure

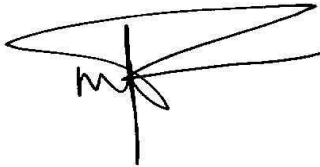
Building 5510 - First Floor, North Wales Business Park, Cae Eithin, Abergele, LL22 8LJ
 Tel +44 (0)2920 803550 www.capita.co.uk/property
 Capita Property and Infrastructure Ltd

The BCIS updated figures give a revised total required expenditure to bring the campus into satisfactory maintenance condition of £13,976,610, based on Q4 2019 prices. No account has been made for future inflation.

Please also note that the £13,976,610 figure does not take account of any maintenance expenditure which may have taken place in the intervening period, or for any further deterioration and resulting increase in costs which might have occurred as a result of a lack of maintenance expenditure.

If there has been no expenditure to date, given the College's intention to move to an alternative Campus, then the estimated future Years 1-3 costs will now be considered to be Urgent and following costs will have moved forward in priority as a result. In order to consider a full ten year maintenance cost for this scenario, we have calculated the average annual maintenance costs and applied it to Years 8 to 10 in Colum C. The total in Column C shows that the likely effect of zero maintenance expenditure since the condition survey was undertaken could have resulted in a new total 10 year maintenance figure of £18,169,593.

Yours sincerely

A handwritten signature in black ink, appearing to be 'M Chapman', written over a horizontal line.

Mark Chapman
Associate

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Appendix B: Bangor Campus Cost report

24th October 2019

Our ref CS/098555

Mr Wyn Thomas
Director of Strategic Projects & Funding
Grwp Llandrillo-Menai
Coleg Menai
Penmynydd Road
Llangefni
LL77 7HY

Dear Wyn

Bangor Campus Cost Reports

As requested, we have undertaken an outline cost assessment for the re-development of the Bangor Campus. Two Options have been considered, which follow on from the conditions survey report and update (deemed Option 1) provided previously:-

Option 2: New campus on the Friars Site and adjacent field - **£29,283,000 exc. VAT.**

- Conversion of the front section of the listed Friars Building (circa £1,300m²);
- New Build to the side and rear of the Friars Building (circa £8,700m²);
- 280 space car park and 8 space bus park;

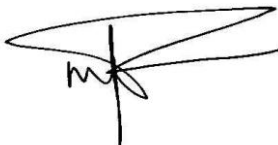
Option 3: New campus on the Ffriddoedd Road Site - **£32,718,000 exc. VAT.**

- New Build (circa £10,000m²);
- 280 space car park and 8 space bus park;

** Please refer to the attached Options Report for a breakdown of these figures.*

These costs are for construction works and associated costs. No allowance has been made for client fit out and internal management costs. These costs assume that works will be phased, with the use of temporary teaching accommodation to allow continued operation throughout.

Yours sincerely



Mark Chapman
Associate

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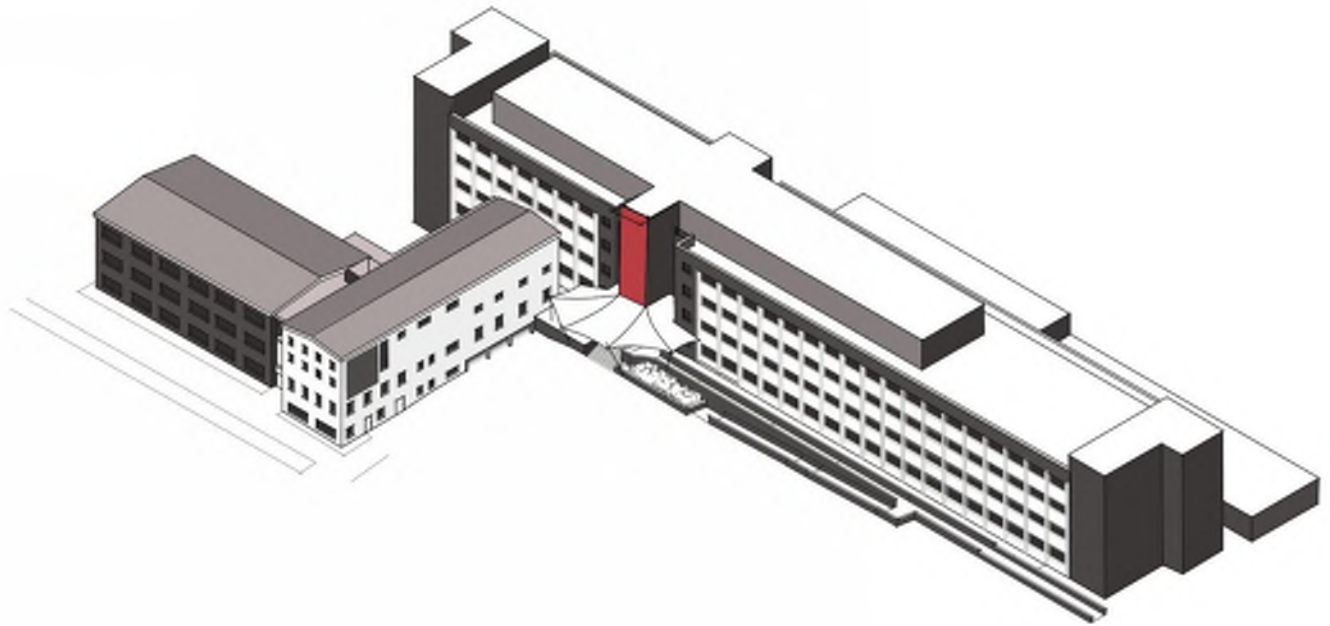
Property and infrastructure

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Capita Property and Infrastructure Ltd

Appendix C: Sequential Test

POTENTIAL SITE	LOCATION	CSE1	CSE2	CSE3	CSE4	CSE5	CSE6	CSE7	CSE8	CSE9	CSE10	CSE11	CSE12	CSE13	POTENTIAL SITE	LOCATION	CSE14	CSE15	CSE16	OVERVIEW SUMMARY OF ANALYSIS ANALYSIS			Conclusion (discounted or carried forward to short list; those carried forward can be listed as preferred vs do minimum)	NET Public Sector Project Cost			
		Location IDEALLY in Arfon District of Gwynedd	Location must be Short Distance from Bangor City (miles)	Land available to accommodate the development & parking	Buildings must not be in Poor Condition and requiring repair = Score D or C	Can be completed in a single phase without disrupting current business as usual and incurring significant extra temporary accommodation costs	Does not involve the refurbishment of a Grade 2 Listed Building	Escapes poor historic low quality "Bangor Tech" 1960's Campus Image - which has been a major barrier to student recruitment	Enable Consolidation of Teaching Resources into Coherent Grp-wide approach	Reduce Duplication of Teaching Provision	Achieve Improved learner progression paths - via implementing a "feeder system" approach	Abilities to enable the formation of a "Centre of Excellence" in Creative & Digital Media	Thereby increase Economic Sustainability of Local Communities	Add significantly to momentum towards 6th Form consolidation - by offering Co-Location Site for an L.A. run 6th Form Centre for Arfon District of Gwynedd			Cost of Additional Land Purchase	Cost of Purchase or of New Build	Potential for Capital Receipts from current Campus (future housing land)	Summary of Option Risks			Summary of Option Benefits				
EXISTING GLLM SITES															EXISTING GLLM SITES												
Existing GLLM Ffriddoedd/Friars Bangor Campus (DO NOTHING BUT UNREALISTIC)	PRESENT GLLM CAMPUS BANGOR	YES	0	N/A	D-C Existing Buildings Not Refurbished	Would inevitably require a multi-phased approach	Friars is a Grade 2 Listed Building	NO	NO	NO	NO	NO	NO	NO	Existing GLLM Ffriddoedd/Friars Bangor Campus (DO NOTHING BUT UNREALISTIC)	Bangor, Gwynedd	N/A	£13.6m URGENT REPAIRS	NO		THIS IS THE DO NOTHING AT ALL OPTION BUT ALREADY NOT FIT FOR PURPOSE NOT IN ACCEPTABLE CONDITION WILL RESULT IN DELIVERY FAILURE AS CURRENT BUILDINGS CONTINUE TO DETERIORATE			THIS IS THE CURRENT SCENARIO WE ARE SEEKING TO ESCAPE FROM DO NOTHING WILL RESULT IN SERVICE FAILURE	IS DO NOTHING (ENTROPY OPTION = WILL RESULT IN SERVICE FAILURE)	DISCOUNTED	N/A
Existing GLLM Ffriddoedd/Friars Bangor Campus (refurbishment)	PRESENT GLLM CAMPUS BANGOR																										
Existing Shopping Centre	EXISTING DEINIOL SHOPPING CENTRE BANGOR	YES	0	N/A	B Existing Buildings Refurbished	Would inevitably require a multi-phased approach	Friars is a Grade 2 Listed Building	NO	NO	NO	NO	NO	NO	NO	Existing GLLM Ffriddoedd/Friars Bangor Campus (refurbishment) IN PRACTICE THE REAL INEVITABLE DO NOTHING OPTION	Bangor, Gwynedd	N/A	£13.6m URGENT REPAIRS	NO		POSSIBLE BUT NOT FIT FOR PURPOSE EVEN AFTER SPENDING £13.6m ON IMPROVING THE CONDITION OF THE BUILDINGS			DOES NOT MEET CSF5; CSF6; CSF7; CSF8; CSF9; CSF10; CSF11; CSF12; CSF13; & CSF16	THIS IS THE INEVITABLE DEFAULT TRAJECTORY UNLESS OTHER BETTER VALUE OPTIONS ARE CONSIDERED	DISCOUNTED	N/A
Existing Bangor University Site	EXISTING NORMAL COLLEGE CAMPUS HOLYHEAD ROAD	YES	0	YES	A-B Presumed New-Build	Would inevitably require at least a 2-phased approach	Friars is a Grade 2 Listed Building	NO	YES	YES	YES	NO	NO	NO	Existing GLLM Ffriddoedd/Friars Bangor Campus (new build)	Bangor, Gwynedd	N/A	£24.8m	£2m		POSSIBLE & FEASIBLE			DOES NOT MEET CSF5; CSF6; CSF7; CSF11; CSF12; & CSF13 & COSTS £24.8m	MEETS CSF1; CSF2; CSF3; CSF4; CSF8; CSF9; & CSF10	TO SHORTLIST AS OPTION 'B' COST = £24.8m	£6.4m
Plots at	NEWBUILD BRYN CEGIN BUSINESS PARK	YES	3	YES	A-B Presumed New-Build	YES	YES	YES	YES	YES	YES	YES	YES	YES	New - Bryn Cegin Business Park	East of Bangor, Gwynedd	£2m	£38m	£4m		POSSIBLE			PLAN A OPTION - FEASIBLE BUT COSTS £40m Meets all CSF's	MEETS ALL CSF's	TO SHORTLIST AS OPTION 'A' COST = £40m	£22m
Ty Menai & Llwyn Brain	EXISTING BUILDINGS PARC MENAI BUSINESS PARK	YES	0	YES	B Existing Modern Building	YES	YES	YES	YES	YES	YES	YES	YES	YES	New - Parc Menai (CAST site)	Bangor, Gwynedd	See Purchase Cost (inherent part of)	18m	£4m		POSSIBLE			PLAN C OPTION - FEASIBLE IS LOWEST COST @ £15.4m MEETS ALL CSF's	MEETS ALL CSF's	TO SHORTLIST AS OPTION 'C' COST = £18m	LEAST COST OPTION
Existing GLLM Llangeifn Campus	NEWBUILD ON EXISTING CAMPUS																										
NEW NON-GLLM SITES																											
	Bangor, Gwynedd	YES	0	YES	B Existing Modern Building	YES	YES	YES	YES	YES	YES	YES	YES	YES	New - Parc Menai (CAST site)	Bangor, Gwynedd	See Purchase Cost (inherent part of)	18m	£4m		POSSIBLE			PLAN C OPTION - FEASIBLE IS LOWEST COST @ £15.4m MEETS ALL CSF's	MEETS ALL CSF's	TO SHORTLIST AS OPTION 'C' COST = £18m	LEAST COST OPTION
New - Parc Menai (DWP site)	Bangor, Gwynedd	YES	0	NO	B Existing Modern Building	YES	YES	YES	YES	YES	YES	NO	NO	NO	New - Parc Menai (DWP site)	Bangor, Gwynedd	NO LONGER AVAILABLE - D.W.P. HAVE REOCCUPIED DUE TO CHANGE OF STRATEGY	NOT POSSIBLE	£4m		NOT POSSIBLE SITE NO LONGER AVAILABLE			UNFEASIBLE AS OWNERS HAVE CHANGED STRATEGY & HAVE REOCCUPIED BUILDINGS - DUE TO INCREASED DWP OPERATIONAL STAFF REQUIRED TO IMPLEMENT UNIVERSAL CREDIT	Meets ONLY CSF1; CSF2; CSF4; CSF5; CSF6; CSF7; CSF8; & CSF10	DISCOUNTED	N/A
New - Old Ferrodio Site	Caernarfon, Gwynedd	YES	4	YES	A-B Presumed New-Build	YES	YES	YES	YES	YES	YES	YES	YES	YES	New - Old Ferrodio Site	Caernarfon, Gwynedd	NO LONGER AVAILABLE DEVELOPER IS PURSUING A LEISURE COMPLEX APPLICATION	NOT POSSIBLE	£4m		NOT POSSIBLE SITE NO LONGER AVAILABLE			UNFEASIBLE AS LAND NO LONGER AVAILABLE - PLANNING APPLICATION FOR LEISURE COMPLEX CURRENTLY IN PROGRESS	Meets ONLY CSF1; CSF2; CSF3; CSF4; CSF5; CSF6; CSF7; CSF8; CSF9; CSF10; CSF11; CSF12; & CSF13	DISCOUNTED	N/A
New - Bryn Cegin Business Park	East of Bangor, Gwynedd	YES	3	YES	A-B Presumed New-Build	YES	YES	YES	YES	YES	YES	YES	YES	YES	New - Bryn Cegin Business Park	East of Bangor, Gwynedd	£2m	£38m	£4m		POSSIBLE			PLAN A OPTION - FEASIBLE BUT COSTS £40m Meets all CSF's	MEETS ALL CSF's	TO SHORTLIST AS OPTION 'A' COST = £40m	£22m

Appendix D: Alternative Sites – Feasibility Study



Alternative Sites - Feasibility Study

GLLM Parc Menai Project – September 2020

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Document Control

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Client Name	Grŵp Llandrillo Menai (GLLM)
File Name	GPM-CAP-XX-XX-RP-A-000400_P00_Alternative Sites - Feasibility Study
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Prepared by	Mike Speechly / Ian Morgan / Tim Green
Checked by	Ian Morgan
Approved by	Tim Green

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Executive Summary

The change of use planning application for the Ty Menai building located on the Parc Menai Business Park met with resistance from Gwynedd Council Planning Department who made it clear that alternative city centre sites first needed to be considered.

This report presents three alternative options, all situated in Bangor city centre;

1. Bangor University Dean Street building – Remodelling / Refurbishment
2. New build Option 1: Bangor University Dean Street building - Demolition & New-Build
3. New build Option 2: ALDI Supermarket - Demolition & New-Build

The benchmark for the comparative assessment is the Parc Menai proposal. And so all alternative options have taken the Parc Menai proposal as the Brief, as summarised elsewhere in this report.

It is important to note that the alternative feasibility designs developed have merely been produced to verify feasibility; i.e. will it fit and how much will it likely cost? The detail of a design proposal can be amended to suit personal preferences but what is important to focus on at this stage is the underlying idea as opposed to the detail of what it looks like.

This report intends to furnish project stakeholders and funders with information regarding these alternative site options and thereby enable a consensus to be reached on a preferred solution in September 2020.

The report tries to balance being succinct whilst presenting enough detail to enable stakeholders to evenly compare a variety of costed design proposals.

Some parameters can be measured and readily compared. These have been tabulated for each of the design proposals on the following pages. Such comparative data includes;

- estimated NET construction cost (based on the proposal drawings in the appendices).
- existing energy performance (for existing buildings; to gauge associated long term running costs).
- existing external envelope thermal performance (to help establish scope of remedial works and cost associated with thermal upgrades).

Refurbishment comparison

Due to the relatively recent construction of the Ty Menai building (2003 to 2004), it out-performs Dean Street (1958 & 1965) in every way.

- Better thermal envelope,
- Better energy performance in use and lower carbon emissions,
- no asbestos (Dean Street is riddled),
- high ceilings thus negating building services distribution problems,
- sufficient carparking on site (Dean Street barely has half the required amount)
- Ty Menai complies with modern day building regulations for accessibility and fire safety (Dean Street however requires remedial works that have been included in the proposals but just add to the bottom-line cost).
- the general condition of the Ty Menai building fabric, finishes & services is fit for purpose (whereas Dean Street has reached the end of its serviceable life on many fronts – for example it still has single glazed Crittall windows and still has the original electrical switch gear from the 1960's).
- there is a risk that Dean Street structure may contain High Alumina Cement (HAC) that was banned in the 1970's owing to structural degradation problems. This has not yet been verified and thus remains a financial risk – awaiting structural survey report.

Whilst none of these items in isolation is a showstopper, the compounding effect merely drives up cost.

This is evident in the estimated cost for each option.

New-build comparison

New-build construction would offer the best standard of facility possible.

However, the cost is prohibitive as verified overleaf.

In addition, site constraints pose risks to the project financially that cannot be defined without further investigation. For example, both ALDI and Dean Street are former industrial sites and may contain contaminated land concealed below ground, particularly below external carparking and landscaping areas. The existing engineering block on the Dean Street site currently houses a Scottish Power Energy Network (SPEN) HV substation that supplies electricity to buildings along Dean Street and neighbouring residential streets. The supply that services Dean Street runs under the existing building. This poses challenges for both demolition and construction and SPEN may insist the LV cable is diverted. This would add considerable cost to the new-build option and remains an unpriced/unpriceable risk.

Conclusion

Further cost pressure / risk associated with any of the proposed alternative options is the risk and uncertainty associated with programme prolongation. Foreseeable impacts have been included at

the end of this study and highlight a **minimum** 1-year delay to relocating the existing campus. This alone would add additional cost associated with unforeseen operational and maintenance costs at the existing Ffriddoedd Road campus.

Even excluding this prolongation cost; when compared to Parc Menai, the cost difference associated with the alternative options is considerable, but with no tangible added benefit.

Whilst there are several options that would technically deliver a suitable alternative, the Ty Menai (Parc Menai) proposal offers the **best value for money**.

Parc Menai – Synopsis

Site	Parc Menai, Ffordd Penlan, Bangor. LL57 4HJ		
Site Area	circa 29,100m ² (7.19 acres / 2.91 hectares).		
Carpark capacity	Existing site: 274 normal parking spaces and 10 disabled spaces Total number of spaces required for the proposed development is 220 , the remainder to be used by Busnes@ to be located within Llwyn Brain.		
Building	Ty Menai	Llwyn Brain	Annexe
Estimated NET construction cost <i>(excl VAT, prof fees, FF&E, ICT etc)</i>	£ 5,297,130	£ 389,382 <i>(excl Busnes@ remaining in Llwyn Brain)</i>	£ 243,731
Total NET construction cost	£ 5,930,243		
Construction Date	2003-2004	Circa 1996	Circa 1996
Asbestos Present	No	Yes (small quantities)	Yes (small quantities)
Gross Internal Area (GIA)	7,169m ² <i>existing</i> 7,242m ² <i>proposed</i>	511m ² <i>(excl Busnes@ remaining in Llwyn Brain)</i>	313m ²
Number of storeys	2	2	2 (including attic office)
Floor to floor span	5.2m	2.95m	3.15m
General Ceiling Heights	3m to 3.2m	2.3m	2.6m ground / 2.3m attic
Structure	RC & Steel frame	Steel frame	Load-bearing masonry & timber attic trusses
Identified cost risks	Obtaining Planning Permission.		
Student safe-guarding risk	Low (cul-de-sac site location with on-site bus park)	n/a <i>(not used for teaching)</i>	n/a <i>(not used for teaching)</i>
Building Energy Performance Certificate rating <i>(A being the best and the lower the figure out of a 100 the higher the performance)</i>			
Display Energy Certificate (DEC) rating	B - 41	None	None
Estimated Thermal Performance of existing building fabric <i>(The lower the figure the higher the performance)</i>			
Roof	0.25	0.6	0.6
External Wall	0.31	0.6	0.6
Floor	0.25	0.6	0.6
Windows	2.0	n/a <i>(although double glazed upvc)</i>	n/a <i>(although double glazed upvc)</i>

Dean Street Refurbishment – Synopsis

Site	Bangor University, Dean Street building, Dean St, Bangor LL57 1UT	
Site Area	circa 9,085m ² (2.24 acres / 0.9 hectares).	
Carpark capacity	Existing site: 101 normal parking spaces and 5 disabled spaces. Total number of spaces required for the proposed development is 220 (shortfall of 114)	
Building	Dean Street Building	
Estimated NET construction cost (excl VAT, prof fees, FF&E, ICT etc)	£ 23,728,840	
Construction Date	Street frontage block 1958 (assumed). Engineering block 1965 .	
Asbestos Present	Yes (in abundance)	
Gross Internal Area (GIA)	9,715m ² existing / 10,951m ² proposed	
Number of storeys	6 (including rooftop plantroom)	
Floor to floor span	3.09m	
General Ceiling Heights	2.65m	
Structure	Steel frame. Street frontage block includes precast concrete beams (assumed) & terracotta block floors. Engineering block includes precast concrete beams & concrete block floors. Both shaped to form flat soffits.	
Identified cost risks	Structure may contain High Alumina Cement (HAC) and require structural remedial works. <i>This has not yet been verified – awaiting structural survey report.</i> Hire/lease of spaces within the Menai Centre multi storey carpark or elsewhere. Min 1-year prolongation – additional Ffriddoedd Road campus costs.	
Student safe-guarding risk	Medium (open boundaries to neighbouring residential streets and no scope for on-site bus park)	
Building Energy Performance Certificate rating (A being the best and the lower the figure out of a 100 the higher the performance)		
Display Energy Certificate (DEC) rating	C - 70	
Estimated Thermal Performance of existing building fabric (The lower the figure the higher the performance)		
	Street frontage block 1958	Engineering block 1965
Roof	n/a (unregulated)	1.42
External Wall	1.7	1.7
Floor	n/a (unregulated)	1.42
Windows	n/a (unregulated)	n/a (unregulated)

Dean Street New-build – Synopsis

Site	Bangor University, Dean Street building, Dean St, Bangor LL57 1UT
Site Area	circa 9,085m ² (2.24 acres / 0.9 hectares).
Carpark capacity	Proposed 3-storey carpark accommodating 180 parking spaces plus resurface existing carparking spaces along the eastern boundary to generate 40 spaces. Total proposed 220 spaces .
Building	Dean Street Building
Estimated NET construction cost (excl VAT, prof fees, FF&E, ICT etc)	£ 22,410,376
Construction Date	n/a
Asbestos Present	Yes (in abundance – cost incurred during demolition works)
Gross Internal Area (GIA)	8,011m ² <i>proposed</i>
Number of storeys	4
Floor to floor span	4m
General Ceiling Heights	3m
Structure	Steel frame. Composite metal deck.
Identified cost risks	Potential land contamination - former industrial site. SPEN HV Substation LV district distribution may need to be diverted. <i>Welsh Water drainage network unknown at time of drafting report.</i> Min 1-year prolongation – additional Ffriddoedd Road campus costs.
Student safe-guarding risk	Low to Medium (vehicular access will be segregated from pedestrians as part of the proposals and a new security fence and gate will erected along the eastern boundary. No scope for on-site bus park)
Building Energy Performance Certificate rating (A being the best and the lower the figure out of a 100 the higher the performance)	
Display Energy Certificate (DEC) rating	n/a
Estimated Thermal Performance of existing building fabric (The lower the figure the higher the performance)	
	New-build
Roof	0.18
External Wall	0.26
Floor	0.22
Windows	1.60

ALDI site New-build – Synopsis

Site	ALDI supermarket, Garth Rd, Bangor LL57 2RW
Site Area	circa 4,557m ² (1.126 acres / 0.4557 hectares).
Carpark capacity	5 disabled parking spaces on site. Remainder to be provided via hire/lease of spaces within the Menai Centre multi storey carpark. Total required 215 spaces .
Building	n/a
Estimated NET construction cost (excl VAT, prof fees, FF&E, ICT etc)	£ 19,662,820
Construction Date	n/a
Asbestos Present	Likely small quantities (cost incurred during demolition works)
Gross Internal Area (GIA)	8,016m ² <i>proposed</i>
Number of storeys	4
Floor to floor span	4m
General Ceiling Heights	3m
Structure	Steel frame. Composite metal deck.
Identified cost risks	Potential land contamination - former Gas works up to the late 1960's. Hire/lease of spaces within the Menai Centre multi storey carpark. <i>Welsh Water drainage network unknown at time of drafting report.</i> Min 1-year prolongation – additional Ffriddoedd Road campus costs.
Student safe-guarding risk	High (vehicular one-way system traverses through the site. Open site boundaries. Student pedestrian route to public bus stops along Garth Road must traverse Well Street that serves as a HGV access road to the Menai Shopping Centre delivery yard).
Building Energy Performance Certificate rating	
<i>(A being the best and the lower the figure out of a 100 the higher the performance)</i>	
Display Energy Certificate (DEC) rating	n/a
Estimated Thermal Performance of existing building fabric	
<i>(The lower the figure the higher the performance)</i>	
	New-build
Roof	0.18
External Wall	0.26
Floor	0.22
Windows	1.60

INTRODUCTION

This report is intended to furnish project stakeholders and funders with information regarding alternative site options for the planned relocation of the existing Coleg Menai Bangor campus, thereby enabling a consensus to be reached on a preferred solution in September 2020.

Located at Ffriddoedd Road near the city centre (LL57 2TP), the current proposal is to relocate the majority of the campus to existing buildings on the Parc Menai Business Park, located off the *A55 - North Wales Expressway* on the outskirts of Bangor. The remaining accommodation is to be relocated to the Coleg Menai Llangefni campus on Anglesey and forms part of a wider consolidation of academic departments.

A full planning application (ref: C19/0716/25/LL) was submitted on 26th July 2019 to enable the change of use of both Ty Menai and adjoining Llwyn Brain buildings from Use Class B1 (offices) to Use Class D1 (non-residential institutions), together with additional car parking, pedestrian links, bus park and access road.

This application was withdrawn following the grant of a Certificate of Lawful Use for the proposed use of Llwyn Brain for business use associated with GLLM Busnes@ and the Corporate Services Department.

The change of use application up to that point had met with resistance from Gwynedd Council planning authority. In a planning committee report dated 21st October 2019, the authority expressed concerns including the impact an FE college may have on the image of the business park, citing Planning Policies that seek to protect existing employment sites.

In addition concerns were raised that the proposal *'would undermine the Bangor City Centre Regeneration Scheme'*, the proposal to relocate the main campus of the college *'from a site within the city to a site on the outskirts of the city would undermine the bustle, the function, the role and viability of Bangor city centre'*.

Considering these concerns alternative city centre sites have been considered and are presented in this study.

The Executive Summary provides a synopsis of the site options explored and is based on findings contained in the body of this report that is structured as follows;

The report begins with a recap on the reason for relocating the existing campus from Ffriddoedd Road and Friars and to re-iterate the objectives in doing so.

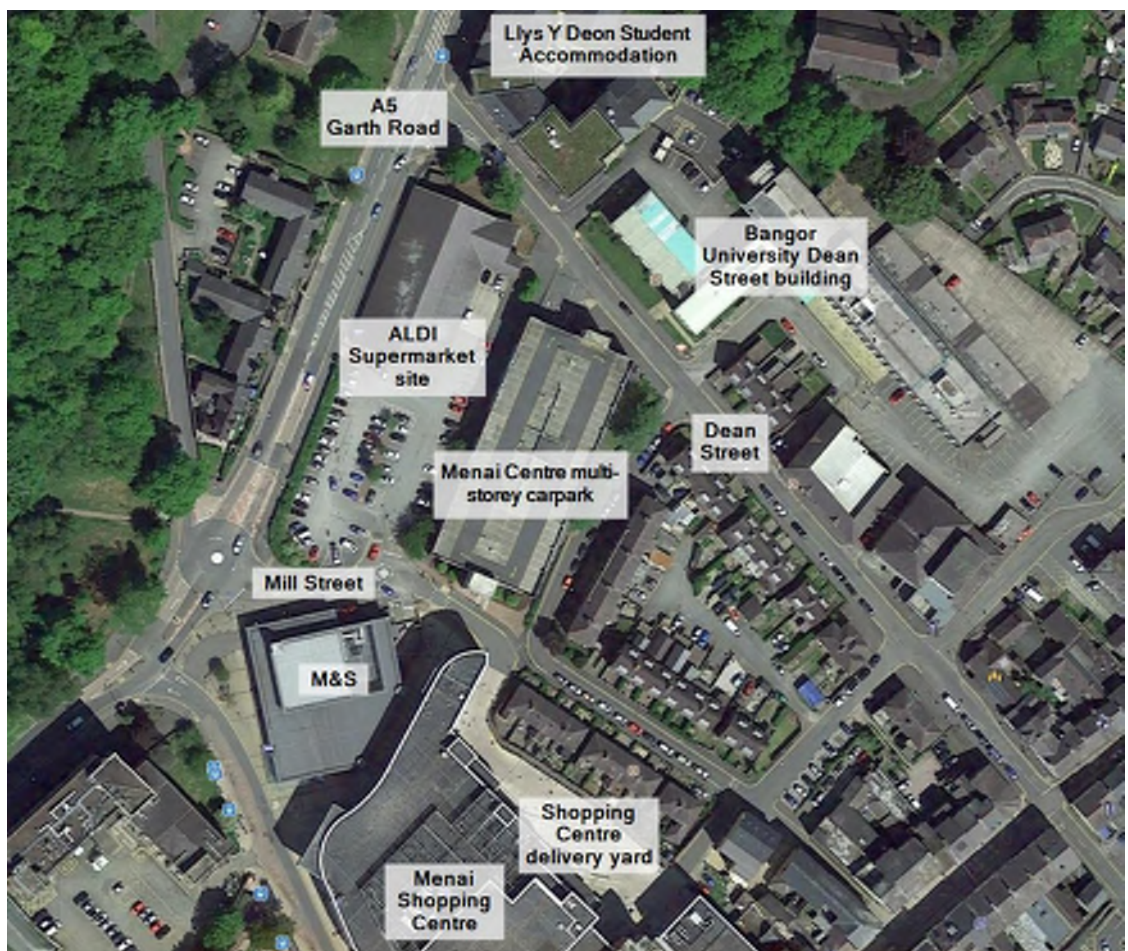
This is followed by a summary of the current Parc Menai proposal identifying envisaged benefits.

To ensure a fair comparison is made between all options, the current Parc Menai design has been taken as the 'brief' to develop proposals on alternative sites. Target floor space requirements are summarised, and specialist space requirements identified.

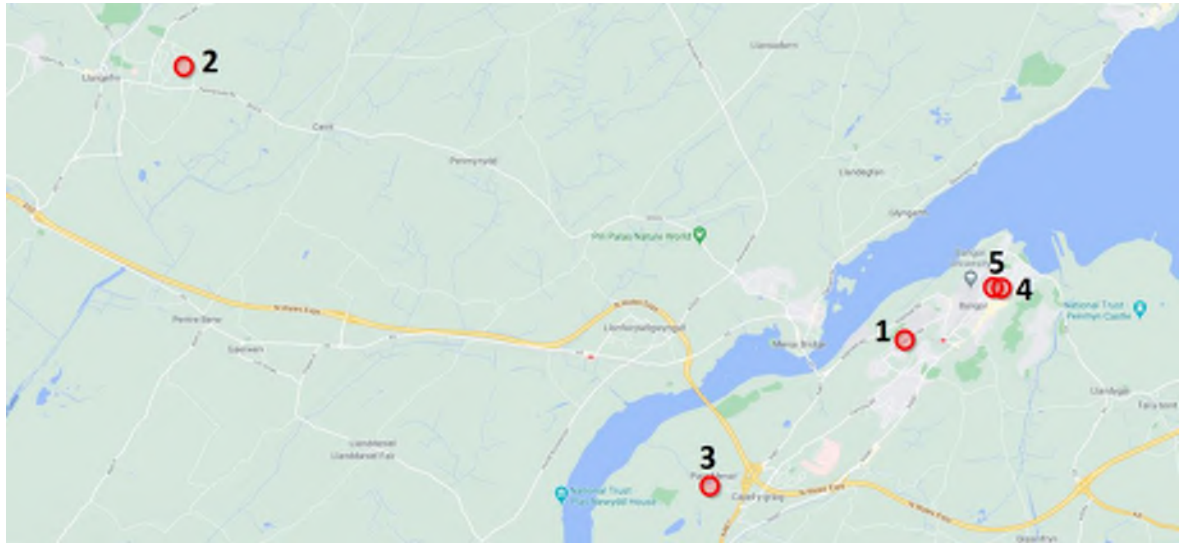
Three alternative options, all situated in Bangor city centre, are then presented;

4. Bangor University Dean Street building – Remodelling / Refurbishment
5. New build Option 1: Bangor University Dean Street building - Demolition & New-Build
6. New build Option 2: ALDI Supermarket - Demolition & New-Build

The appendices contain supporting information such as drawings, cost plans and building services condition report.



Aerial photo illustrating the relative locations of the city centre sites explored in this study.



Wider context map illustrating site locations mentioned in this study.

1. *Coleg Menai, Bangor Campus, Ffriddoedd Rd, Bangor LL57 2TP*
2. *Coleg Menai, Llangefni Campus, Coleg Menai, Penmynydd Road, Llangefni, Anglesey. LL77 7HY*
3. *Ty Menai, Llwyn Brain & Annexe, Parc Menai, Ffordd Penlan, Bangor. LL57 4HJ*
4. *Bangor University Dean Street building. Dean St, Bangor LL57 1UT*
5. *ALDI supermarket, Garth Rd, Bangor LL57 2RW*

The existing Coleg Menai Bangor Campus

Existing building assessment

The existing building stock comprises listed Victorian buildings and buildings constructed and fitted-out in the 1960's/70's. A building condition survey conducted in February 2016 highlighted that both the building fabric and the mechanical & electrical services have **exceeded their service life**.

The poor condition of the buildings is viewed as an overwhelming repair and maintenance problem. However, replacement or improvements have not been possible due to the large funding commitment required that far exceeds the GLLM Capital Maintenance budget. This was estimated in 2016 to be circa £13.6m to be spent within 10 years **merely to remain weatherproof and operational**. This financial burden was **in addition to** the ongoing operational costs associated with running outdated, inefficient, largely uninsulated buildings.



Aerial photo of the existing Bangor campus

- 1. Victorian Friars building is Grade II listed*
- 2. Victorian ventilation shaft serving the railway tunnel*
- 3. Ffriddoedd Road splits the campus in two*
- 4. Poor condition 1960's/70's buildings*

The existing campus has several other development constraints.

The Victorian Friars building is Grade II listed and the only railway line into Bangor Station runs directly under part of the site; a stone Victorian ventilation shaft serving the railway tunnel can be seen at the rear of the Friars building.

The sloping nature of the site is inherently problematic to make suitable for disabled learners. Further compounded by learner safety and safeguarding issues associated with the busy Ffriddoedd Road running through the middle of the campus. Essentially the site is split in two.



Photo looking down Ffriddoedd Road showing the Friars building frontage & entrance.

Attempts to consolidate the campus on just one side of the road highlighted spatial accommodation and carparking pressures. The road is domestic in scale and introducing bus access onto site was also seen as a highways challenge.



Photo looking towards the main entrance into the Bangor campus buildings from Trem Elidir road showing the level drop of the sloping site.

The nature of the existing spaces within these buildings, including the Grade II listing of the Friars buildings, mean they could not be adapted to become fit-for-purpose, in particular when set against the need to reconfigure internal layouts to meet modernised future skills requirements of priority industry sectors.

In this context, upgrading the existing buildings to current standards was **not considered the best course of action long-term** and certainly **not the best value for money**. Therefore, GLLM sought alternative locations within the vicinity of Bangor to relocate the campus.

The overarching aim of this project

To create a fit for purpose Grŵp Llandrillo-Menai Further Education Campus to serve the wider Arfon District of Gwynedd County (population c.60,000) including the city of Bangor and the town of Caernarfon and their respective hinterlands.

The project has a series of key objectives, which are set out below:

- *To **maximise scarce resources strategically** to achieve the best overall fit-for-purpose solution, with **least long-term running costs**;*
- *Escape falling into a “do-nothing” scenario of spending c.£13.6m on unavoidable capital repairs on the present poor-quality Bangor Campus comprising of 1960’s buildings; and*
- *To **realise substantial permanent reductions in the future running costs** of this major campus through relocating to **new or modern buildings in good repair**, by vacating the poor condition, largely single glazed, un-insulated 1960’s buildings at Bangor, which have high repair and running costs.*

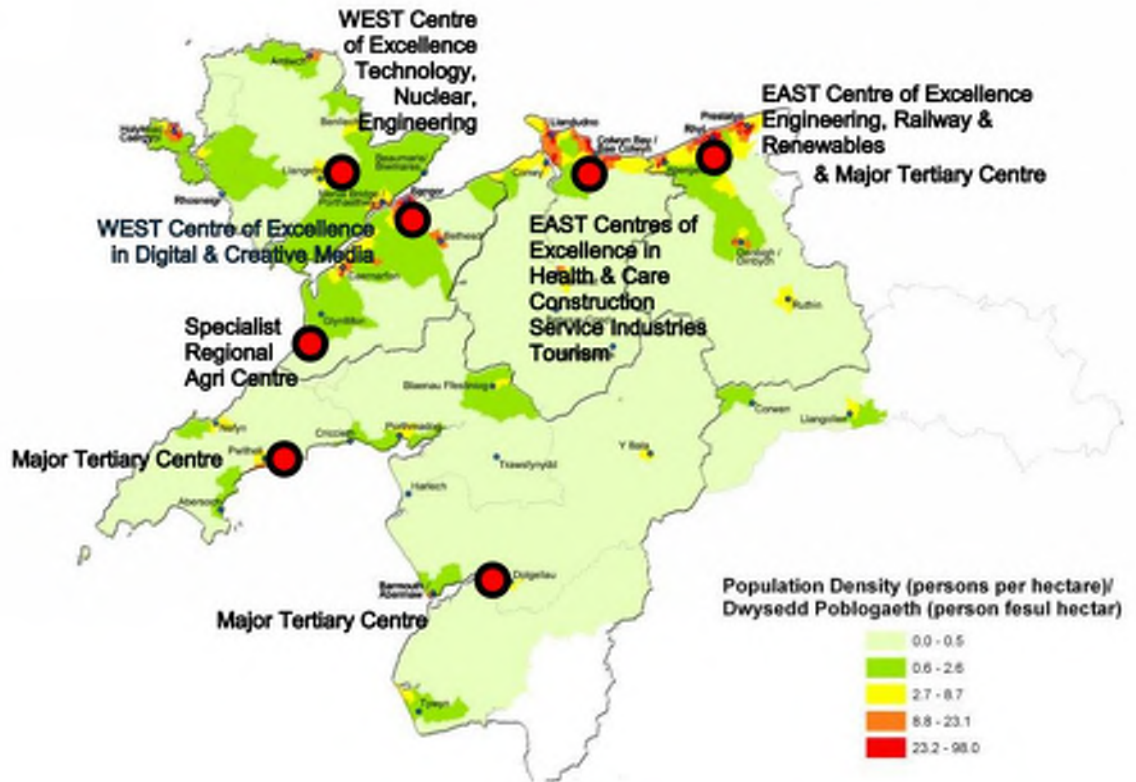
Creating centres of excellence

The project should be seen in the wider context of Grŵp Llandrillo-Menai’s long term Estates Strategy 2016 – 2026.

The Bangor campus relocation strategy forms part of a wider restructuring of college courses across the GLLM portfolio to consolidate training and teaching provision into a more coherent and Grŵp-wide approach that reduces duplication across campuses.

At the start of 2019 the Llangefni campus located on Anglesey became the STEM (science, technology, engineering and mathematics) centre of excellence orientated towards the Energy & Power industry. Vocational courses such as plumbing, engineering and technology were relocated to Llangefni. This reduced the overall number of students attending Bangor by about 30% (or 1,460 students). These numbers were reduced further by 250 students when the Bangor Gas Centre also relocated to the Llangefni campus at the end of 2019.

As part of this restructuring, the Bangor campus was identified to become a lifelong learning zone and **Centre of Excellence for the Creative Industries**.



Map illustrating the Grŵp Llandrillo-Menai area of operation & North West Wales Population Densities which also shows main Campuses with intended strategic training specialisms.

Parc Menai proposal

Due to the range of courses on offer, regardless what existing building is used, there will ultimately need to be considerable remodelling and refurbishment works carried out to provide the varied accommodation required.

Departments such as catering need large highly serviced spaces incorporating electric, gas, water and drainage services, and need to accommodate a range of specialist equipment. Training kitchens, as with all catering kitchens, also require dedicated ventilation systems due to the inherent fire risk associated with cooking appliances.

The Creative Industries Zone requires acoustically isolated music practice rooms and control / recording studios in addition to much larger performance spaces where room ceiling heights need to be at least 4m (preferably 5.5m). Retrofitting these types of spaces into existing buildings is challenging, costly and often results in performance compromises owing to the technical limitations associated with existing building fabric.

Other more generic spaces such as standard teaching rooms and offices are easier to accommodate into almost any building.

Therefore, the assessment of the Parc Menai proposal below focuses primarily on the academic teaching spaces to be located in the Ty Menai building as opposed to the administrative spaces to be located in Llwyn Brain and the Annexe.

Despite this a brief summary of the Llwyn Brain and Annexe buildings is provided for context as it highlights the current scope of works to these buildings.

It is important to note however, that **not** all the accommodation currently proposed for Llwyn Brain would relocate with the rest of the campus. The entire ground floor and part of the first floor is earmarked to accommodate Busnes@, the GLLM commercial training department that is currently located in the Link Menai building on the Llangefni Campus. This department will remain in Llwyn Brain regardless. This has been highlighted on the 'brief' schedule of accommodation in later chapters.

Proposals

The existing Bangor campus **teaching accommodation** will be relocated to the Ty Menai building following internal refurbishment and remodelling to configure the spaces required. This excludes sports and A-Level faculties which will be relocated to the Lllangfni campus 10 miles away.

The Llwyn Brain building, and Annexe will also be refurbished. They will **not** accommodate any teaching facilities and will solely be used for business. They will accommodate GLLM's Busnes@ commercial training company and GLLM's Corporate Services department. As a result, neither building will require planning permission.

Therefore, the proposal for the site only involves the change of use of Ty Menai from B1 Office Use to a D1 Further Education Use.

A set of proposed GA plans and demolition scope plans are included in the report appendices. These illustrate the full scope of proposed works to Ty Menai, Llwyn Brain and the Annexe.

Below is a summary of the departments accommodated by each building that are colour coded on the proposed GA plans;

Building	Departmental accommodation proposed
Llwyn Brain	Busnes@ (commercial training) GLLM Corporate Services
Llwyn Brain Annexe	GLLM Estates
Ty Menai	GLLM Academic: <ul style="list-style-type: none"> • Creative Industries Zone • Service Industries Zone • ESOL & Lifelong Learning Zone • Learner Services & Support Zone • Business & Access Zone

The breakdown of space per department is summarised below. The existing gross floor area of each building and its respective NET to Gross efficiency is also confirmed. The Llwyn Brain building NET to Gross ratio has been omitted. This would otherwise be distorted by the Busnes@ commercial training department located on ground and first floors that is to remain at Parc Menai.

The true GIFA of Llwyn Brain is 1,764m². The Llwyn Brain GIFA stated on this table is the portion to be relocated with the campus.

Note, that the Ty Menai floor area increase is a result of demolishing the existing internal 'cube' structure and infilling the floor void.

Zone	Existing Ty Menai	Proposed Ty Menai design freeze	Proposed Llwyn Brain (administration spaces only - excl Busnes@)	Proposed Annexe (administration spaces)	Notes
Creative Industries Zone	n/a	1371	0	0	
Service Industries Zone	n/a	1324	0	0	
Business & Access Zone	n/a	247	0	0	Excludes GCSE, A-Level & Science relocated to Llangefni
ESOL & Lifelong Learning Zone	n/a	259	0	0	
Learner Services & support Zone	n/a	481	0	0	
Staff workroom & social Zone	n/a	359	0	0	
Principal's Zone	n/a	79	46	0	Includes boardroom located in Llwyn Brain
Other	n/a	78	0	0	
Coorporate Services Zone	n/a	316	312	229	Includes administration located in Llwyn Brain & Annexe at Parc Menai
Total Net Useable Area NUA (m²)	4660	4513	358	229	Net Useable Area (NUA) excludes primary circulation, partitions, WC's, plant etc. Existing Ty Menai comprised a lot of large open plan spaces as opposed to multiple cellular teaching rooms resulting in an increase in circulation space and resultant decrease in NUA.
GIFA	7169	7242	511	313	Note: proposed Ty Menai GIFA increased as a result of first floor void infill. The Llwyn Brain building NET to GROSS ratio has been omitted. This would otherwise be distorted by the Busnes@ commercial training department located on ground & first floors that is to remain at Parc Menai. The true GIFA of Llwyn Brain is 1,764m ² . The Llwyn Brain GIFA stated on this table is the portion to be relocated with the campus.
Balance	2509	2729	N/A	84	Includes primary circulation, partitions, WC's, plant etc.
Balance %	35%	38%	N/A	27%	
NET %	65%	62%	N/A	73%	target 70% NUA to 30% Balance Area

Based on the courses which will be provided in the college, its capacity is estimated to be 1,180 students. However, when considering the timetables and management of the facilities, the number of learners on site at one time falls to **521**. It is worth noting that full operation of the site as a college would only be realised during term time, approximately 35 weeks of the year, with significantly reduced site use outside of term times and during summer months.

Site description

Address: Ty Menai, Llwyn Brain & Annexe, Parc Menai, Ffordd Penlan, Bangor. LL57 4HJ

Site area measures circa 29,100m² (7.19 acres / 2.91 hectares).

The site lies within the western part of the Parc Menai business park which is strategically located adjacent to the junction of the A487 and junction 9 of the A55, approximately three miles west of Bangor city centre.

Ffordd Penlan is an 'adopted highway' and provides access to the site off Ffordd y Parc, which is the main road that leads through Parc Menai.

An area of land directly to the north of Ffordd Penlan will enable the proposed construction of an on-site bus park.



Siteplan illustrating the three existing buildings to be remodelled / refurbished, and the new proposed bus park

Land further to the north is greenfield, undeveloped land with a belt of dense trees along the eastern part of the northern boundary. Dense areas of trees are also located directly to the west and south-east of the application site, where a pond is also located.

The trees surrounding the site are protected by Tree Preservation Order and form part of the Parc Menai Woodlands Regional Wildlife Site.

The western part of the site and the Ty Menai building lie within a Special Landscape Area (Faenol Estate).

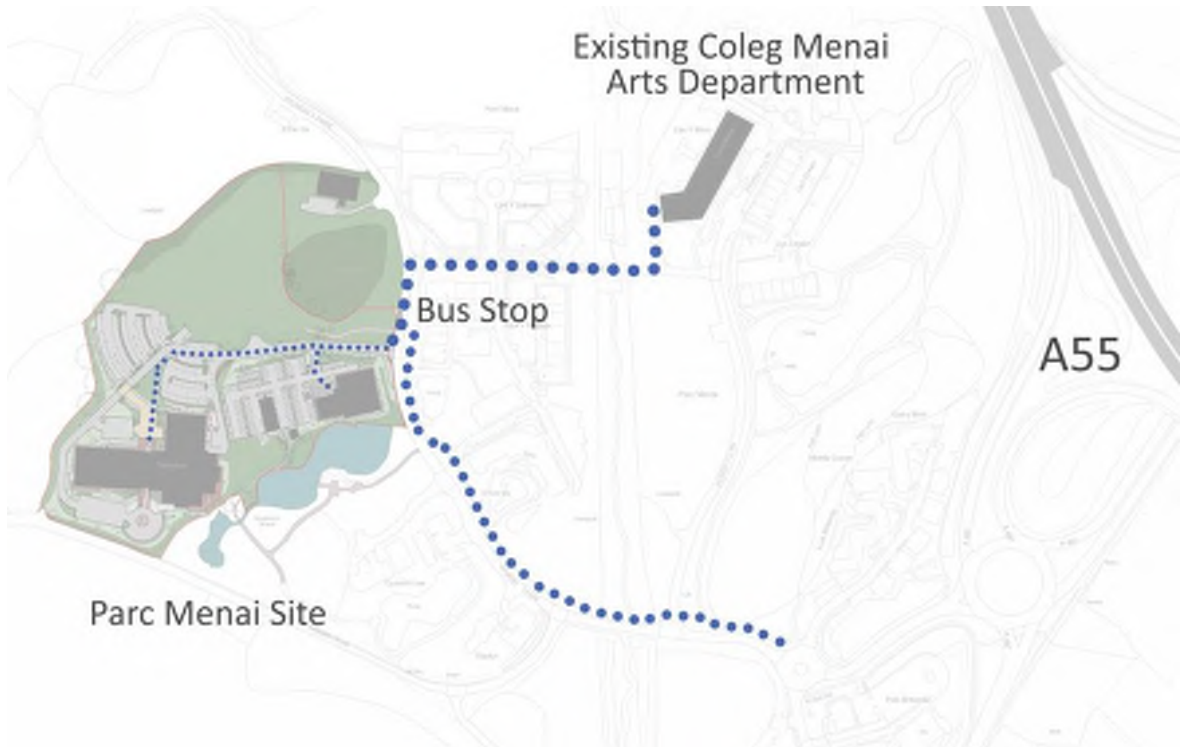


Extract from the Gwynedd & Anglesey Joint LDP illustrating the Special Landscape Area.

The Faenol Historic Park and Garden lies adjacent to the site towards the west and contains numerous listed buildings located at the Faenol Estate. Ffordd y Plas runs directly along the southern boundary of the site, providing access from Parc Menai to the Faenol Estate.

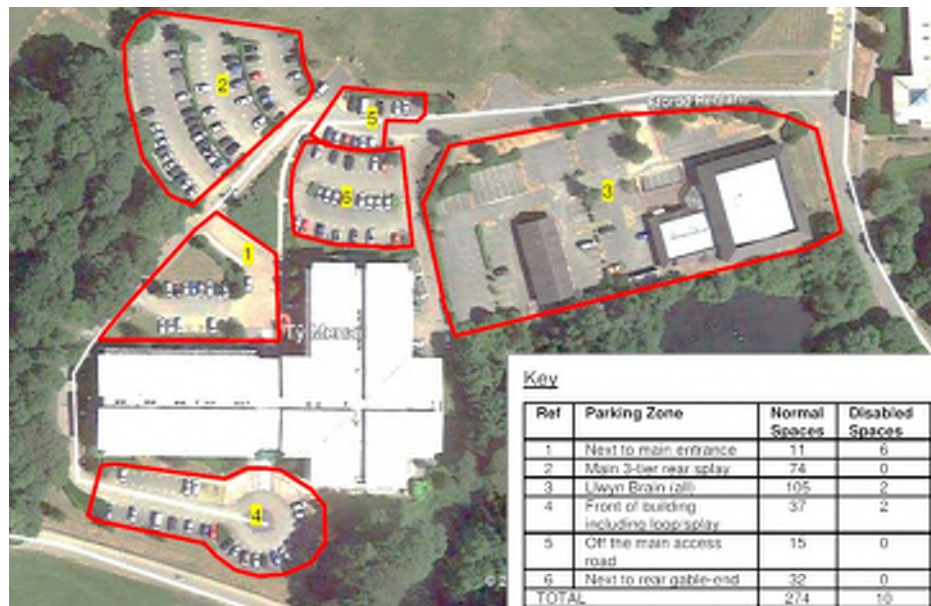
Ffordd y Parc, which is the main road serving Parc Menai, runs along the eastern boundary of the site, with office accommodation provided in units further east.

The Bangor campus Art and Design department is already based on the Parc Menai Business Park. This was a contributing factor in Parc Menai becoming the preferred location for the new Bangor campus, as it would consolidate the Grŵp's creative industries provision, to provide a Centre of Excellence in Creative and Digital Media with courses ranging from art and music technology, to games design and TV production **all available on the same site.**



Plan illustrating the location of the existing Art and Design department on the Parc Menai Business Park in relation to the proposed relocation of the Bangor campus.

The Ty Menai, Llwyn Brain & Annexe site currently has a total of 274 normal parking spaces and 10 disabled spaces, which are split across six areas within the site.



Plan extract from the Ty Menai Transport Assessment July 2020, illustrating the existing carparking.

Ty Menai

The building was commissioned by the former Welsh Development Agency (WDA) as part of its Technium programme and was designed to house Bangor University's Centre for Advanced Software Technology (CAST) and provide a business incubation environment. The building opened in 2005 as Technium CAST.

It was constructed between 2003 to 2004 and as a result **eliminates the risk of asbestos**.

The building is set within a mature landscaped setting with spectacular views of the surrounding landscape. A double height glazed entrance/reception provides access to a range of office suites at both ground and first floor.

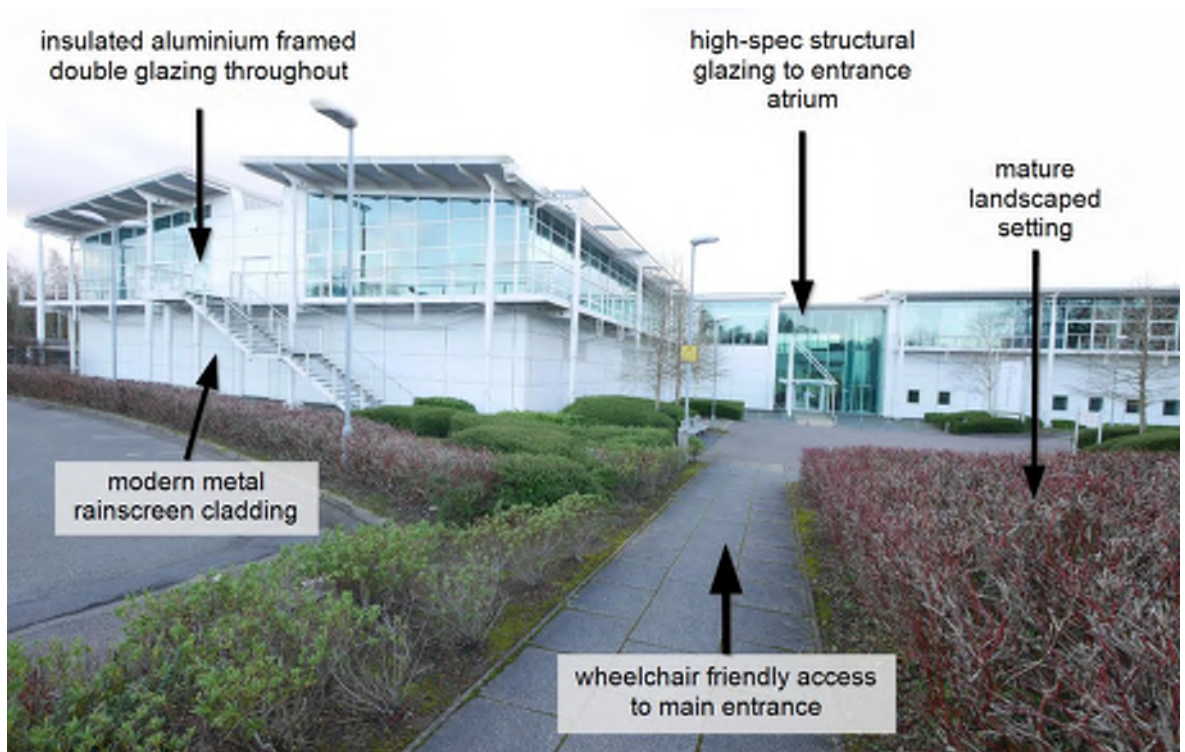
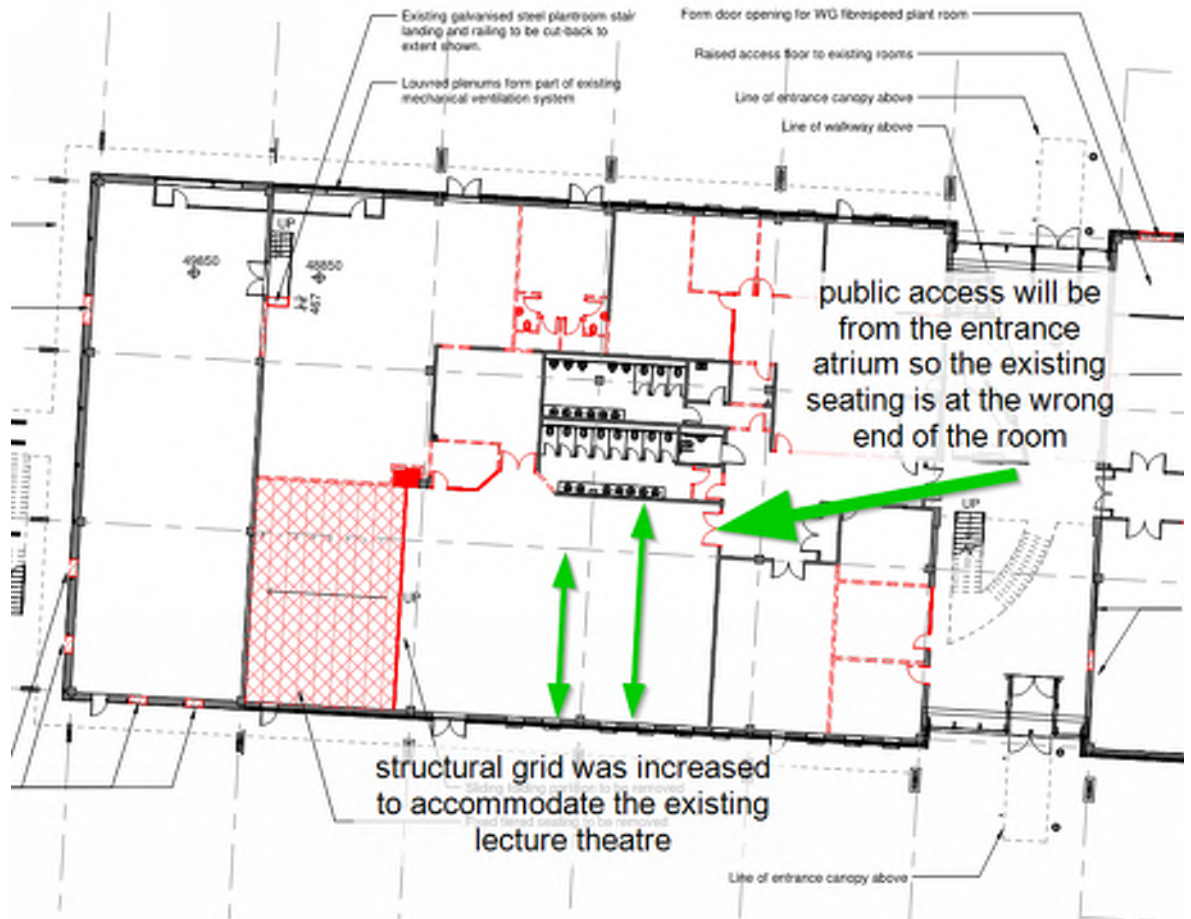


Photo looking towards the main entrance from the carpark footpath.

The property incorporates a bespoke **lecture theatre with fixed tiered seating** on the ground floor. The structural spans were increased locally to accommodate this, and it is the only space within the building capable of forming the large performing arts media hall.

However, the existing ceiling level is 3.17m which is too low to function as a performance space that requires minimum 3.5m clear activity zone plus additional height for lighting rigs, tracks, building services, acoustic treatment and the necessary sprung floor.

The tiered fixed seating is also at the wrong end of the room to function as a performance space, as the audience / members of the public would need to traverse the stage area to get to their seats.



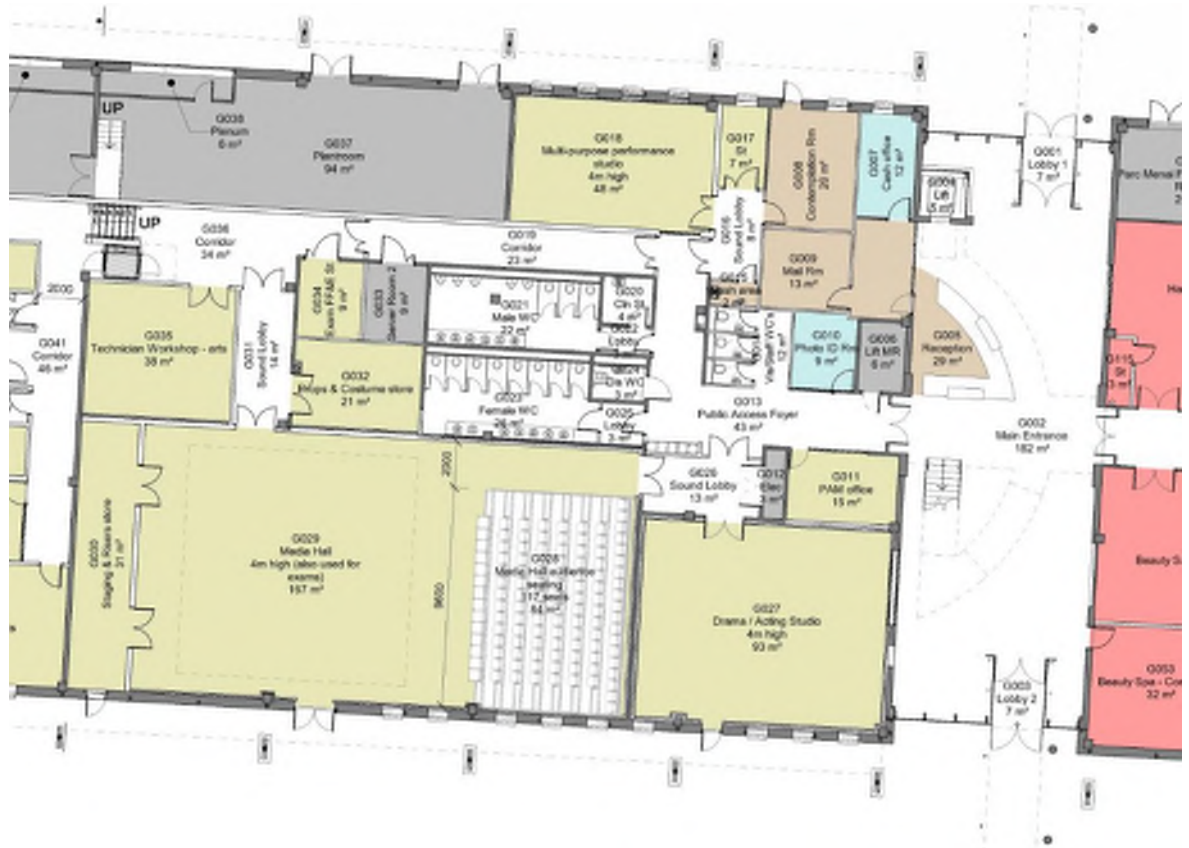
Extract from the proposed demolition plans illustrating the existing lecture theatre.

The structural footprint of the existing room is adequate for a performance space and will accommodate the minimum dance floor area of 10m x 10m. Therefore, the current proposals seek to carry out remedial remodelling work to this existing room as follows;

Remove the tiered seating to form a performance area with access to back-of-house storage and support spaces for performers. A new retractable bleacher seating system will be installed adjacent the room entrance so that a stage curtain can form a clear demarcation to the public realm.

The retractable bleacher seating system will allow the performance area to increase considerably for rehearsals and allow the room to be used for other purposes such as written exams.

The existing ceilings in this room will need to be removed to maximise the clear ceiling height.



Extract from the proposed GA floor plan illustrating the reconfigured lecture theatre to form the performing arts Media Hall, showing side stage access to back-of-house support spaces.

The covered concrete slab soffit measures 4.47m from finished floor. The existing room FC97 located at the Ffriddoedd Road Bangor campus measures 4m, and so it was agreed 4m would be the target minimum clear room height, pending detailed design coordination of building services and acoustic separation.

The room will be lined internally with drywall to improve acoustic isolation from the rest of the building.



Photo of the existing ground floor lecture theatre to be remodelled to form the large performing arts Media Hall .

The building also includes a **kitted-out catering kitchen** with **dedicated service delivery yard** located along the east elevation. The canteen restaurant/café includes fully glazed frontages overlooking the neighbouring pond with paved external terrace accessed via aluminium framed sliding glass doors.



Photo of the existing canteen dining space with servery in the background.

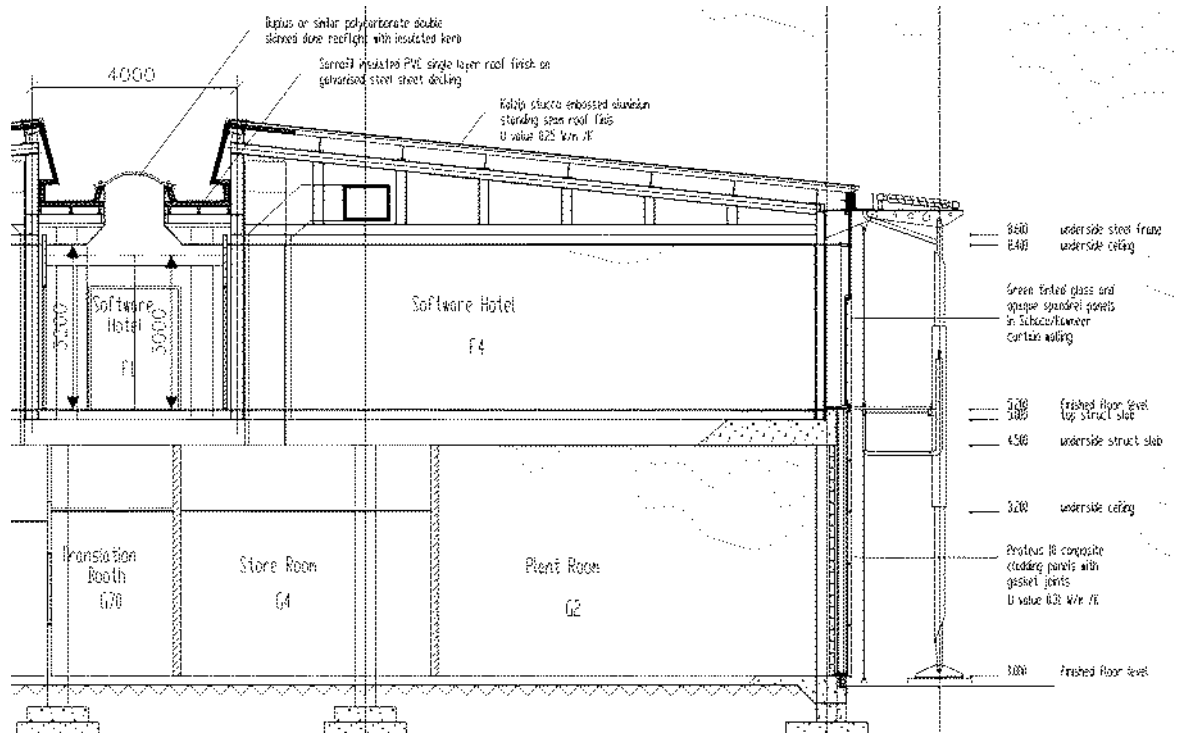


Photo of the existing catering kitchen.

The existing building has **sanitary accommodation** to current accessibility standards. They are in good condition throughout and will be **retained** in the current proposals.

The provision will be supplemented with additional WC's and changing room showers to suit departmental and student safe-guarding requirements for the publicly accessible areas; primarily commercial beauty and hair dressing salons, nail bar, restaurant and performing arts media hall.

The building was designed to accommodate high tech industries and as a result includes extensive plant rooms, **high ceilings** and **raised access floors** throughout first floor and areas of ground.



Record drawing extract illustrating 3m to 3.2m high ceilings, 5.2m floor to floor span, raised access floor to first floor on 500mm deep RC coffered slab supporting upper storey steel frame & roof.

The building has been well crafted and comprises high quality finishes including Welsh slate flooring with underfloor heating and structural glass curtain walling to the entrance atrium. Oak veneered doors up to 2.5m high, polished plaster feature wall finishes, frameless glass partitions etc.

The construction comprises reinforced concrete frame to the ground floor with a coffered concrete first floor slab supporting a steel frame to first floor and roof.

The **building is in very good condition** and has been well maintained. Little work is envisaged to the existing external envelope other than to address localised defects.

Ground floor partitions are generally of blockwork construction to back of house areas and drywall elsewhere. Internal spaces generally comprise large open plan offices and so considerable internal remodelling is required to provide the accommodation required by the college that is more cellular in nature. Additional rooflights are required

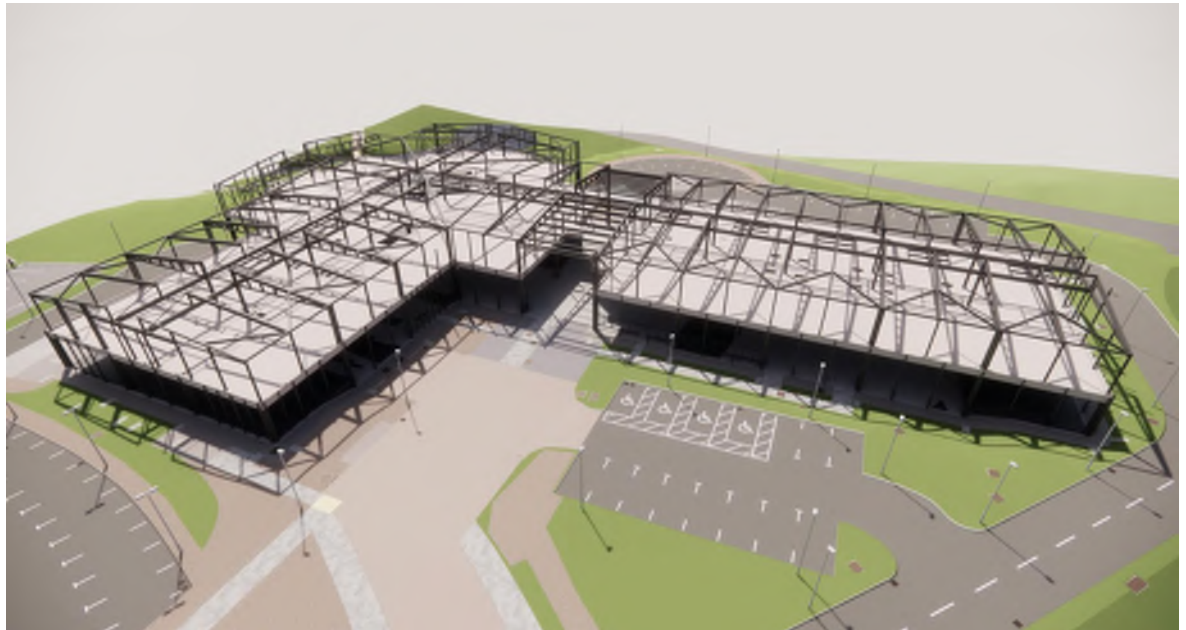
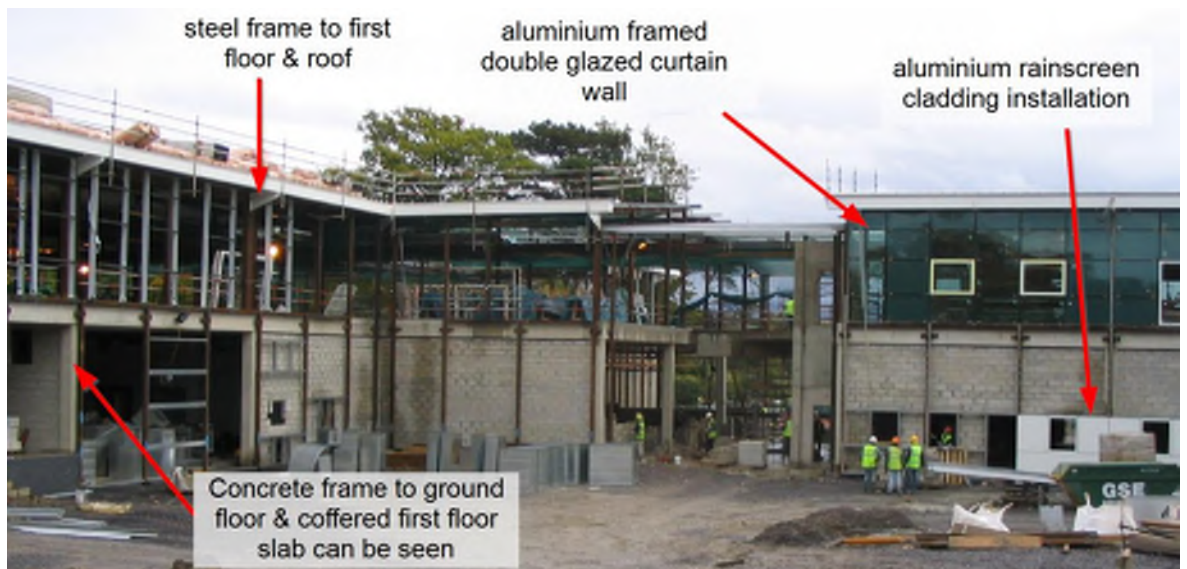


Image of the BIM Revit model illustrating the existing primary structure of the building based on record drawings & construction photos supplied by the Welsh Government (building owner).



Record construction photo illustrating the RC frame to ground floor and steel frame to first floor & roof. Secondary hot rolled steelwork can also be seen to the ground floor, installed to support the metal rainscreen cladding system.

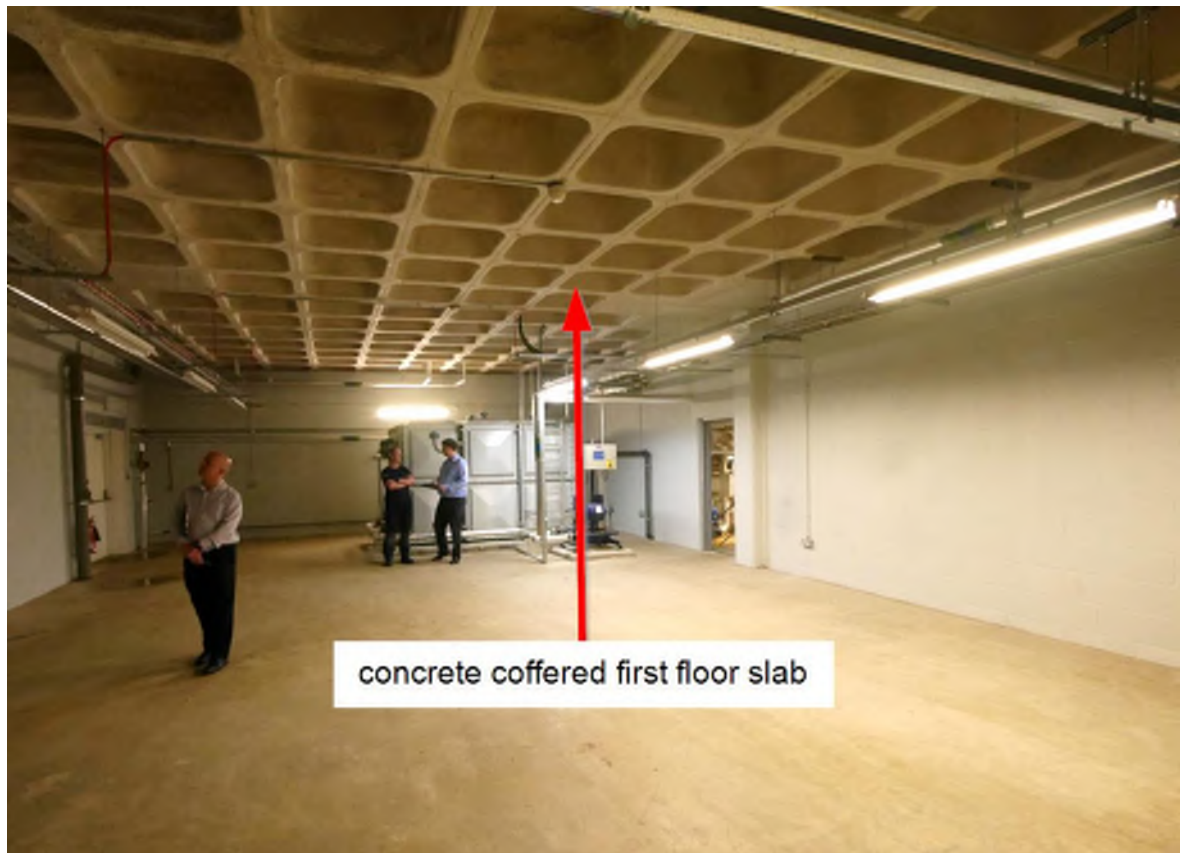


Photo illustrating the 500mm deep RC coffered first floor slab, currently exposed in plantrooms and back of house storage rooms.

A key internal feature of the existing building is a two-storey cube built using in-situ concrete and structural glass. The cube is situated in a double-height space visible from the open plan canteen dining area on the ground floor and from large open plan spill-out space on the first floor. A structural glass bridge deck provides access at first floor level.

The cube is rotated on plan and as a result takes up considerable floor space. To maximise the floor area within the building the current proposals seek to demolish this feature and **fill-in the floor void to generate an additional 73m² of useable floor space**. This will maximise the available floor space within the extents of the existing building envelope and generates a more efficient internal layout that better suits the required College accommodation.



Photo of the existing 'cube' structure and floor void, as seen from the ground floor canteen servery.

Estimated Thermal Performance of existing building fabric

The BSRIA Blue Book 2013, provides guidance on the likely thermal performance of historic building fabric based on regulations and industry norms at the time of construction.

The thermal performance of the existing Ty Menai building envelope is likely to be **at least** that highlighted yellow in the table below. The lower the figure the higher the performance.

The 2010 column remains the same **limiting minimum performance** today for new-build construction, however these generally need to be exceeded to meet current CO₂ targets for the overall building performance.

The current perceived standard u-values for a new-build 'notional building' have been taken from AD Part L2A 2014 Appendix B and copied below for context.

Historic U-values for non-domestic buildings (W/m ² /K)								Current new-build standard
	1958	1965	1972	1985	2002	2006*	2010*	
Roof	n/a	1.42	1.42	0.6	0.25 0.16	0.25	0.25	0.18
External wall	1.7	1.7	1.7	0.6	0.35	0.35	0.35	0.26
Floor	n/a	1.42	1.42	0.6	0.25	0.25	0.25	0.22
Windows	n/a	n/a	n/a	n/a	2.0	2.2	2.2	1.60

*Since 2006, new buildings have had to meet a CO₂ target. This generally necessitates lower U-values.
Source: Building Regulations 2010, Approved Document L2A and older equivalents

Historic thermal performance U-values for building fabric taken from BSRIA Blue Book 2013, versus current standards. Ty Menai highlighted yellow.

Note that the stated 2002 roof value of 0.16 pertained to 'pitched roofs with insulation between joists'. The Ty Menai building incorporates insulated metal roof panels that sit on-top of the purlins and so the target was less stringent at 0.25 due to reduced cold-bridging. This was referred to as 'pitched roofs with integral insulation'.

Whilst intrusive surveys have not been conducted, the record section drawing (as extract copied above) confirms that the Proteus 10 composite metal rainscreen cladding external wall construction achieved a U-value of 0.31 W/m²/K that **exceeded Building Regulation requirements** at the time.

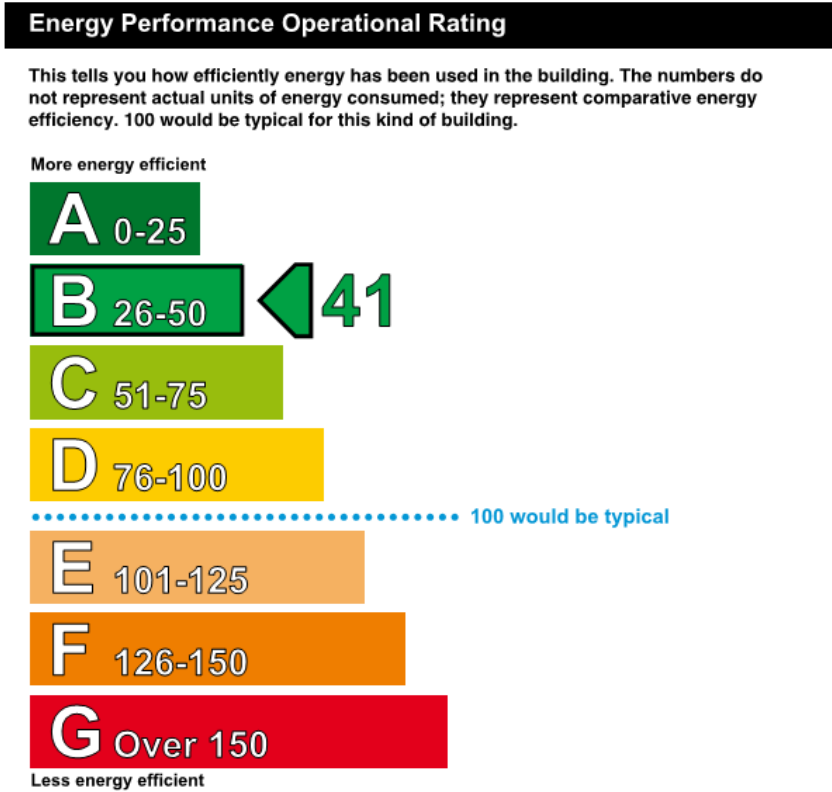
Building Energy Performance Certificate

There are 2 types of certificate;

A **Display Energy Certificate** (DEC) is used to display an ‘energy performance operational rating’; i.e. how much energy the building is actually using “in use” over the previous twelve month period. These are only mandatory for Public authorities where it’s at least partially occupied by a public authority (e.g. council, leisure centre, college, NHS trust), has a total floor area of over 250m² and is frequently visited by the public. These DEC certificates are valid for 12 months.

An **Energy Performance Certificate** (EPC) is used to display an ‘energy performance asset rating’; i.e. the theoretical efficiency of the building based on energy consumption and building type. These are mandatory whenever a property is built, sold or rented. They are valid for 10yrs.

In summary the 2 types of certificate display different information and whilst they both use ratings from A to G they cannot be compared. There is no EPC available for the Dean Street building, but there are Display Energy Certificates for both Ty Menai and Dean Street. Therefore, these are presented in this study for comparison.



Extract summary rating of the Ty Menai DEC dated June 2016, Certificate Reference Number: 0299-2071-1910-2900-8603.

Llwyn Brain & Annexe

Llwyn Brain comprises a purpose-built two storey office building and Annexe built circa 1996.

The property has been vacant for over two years following the relocation of Natural Resources Wales.

The floorspace of the Llwyn Brain building is 1,764m², whilst the Annexe building measures 313m².

Llwyn Brain is a steel framed building with traditional masonry cavity wall construction and upvc framed double glazed windows.

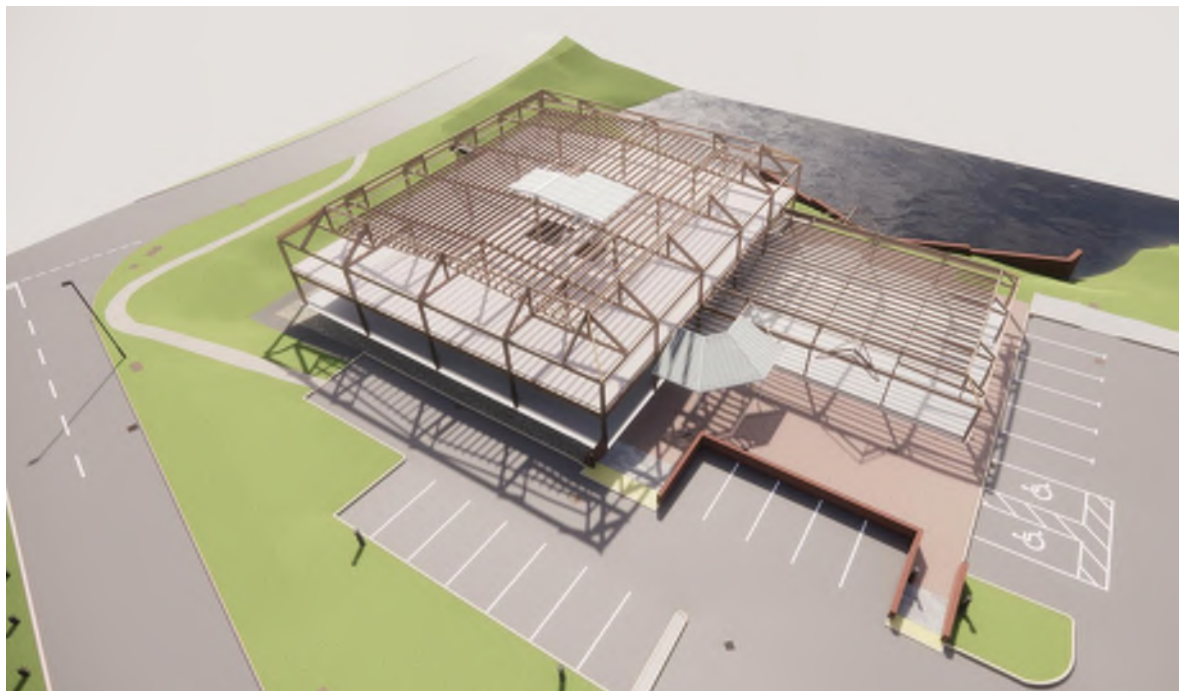


Image of the BIM Revit model illustrating the existing primary structure of the building based on visual inspection only.

The roofs are insulated metal panels supported by purlins with natural slate clad mansards to the perimeter. The mansard drains to external perimeter gutters and downpipes whereas the metal roofs are dual pitch and drain to gutters served by internal downpipes that are boxed-in internally with drywall.

There is currently no roof access to either lower or upper roofs and proposed works seek to introduce new insulated roof hatches, ladders and man-safe systems to improve long-term maintenance access.

The insulated metal roofs have reached the end of their service life and will be re-coated with a new weatherproof coating to extend the lifespan of the roof.



Photo of the existing Llwyn Brain roof.

First floor slab structure comprises reinforced concrete beam and block floor with concrete screed.

The ceilings are low at 2.3m with only circa 90mm service distribution zone to the underside of the steel floor beams. As part of the proposed improvements to the existing building services and internal environment, new service risers are proposed through the existing floor structure to enable new ventilation kit to be located in the larger first floor ceiling voids.

Internal partitions are of drywall construction throughout except plantroom and lift shaft constructed in blockwork. Intrusive investigation and acoustic assessment of existing partitions highlighted remedial works to enhance performance.

Sanitary facilities are only available on the ground floor and inadequate to cater for the anticipated building occupancy. Therefore, additional WC's are proposed for the first floor with new drainage connection required at ground floor level via existing internal manholes located in the existing WC area.

The only proposed structural works are limited to additional steelwork to support a new sliding folding partition on the ground floor and to support new mechanical ventilation kit in the first-floor ceiling void. Trimming steels are also required to the proposed roof hatch openings.

The external facing brickwork exhibits areas of localised cracking that have been assessed by a structural engineer. The cause was identified as mere settlement as opposed to major structural fault. Localised areas of repair work have therefore been identified.

Other remedial works are required to existing windows, external doors and exposed external metalwork. But otherwise works are limited to internal fit-out and cosmetic decoration only.

To keep costs to a minimum the intention is to re-use existing carpet tiles wherever possible and to repaint existing suspended ceiling grids and replace tiles only as opposed to the entire ceiling.

Overall, the building is in a reasonable state of repair but is in major need of an uplift.



Photo of the existing Llwyn Brain ground floor ceiling void showing the underside of the beam & block floor construction and limited service distribution zone.



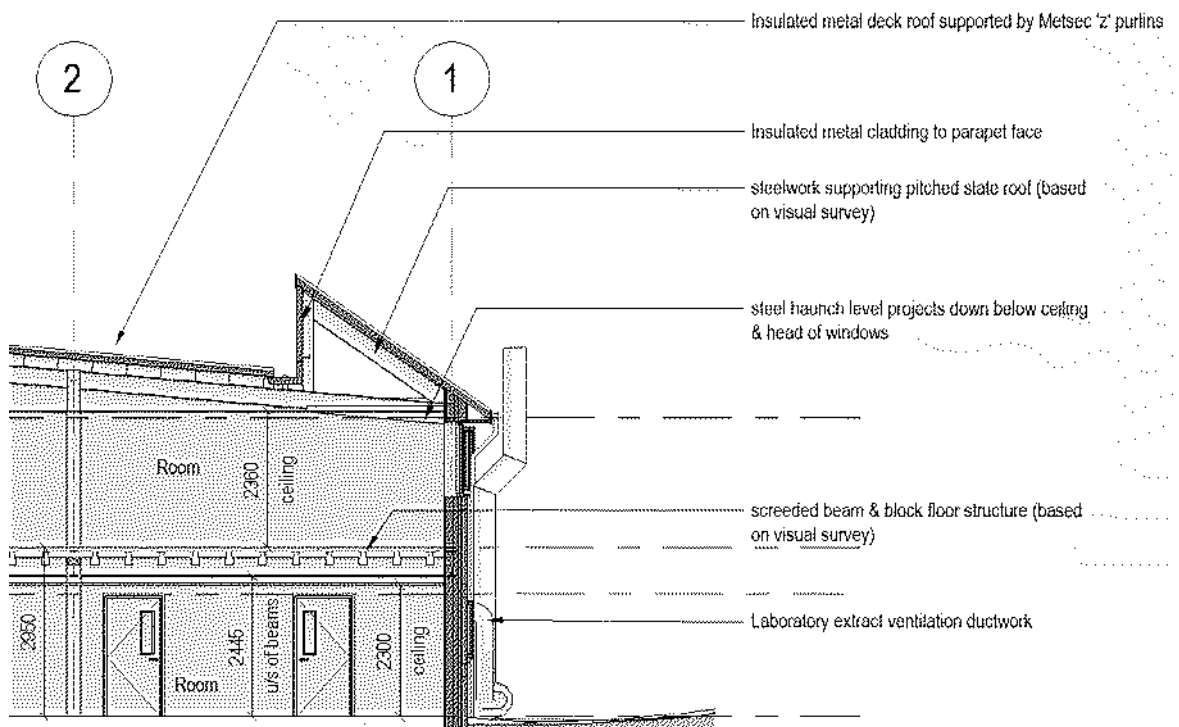
Typical internal photo of the existing Llwyn Brain building.

Estimated Thermal Performance of existing building fabric

Based on the BSRIA Blue Book 2013 fabric U values guidance, the performance of the existing thermal elements is likely to be that highlighted yellow in the table below;

Historic U-values for non-domestic buildings (W/m ² /K)								Current new-build standard
	1958	1965	1972	1985	2002	2006*	2010*	
Roof	n/a	1.42	1.42	0.6	0.16	0.25	0.25	0.18
External wall	1.7	1.7	1.7	0.6	0.35	0.35	0.35	0.26
Floor	n/a	1.42	1.42	0.6	0.25	0.25	0.25	0.22
Windows	n/a	n/a	n/a	n/a	2.0	2.2	2.2	1.60

Historic thermal performance U-values for building fabric taken from BSRIA Blue Book 2013 guidance. Llwyn Brain & Annexe highlighted yellow. The lower the figure the higher the performance.



Existing section drawing extract illustrating low ceilings, 2.95m floor to floor span & roof structure.



Photo of the existing Llwyn Brain building entrance



Photo of the existing Llwyn Brain building rear elevation overlooking the neighbouring pond.

The Annexe building comprises load-bearing masonry cavity walls supporting prefabricated timber attic trusses forming the first-floor accommodation that has sloping ceilings and rooflights. The Annexe accommodation housed the Natural Resources Wales workshops, stores and sanitary provision on the ground floor and office and welfare accommodation on the first floor.

The proposed use for this building is the same and as a result the building requires minimal work.



Photo of the existing Llyn Brain Annexe building illustrating the roller shutter access to the workshop and gable end window to the first-floor accommodation.

Parc Menai – summary of benefits

1. The frame structure of Ty Menai (and Llwyn Brain) provides considerable flexibility to enable adaptations to suit modern teaching environments. A benefit over the historically listed Grade II Victorian Friars building, that comprises traditional load bearing masonry construction.
2. The Bangor campus Art and Design department is already based on the Parc Menai Business Park. The Parc Menai option would consolidate the Grŵp's creative industries provision, to provide a Centre of Excellence in Creative and Digital Media with courses ranging from art and music technology, to games design and TV production **all available on the same site.**
3. The condition of the Ty Menai building fabric results in minimal remedial works, allowing monies to be better spent on teaching accommodation.
4. The general condition and quality of the Ty Menai building means that internal finishes & fixtures will be retained wherever possible helping keep remodelling / refurbishment costs to a minimum.
5. High cost elements such as a fully serviced and equipped catering kitchen can be retained and re-used keeping remodelling / refurbishment costs to a minimum.
6. The relatively recent construction of Ty Menai (2003-2004) means that the building energy performance without carrying out any works exceeds that of any other existing building considered in this study. This will **help achieve low running costs long term.**
7. Ty Menai is located at the end of a cul-de-sac that will help control public access and thereby ensure student safeguarding is maintained.
8. The proposed bus park would be situated on site and would also help ensure student safeguarding is maintained.
9. The site is located in an attractive tranquil environment surrounded by nature.

Project Brief - for alternative sites

Summary

To ensure a fair comparison is made between the current Parc Menai proposal and the alternative sites considered in this study, the spatial content of the Parc Menai proposal has been scheduled room by room to generate a **target NET usable floor area requirement for each zone**. A full copy of this schedule of accommodation (SoA) is provided in the appendices and includes room specific briefing information.

This SoA also includes a record of the 'original brief target' area per room and zone prior to the re-shuffle carried out due to the shortfall in available budget and space at Parc Menai. This original target area includes spaces/departments now identified to be relocated to Llangefni. This excludes the sports & public services zone that has been excluded from this assessment. **This has been shown for background information only and is intended to assist allocating 'surplus' space identified within the Dean Street building.**

Refurbishment Brief

Bangor University Dean Street building – Remodelling / Refurbishment

Due to the limited time available to conduct this feasibility study the total NET target areas per department / zone have been tallied and used to assess available space within the alternative Bangor University Dean Street building; i.e. not all rooms listed on the SoA have been space planned on the proposed floor plan layouts.

However, spaces where room size and height are critical have been identified within these zones to verify viability.

The target NET useable departmental floor areas for this exercise are confirmed below.

Zone	Proposed Ty Menai design freeze	Proposed Llwyn Brain (administration spaces only - excl Busnes@)	Proposed Annexe (administration spaces)	Parc Menai TOTALS & Dean Street Targets (m ²)	Notes
Creative Industries Zone	1371	0	0	1371	
Service Industries Zone	1324	0	0	1324	
Business & Access Zone	247	0	0	247	Excludes GCSE, A-Level & Science relocated to Llangefni
ESOL & Lifelong Learning Zone	259	0	0	259	
Learner Services & support Zone	481	0	0	481	
Staff workroom & social Zone	359	0	0	359	
Principal's Zone	79	46	0	125	Includes boardroom located in Llwyn Brain
Other	78	0	0	78	
Coorporate Services Zone	316	312	229	857	Includes administration located in Llwyn Brain & Annexe at Parc Menai
Total Net Useable Area NUA (m²)	4513	358	229	5100	Net Useable Area (NUA) excludes primary circulation, partitions, WC's, plant etc. Existing Ty Menai comprised a lot of large open plan spaces as opposed to multiple cellular teaching rooms resulting in an increase in circulation space and resultant decrease in NUA.

Below is an estimated GIA target for the Dean Street refurbishment based on the same NET to Gross as the Ty Menai design; 62% NET to 38% Balance (Non-NET).

5100	Total NET Target (Ty Menai + Llwyn Brain + Annexe)
3126	Target balance based on total NET @ 38% ratio
8226	Estimated GIFA target

New build Brief

Bangor University Dean Street building - Demolition & New-Build

ALDI Supermarket - Demolition & New-Build

The Learning Skills Council (LSC) *Guidance for Further Education Colleges on the Management of Floor Space* published in 2007, table 2 recommends that **new-build** estates should target the following approximate GIA floorspace area breakdown:

- 70%: NET Teaching and Learning and other NET spaces; such as administrative, social catering and communal, storage spaces.
- 30%: Balance Space – ‘Non-usable’ space; such as corridors, WC’s, stairwells, lifts, plant rooms and space occupied by internal walls and services.

In addition to the Gross Internal Area there is also a recommended ‘Atria allowance’. This consists of fully enclosed, usually, glass covered spaces that are a minimum of double floor height and of sufficient width to offer the opportunity of use as multi-functional space. The total area of college atria must **not** exceed 10% of the justified gross internal area.

Due to the limited time available for this study, the massing diagrams have been developed to accommodate the departmental Gross Internal Area targets; i.e. including the Non-NET balance allowance, as summarised in the table below.

Where necessary specialist rooms have been identified within these department zones.

Zone	New Build Net Useable Area NUA (m ²)	New Build Non-NET balance @ 30% (m ²)	New Build GIA target (m ²)
Creative Industries Zone	1371	588	1959
Service Industries Zone	1324	567	1891
Business & Access Zone	247	106	353
ESOL & Lifelong Learning Zone	259	111	370
Learner Services & support Zone	481	206	687
Staff workroom & social Zone	359	154	513
Principal's Zone	125	54	179
Other	78	33	111
Corporate Services Zone	857	367	1224
Totals	5101	2186	7287
Additional Atria allowance @ 10% of GIA			729
TOTAL New Build GIA			8016

Specialist space requirements

As an FE College there are a number of vocational courses requiring specialist spaces, both in terms of space and equipment. The Creative Industries zone for example needs to accommodate a large theatre performance spaces for dance and drama, a drama acting studio and a Music & TV studio.

All of which require a min 4m clear ceiling height. With additional space required above this for performance lighting rigs, building services and acoustic isolation treatment, not to mention structure. General accommodation would be built to a floor to floor span of circa 3.6 to 4m. Therefore, to generate such height requires double height spaces or split floor levels; the latter not ideal from an accessibility perspective. It is important therefore to consider the volume of these spaces when carrying out site feasibility massing studies.

Other spaces within this zone are noise generating and will require acoustic isolation, so spatial adjacencies both horizontal and vertically should be considered.

As highlighted below some spaces need to be located to suit ease of public access.

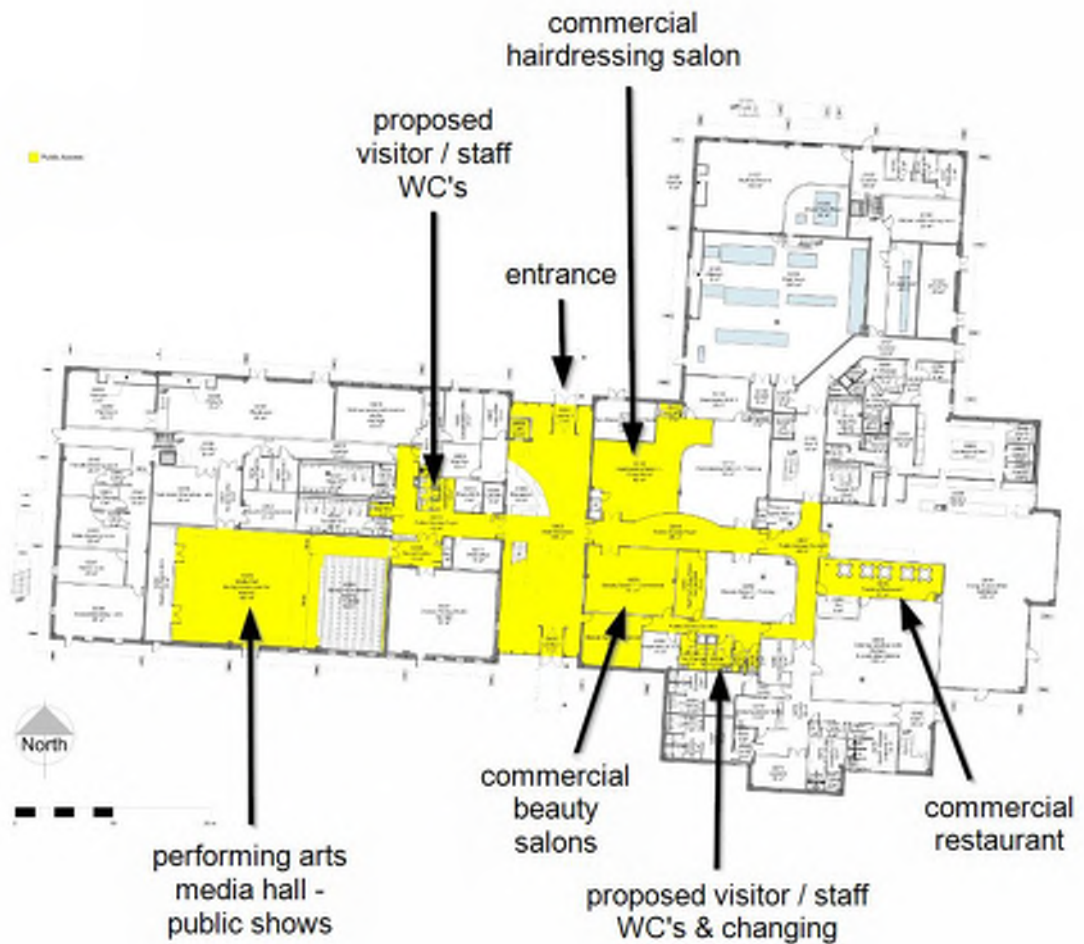
Public Access Areas

Another project specific requirement is public access to commercial services offered as part of the vocational training course. The Service Industries zone for example includes the requirement for a commercial Hair Salon, Beauty Salon and Nail Bar as well as a commercial Restaurant and Bar. These facilities will be open to the public during the day and so ease of restricted public access needs to be considered from the outset to ensure safeguarding of student welfare.

The Ty Menai design layout illustrating the extent of public is copied below.

Other spaces such as the campus canteen kitchen will require ease of access for vehicular deliveries and waste collection.

The Creative Industries Zone also needs to facilitate public access to the media hall that will be used for public performances.



Carparking Requirements

The number of required parking spaces has been calculated by a Transport Engineer based on the standards set out in 'Wales Parking Standards 2014' and is shown in the table below.

As requirements are **based on staff/student numbers**, rather than on floorspace, these requirements are applicable to both the ALDI supermarket site and the Bangor University Dean Street building site.

Land Use	Operational	Non-Operational
Colleges of Further/Higher Education	1 Commercial Vehicle Space	36 spaces for teaching staff, 5 spaces for support staff, 174 spaces for 521 students, 5 visitor spaces

The total number of **spaces required for the proposed development is 220** without taking into consideration the 20% sustainability discount which can be applied.

Applying this discount, a total of 176 spaces plus one commercial vehicle space would be required at either location.

Owing to the city centre location of both alternative options and the close proximity of public bus stops and network coverage, a coach drop off / bus park is not required.

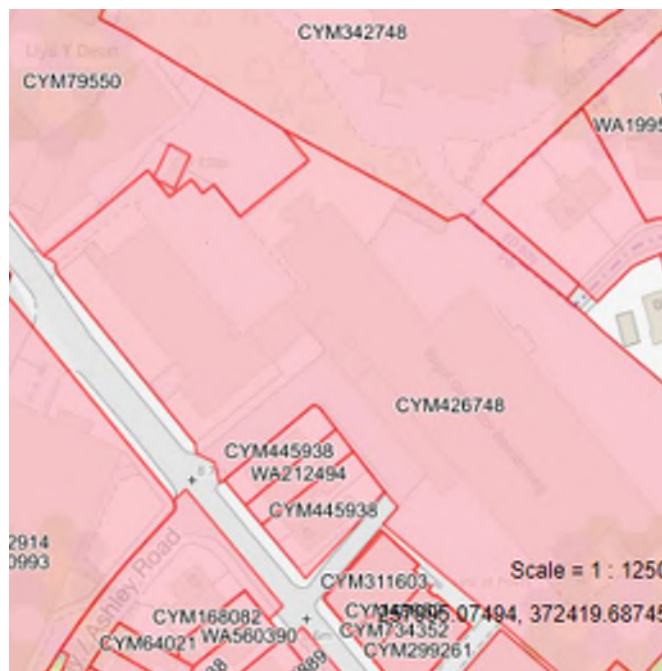
Alternative Refurbishment Option:

Bangor University Dean Street building – Remodelling / Refurbishment

Site description

Address: Bangor University, Dean Street building, Dean St, Bangor LL57 1UT.

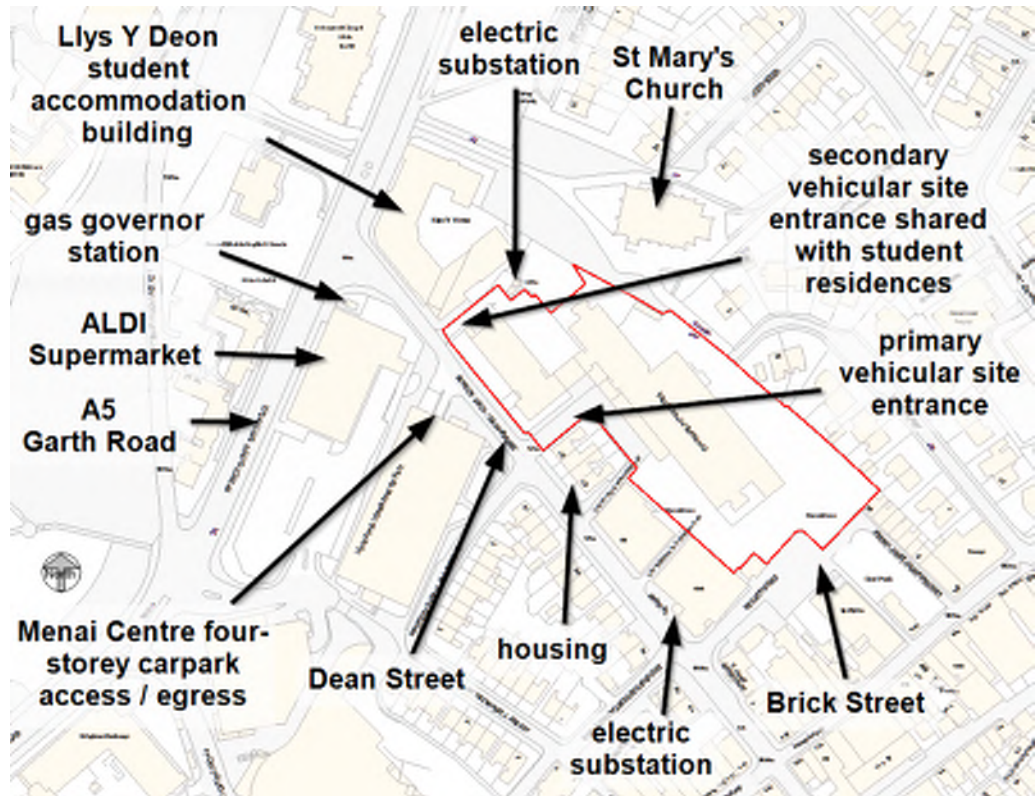
Land Registry Title: CYM426748



Land Registry map extract confirming site ownership boundary.

Site area measures circa 9,085m² (2.24 acres / 0.9 hectares).

The footprint of the existing Dean Street building is circa 2,980m² GEA (Gross External Area, measured to external face of walls).



Ordnance Survey (OS) site plan with site context features indicated.

The site has two vehicular access points, both via Dean Street. A third (Frondeg Street) and fourth (Tabernacl Street) exist but are narrower single lane roads that are evidently (dis)used for residential parking. A fifth access point could easily be created to the south along Brick Street but is currently blocked with bollards to demarcate the extent of the site carpark. This site boundary is otherwise insecure and open.

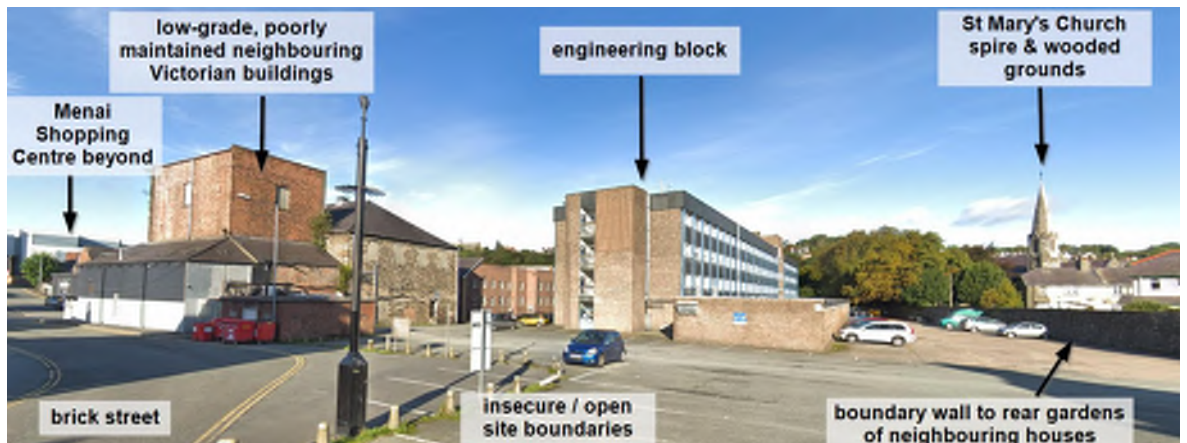


Photo taken from Brick Street to south east of the site illustrating the insecure boundary and low-grade, poorly maintained neighbouring buildings.

The primary site access point leads directly up to the main entrance of the engineering block then turns 90 degrees south and runs the length of the main façade. The access road slopes up gradually from Dean Street and plateaus for the majority of the carpark that wraps around the western, southern and eastern facades of the building.



The site boundaries around the building are varied. Adjacent the entrance the rear of the neighbouring houses face directly at the main engineering block façade. Clearly overlooking is well established here. The neighbouring building to these houses is a relatively new brick clad office building with ground floor commercial units. Finally, next door to that is a Victorian stone building in a state of disrepair. Most of the window openings have been bricked up both along Dean Street and facing the engineering building. The building houses a night club.

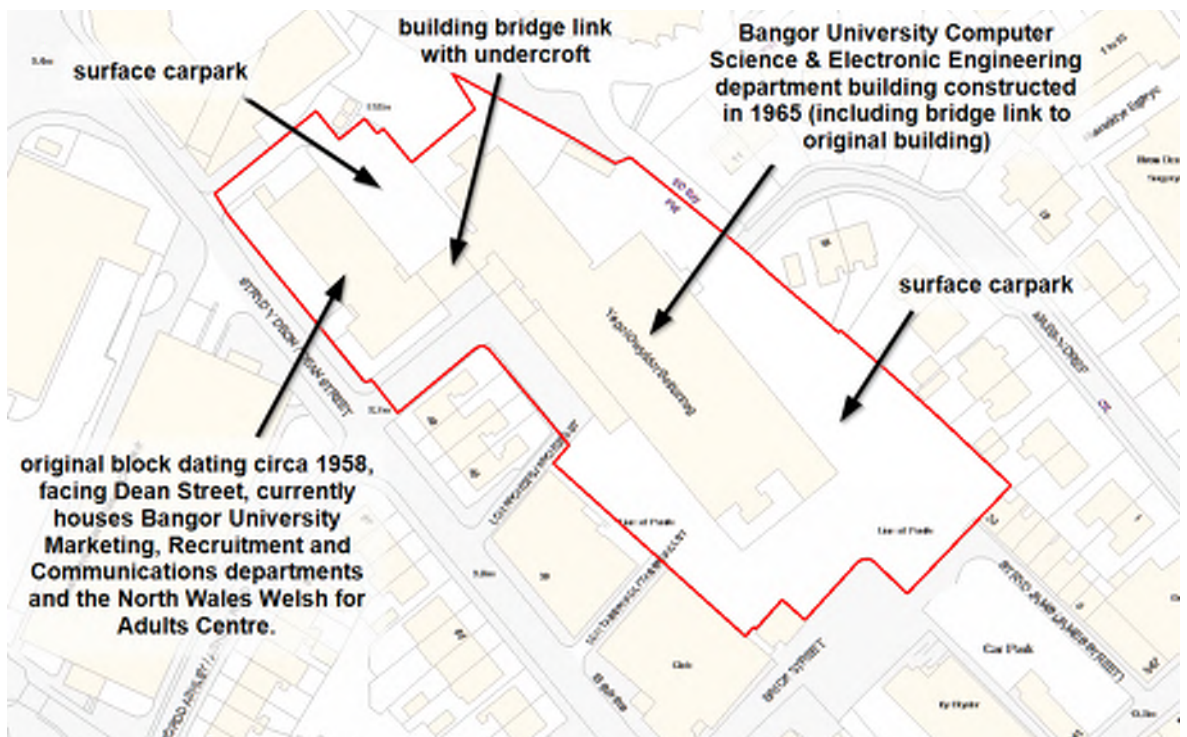


Photo taken further along Dean Street illustrating the engineering block screened by commercial and residential properties.

A secure free-standing stone wall runs the length of the north eastern site boundary. This leads to the boundary with the neighbouring St Mary's Church that exhibits very large deciduous trees within its grounds that over-sail onto the site.



The secondary vehicular site entrance serves a smaller carpark area located to the rear of the original 1950's building that faces directly onto Dean Street. This access route is shared with the neighbouring student residences building that has an area of demarcated carparking in this area.

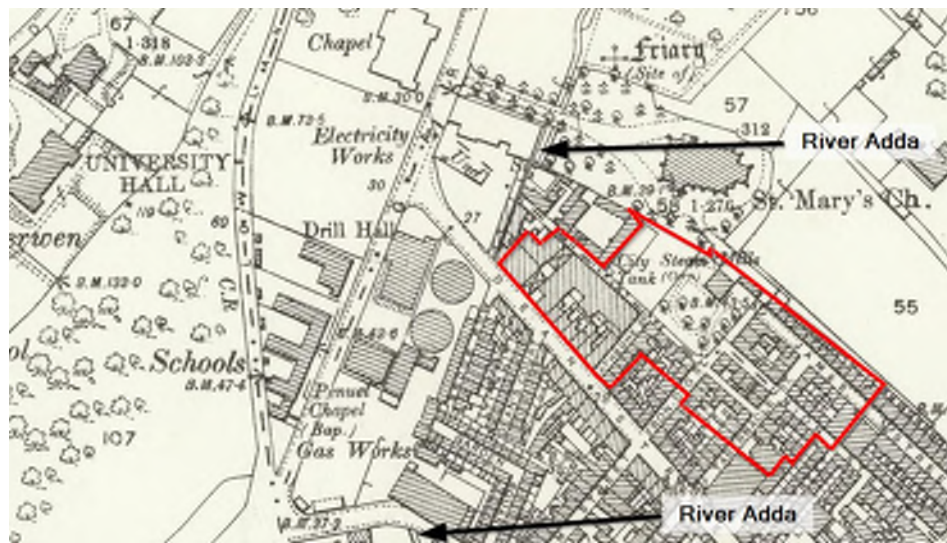


An electric substation is also located in this area of the site.

There are currently **106 carparking spaces on site including 5 no. designated disabled parking spaces**. There is no space to expand the carpark capacity. However directly opposite the site is the vehicular entrance to the four storey Menai Centre carpark built in 2007. The carpark is rectilinear in form with a central dual-traffic access ramp repeated on each level. Stair and lift core blocks are situated at either end facing Dean Street and Well Street respectively. The capacity of the carpark is approximately 420 spaces and may help overcome any shortfall in carpark capacity required for the site.

Site history

An historic map from 1899 suggests that the site was a mix of residential housing and industrial buildings.



An historic map dated 1963 copied below confirms that the existing building facing Dean Street had already been constructed.



Existing buildings

The engineering block is a four storey 106m long linear building. The other building facing Dean Street runs parallel with the engineering block and is linked to this main building at upper ground, first and second floors. The lower ground level is not connected forming an underpass route under this link.

The smaller building is a three storey 'L' shaped building with its main façade parallel to Dean Street. Both building entrances face Dean Street with the main entrance into the complex in the main building at the upper ground level currently via steps.

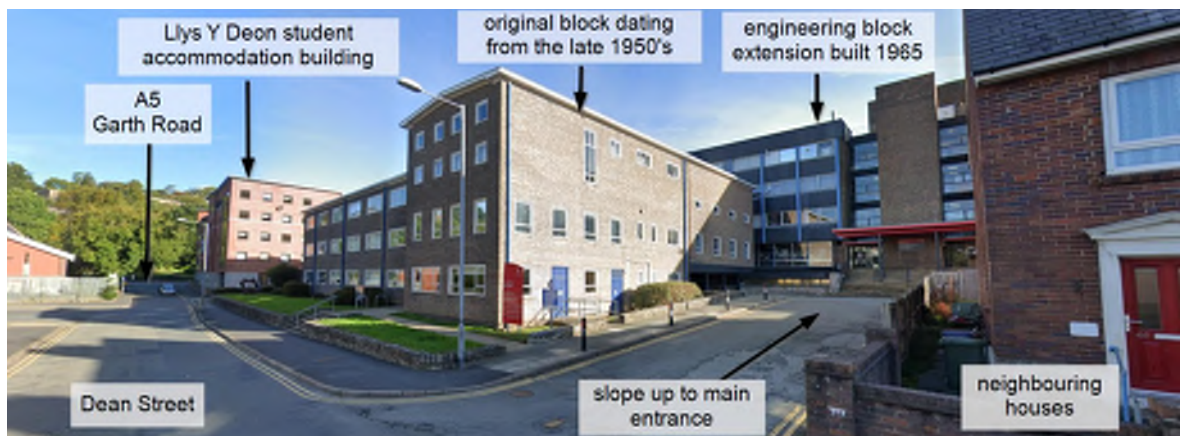
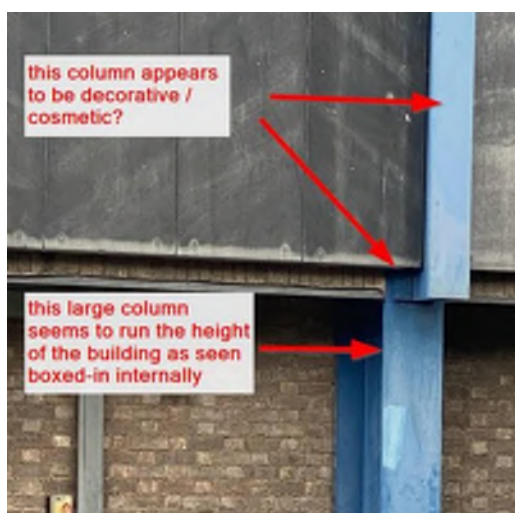


Photo illustrating the main entrance approach from Dean Street

From record photographs and observations on site both buildings are steel framed structures with reinforced concrete beam and block structural floors.

The building structural frame for the main building is expressed externally. From the following photographs, 'blue' UC columns can be seen above ground appear to be cosmetic decoration and conceal the larger primary steel columns that are encased internally. The exposed main structural frame detail will more than likely result in significant cold bridging via the structure throughout the building.



The floor structures are precast concrete floor joists spanning circa 3m between the primary steel beams. The precast concrete blocks are not standard but shaped so that the underside of the block lies flush with the underside of the concrete joists. This construction is topped by an insitu concrete screed probably 50 to 75mm thick. It is not known if this screed is reinforced.

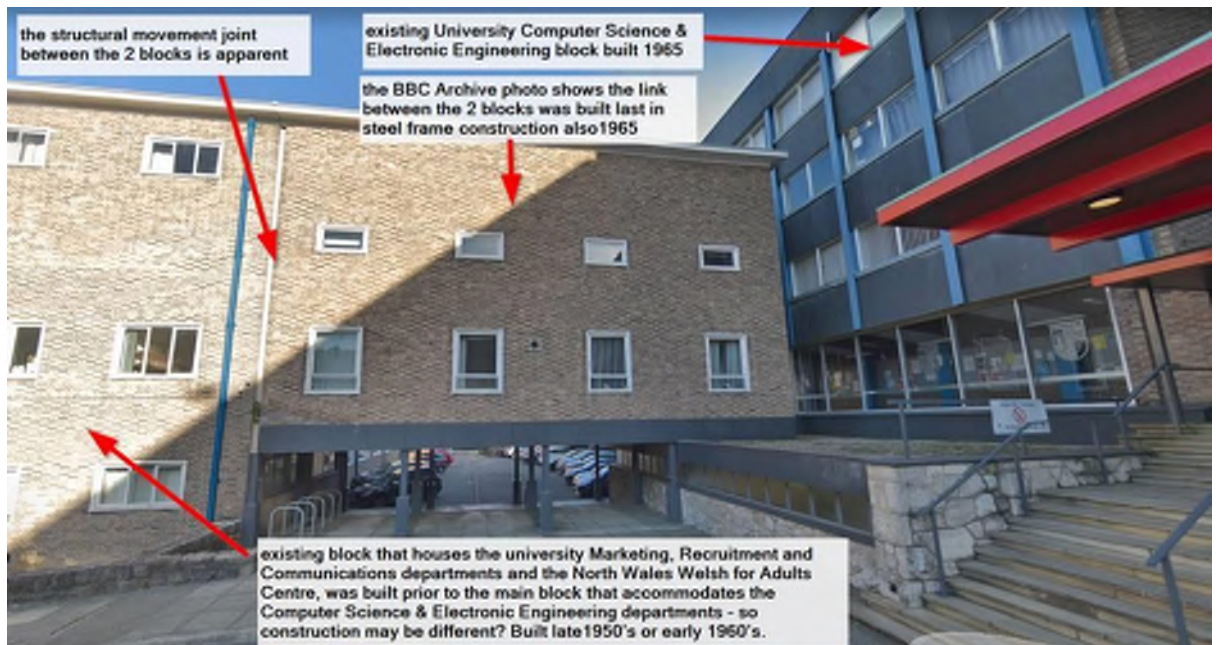
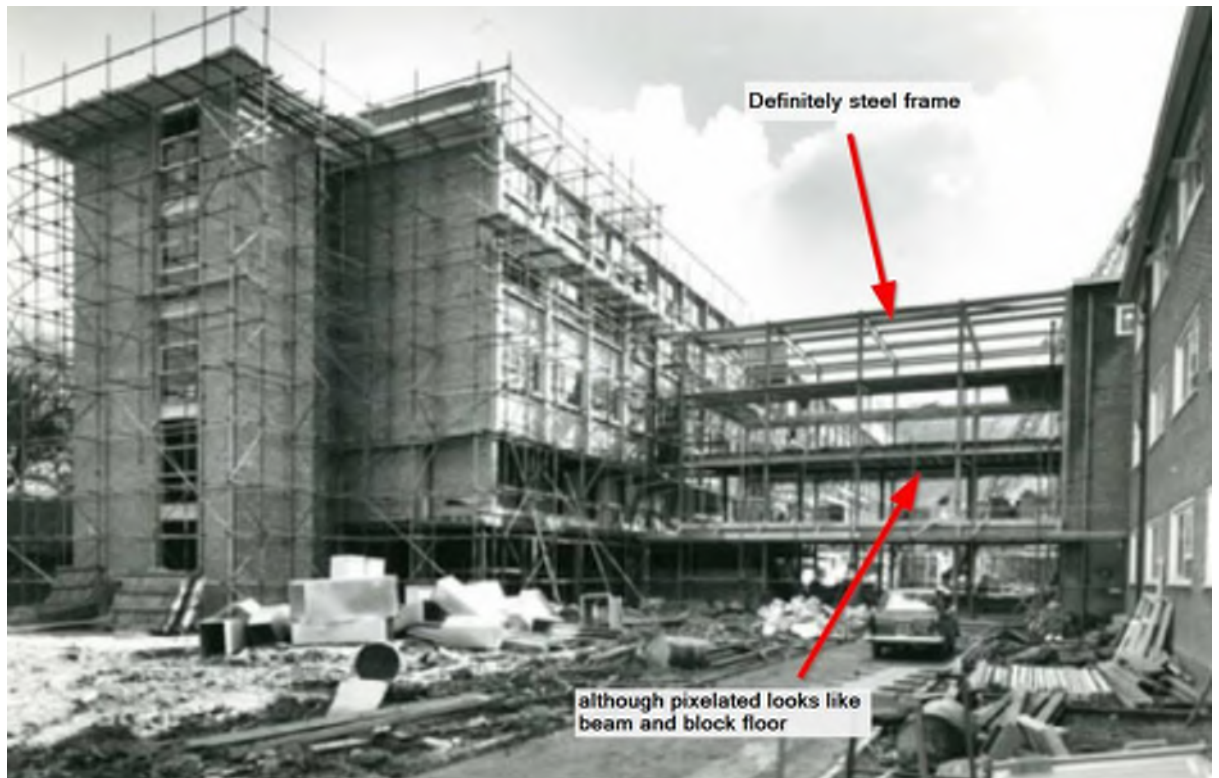
The Bangor University archive confirms the main block that accommodates the current Computer Science & Electronic Engineering departments was constructed in 1965.

The following photographs also show that this was an extension to an existing block that it joins onto via the 3-storey bridge link.

This original block, that faces Dean Street, currently houses the university Marketing, Recruitment and Communications departments and the North Wales Welsh for Adults Centre. It also looks to be of the same period, so latter half of the 1950's or early part of the 1960's.

The archive photographs show the steel frame construction to the link block. It is assumed for this report that the engineering block adopted the same construction.





The structural movement joint between the 2 blocks is apparent on site today and the brick is not a perfect match.



Photo of upper ground corridor to rear of engineering block showing rooflights to corridor and built-in lockers on plinths.

Estimated Thermal Performance of existing building fabric

Based on the BSRIA Blue Book 2013 fabric U values guidance, the performance of the existing thermal elements is likely to be that highlighted yellow in the table below;

Historic U-values for non-domestic buildings (W/m ² /K)								Current new-build standard
	1958	1965	1972	1985	2002	2006*	2010*	
Roof	n/a	1.42	1.42	0.6	0.25 0.16	0.25	0.25	0.18
External wall	1.7	1.7	1.7	0.6	0.35	0.35	0.35	0.26
Floor	n/a	1.42	1.42	0.6	0.25	0.25	0.25	0.22
Windows	n/a	n/a	n/a	n/a	2.0	2.2	2.2	1.60

Historic thermal performance U-values for building fabric taken from BSRIA Blue Book 2013 guidance. The lower the figure the higher the performance.

Most of the existing fenestration is single glazed with uninsulated Crittal-type metal frames. It is not known whether the external walls have been thermally enhanced since construction, however it has been assumed for the purposes of this report that they have not. The draft condition survey made no reference any such works having been carried out in the past.



Photo of the engineering block central stair core, fourth floor (third on GA plans) showing single glazed uninsulated Crittal-type metal framed window system (indicative throughout).



Photo of the single glazed uninsulated Crittal-type metal framed window system from outside.



Photo of the engineering block roof showing patch repairs to felt roof covering.

There are a few aluminium single glazed curtain walls which vary in condition but should be considered no longer fit for purpose for the same reasons as above.

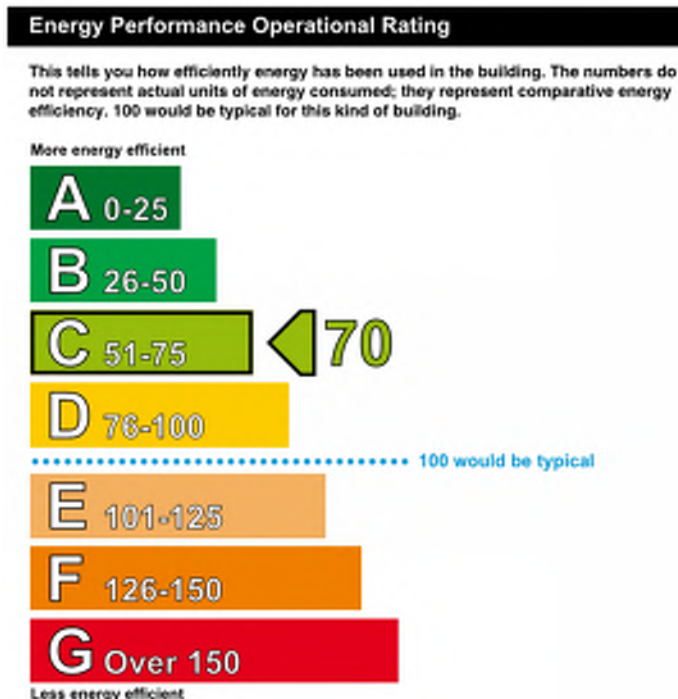
The felt roof coverings have effectively reached the end of their life and will need replacing along with new roof drainage, replacement of polycarbonate roof lights which show signs of water ingress. Existing roof parapets similarly should be considered very vulnerable to water ingress due to failure of flashings and roof drainage issues.

In summary, the building envelope of both the original block facing Dean Street and the Engineering block are no longer fit for purpose when considering compliance with Approved Document Part L2B of the Building Regulations.

As a result, the conservation of fuel and power in use for the current building will be poor relative to the Parc Menai Ty Menai alternative, resulting in higher long-term running costs. This is verified by the Display Energy Certificate copied below.

Building Energy Performance Certificate

A **Display Energy Certificate (DEC)** is used to display an ‘energy performance operational rating’; i.e. how much energy the building is actually using “in use” over the previous twelve-month period. These DEC certificates are valid for 12 months. So that a comparison can be made to the Parc Menai Ty Menai building the Dean Street Display Energy Certificate is copied below and included in the appendices.

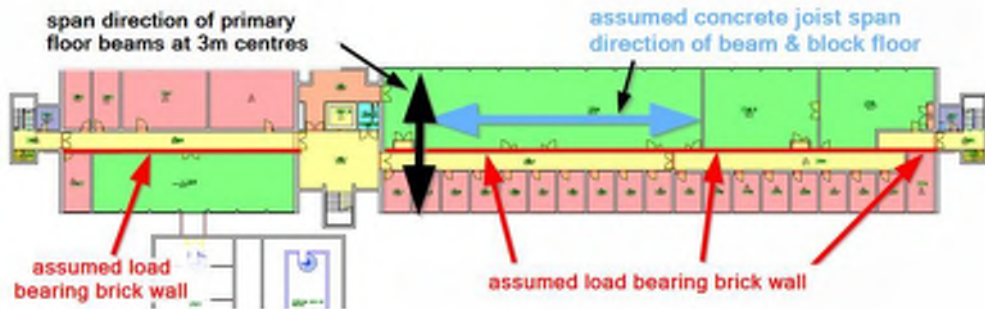


Extract summary rating of the Dean Street DEC dated June 2020, Certificate Reference Number: 0872-0210-8562-9896-6002.

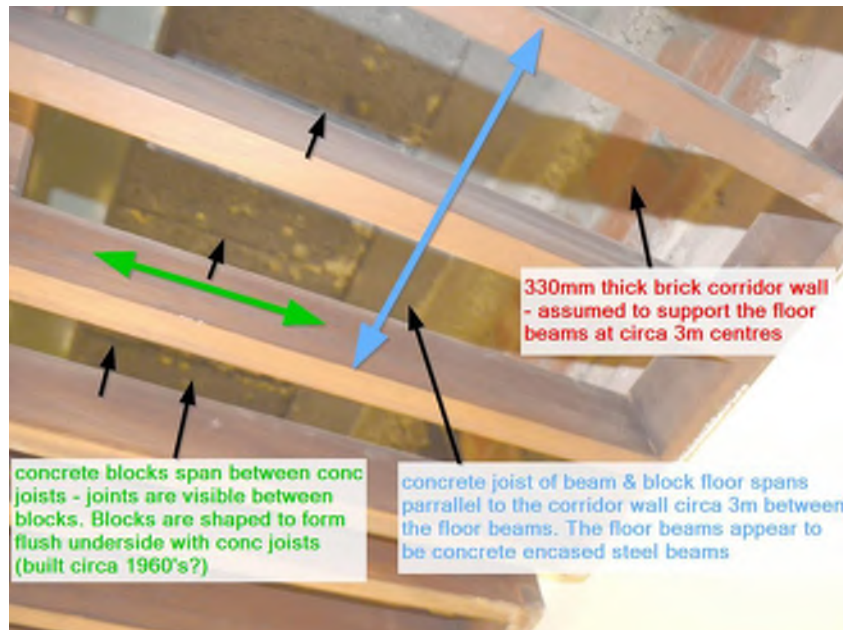
Constraints and Risks

Load-bearing wall structure (assumed)

A significant constraint on future internal alterations will be the central internal loadbearing brick wall circa 330mm thick that forms the existing corridor walls. There could be steel columns concealed in the thickness of the wall. However, there are minimal openings through this wall and the spacing of the beams that it supports suggests it is a load bearing wall only.



Plan mark-up illustrating the location of the assumed load-bearing wall and span direction of the floor structure elements.



Site photo illustrating the assumed load-bearing wall and span direction of the floor structure elements.

This wall seems to support all the floor beams that appear to be encased in concrete and are spaced at circa 3m centres. It is assumed they have been encased for fire protection and/or strengthening.

The floor to floor dimension is 3.09m. This is a challenge with regard to any new air distribution service ducts impinging on the quality of spaces. However, this has been accounted for in our proposals that seek to use localised Mechanical Ventilation Heat Recovery (MVHR) units ducted to the external envelope as opposed to large distribution runs through the building.

The main building in particular will be stripped of its existing external envelope and roofing; back to the primary structure. This is to mitigate the cold bridging issue associated with the existing steel frame 'decorative' detailing and will be more effective allowing for an efficient new building envelope.

By contrast the block facing Dean Street which is wholly clad in brickwork will not be stripped of the cladding but will remain subject to structural assessments. The envelope will require an uplift – see the Proposals section.

High alumina cement (HAC)

It is worth noting that the buildings were built in the 1950's & 60's when it was common for High alumina cement (HAC) to be used for the production of precast beams used in floors. Such material was banned in 1976 due to known issues. The structural survey and finalised condition surveys were not available at the time of writing this report and this **remains a high-risk item**.

In general terms the building structural condition is good subject to HAC survey affecting concrete structural integrity of the floors and any steel encasements.

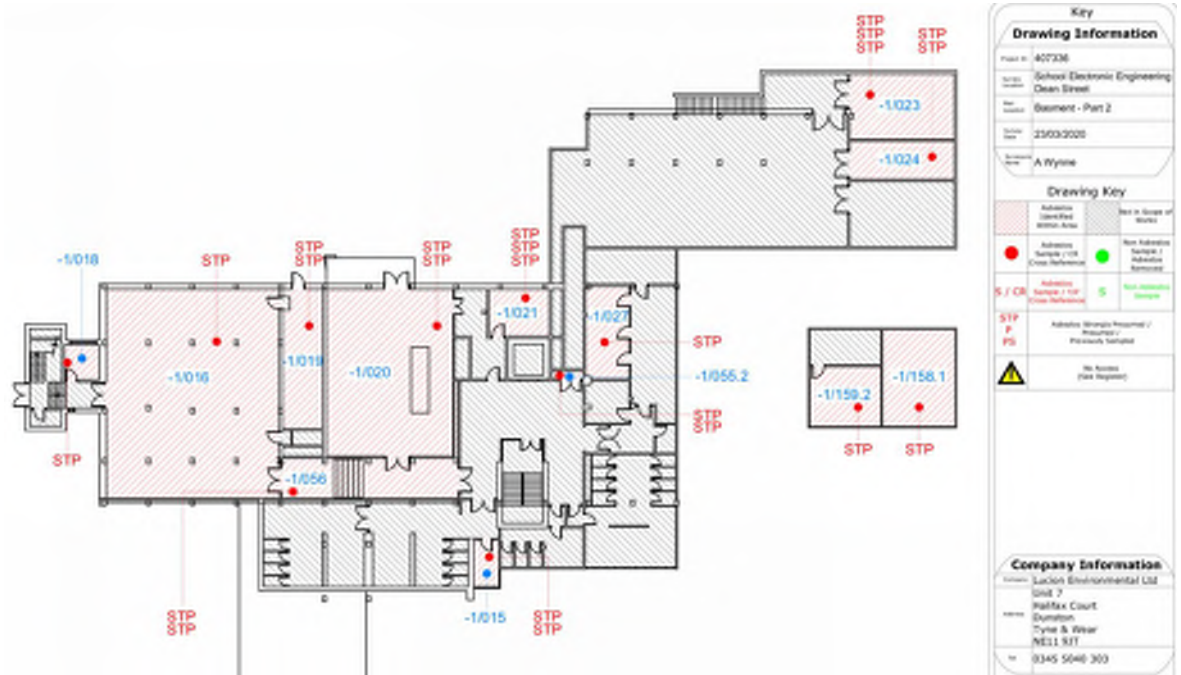
Asbestos

Surveys were provided by the building owner and identified **considerable** amounts of asbestos. The latest reinspection was carried out by *Lucion Environmental Ltd* and a report published 13th August 2020 (Job Ref No: 407336, Account Ref No: 12, Contract Ref No: 52933). Copied below are the survey findings for lower ground, upper ground and first floor levels that gives an indication of coverage.

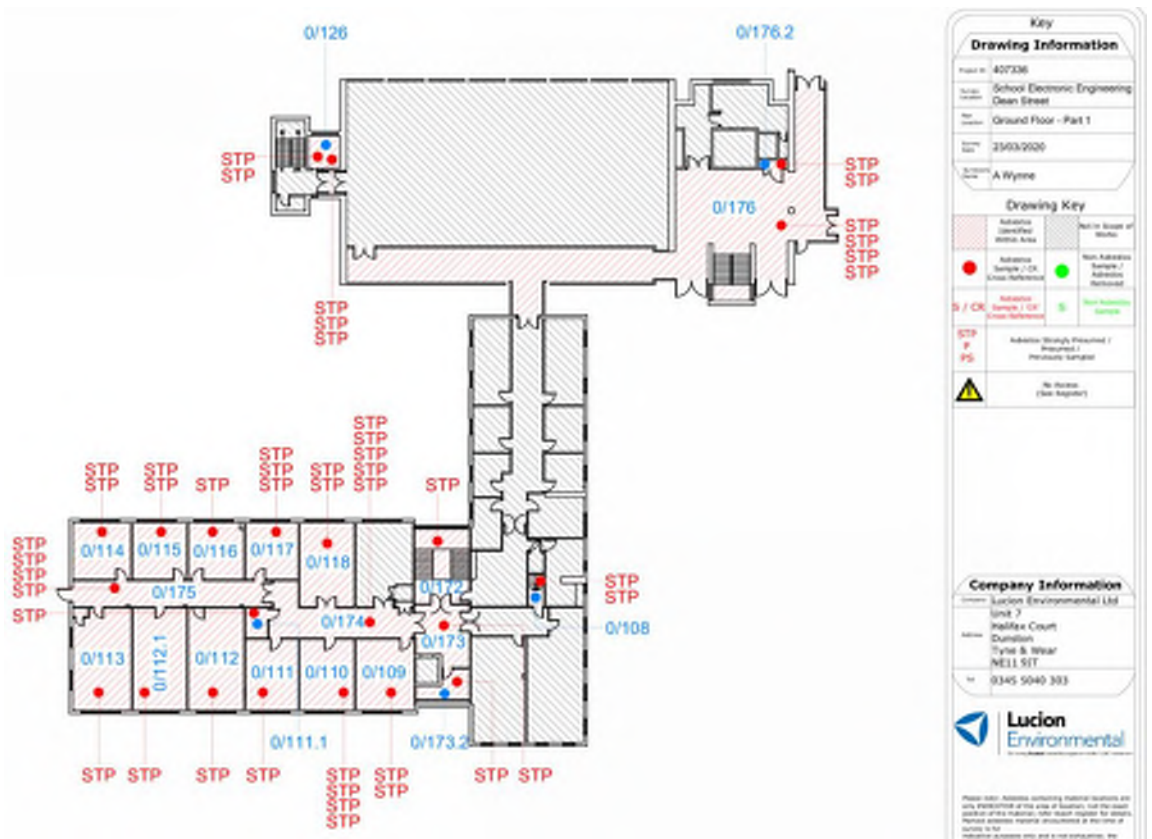
In summary most Asbestos Containing Materials (ACM's) evidenced comprise vinyl tile floor coverings, bitumen adhesives, window frame mastic seals and higher risk friable insulation board materials.

The report identifies 367 instances of risk level 3 ACM's, 32 risk level 2 and 3 risk level 1 (the most severe being risk rating 1). Generally, the recommendations for risk levels 1 and 2 are an 'Environmental Clean'; i.e. licensed removal. The remainder to be 'Re-inspected Periodically'. This is based on the building being in use as opposed to refurbished or demolished.

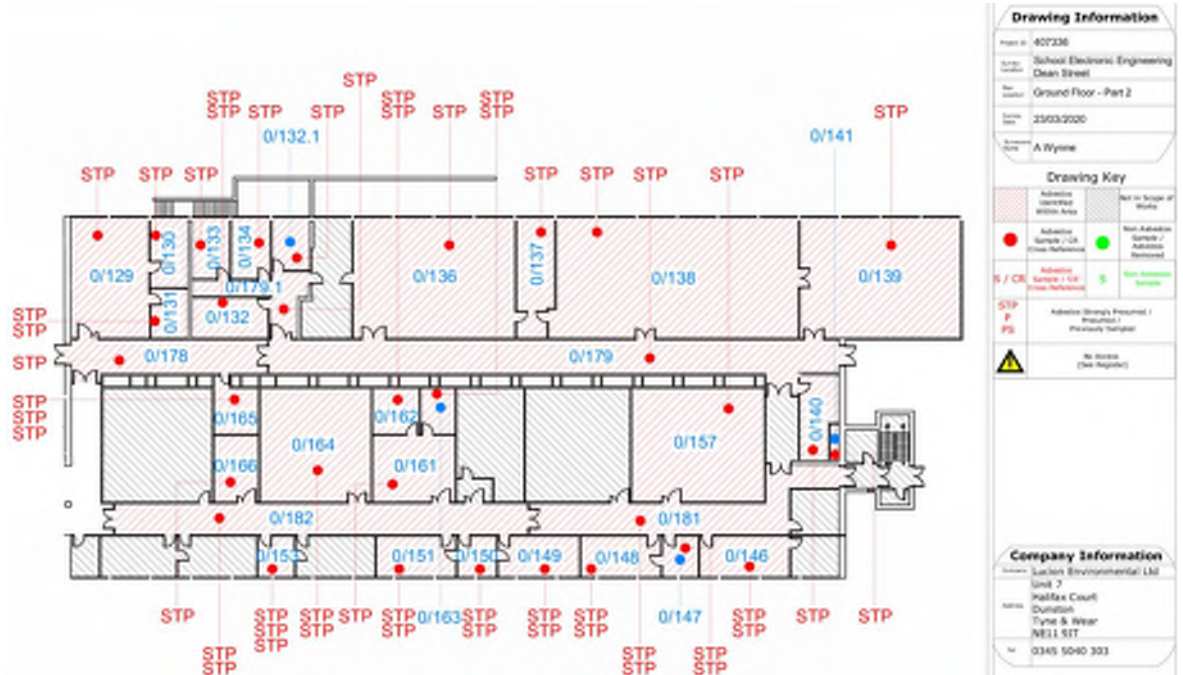
Costs have been included for asbestos removal. However, this remains a risk item, as not all asbestos can be visually inspected and so often during demolition / strip-out works unidentified asbestos is discovered that can impact programme and ultimately cost.



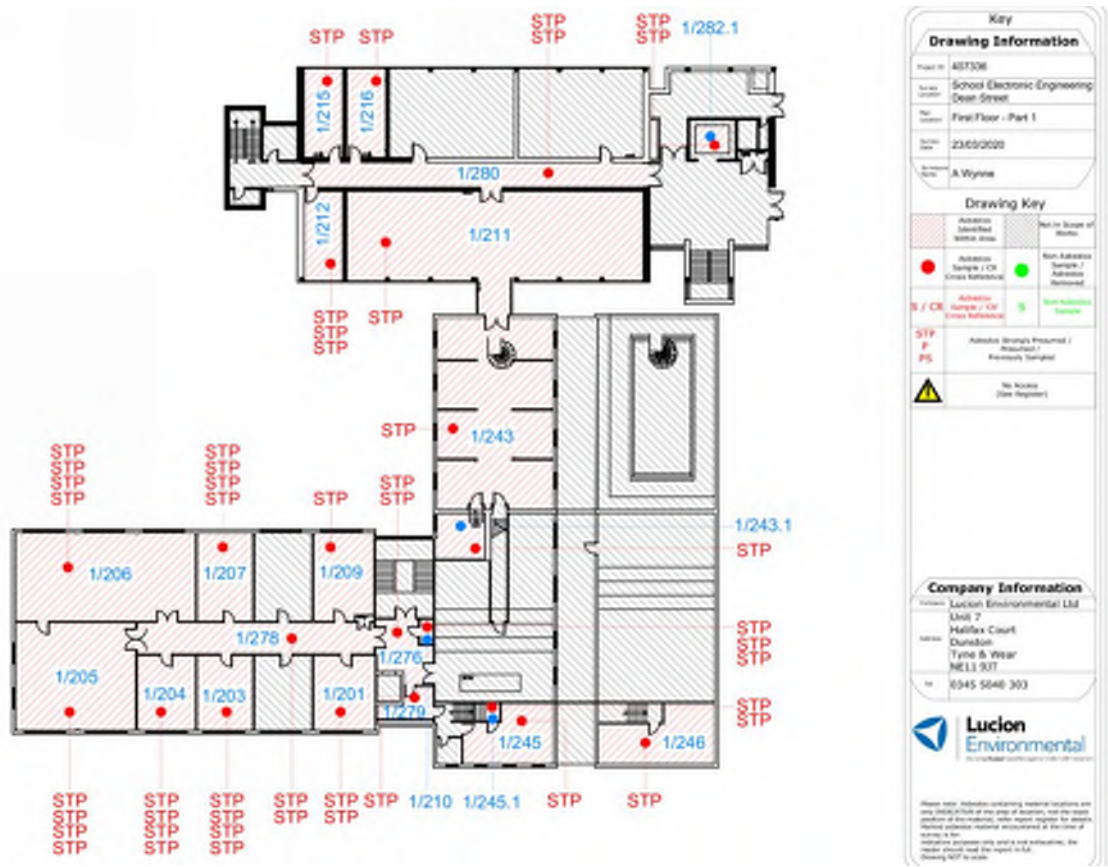
Asbestos survey results summary of lower ground floor level. Areas hatched red identify rooms containing known asbestos material.



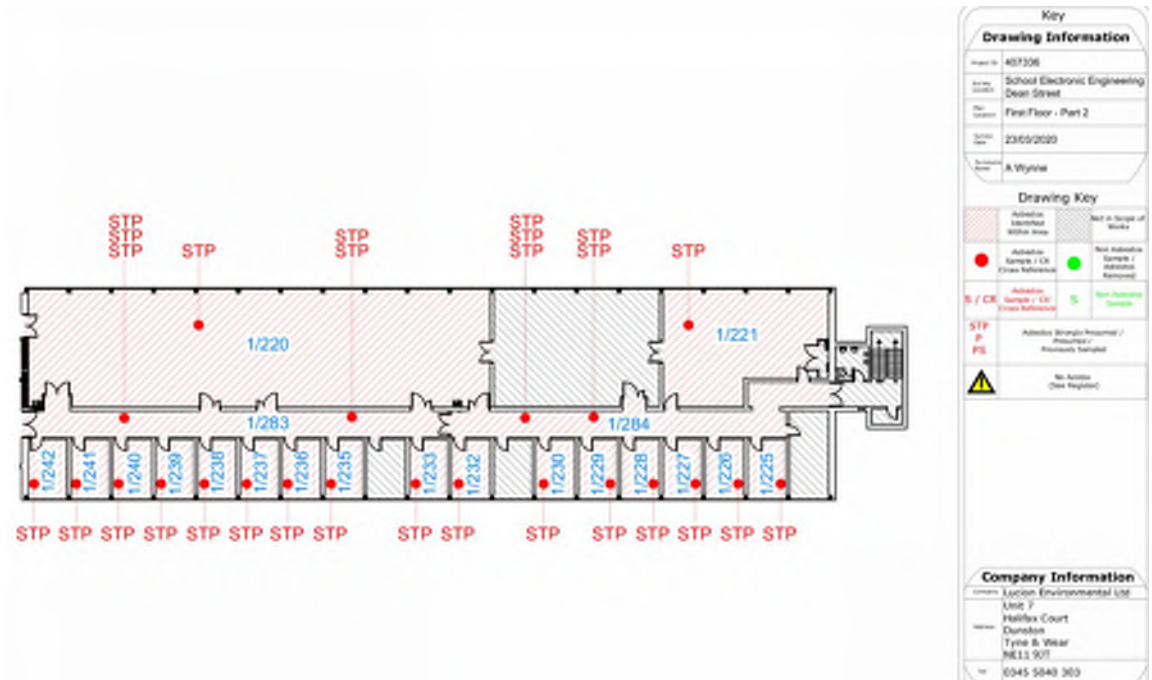
Asbestos survey results summary of upper ground floor level (Part 1 of 2).



Asbestos survey results summary of upper ground floor level (Part 2 of 2).



Asbestos survey results summary of first floor level (Part 1 of 2).



Asbestos survey results summary of first floor level (Part 2 of 2).

Flooding

Surface water and small watercourse flooding happens when rainwater does not drain away through the normal drainage systems or soak into the ground but lies on or flows over the ground instead. This type of flooding can be difficult to predict, much more so than river or sea flooding as it is hard to forecast exactly where or how much rain will fall in any storm.

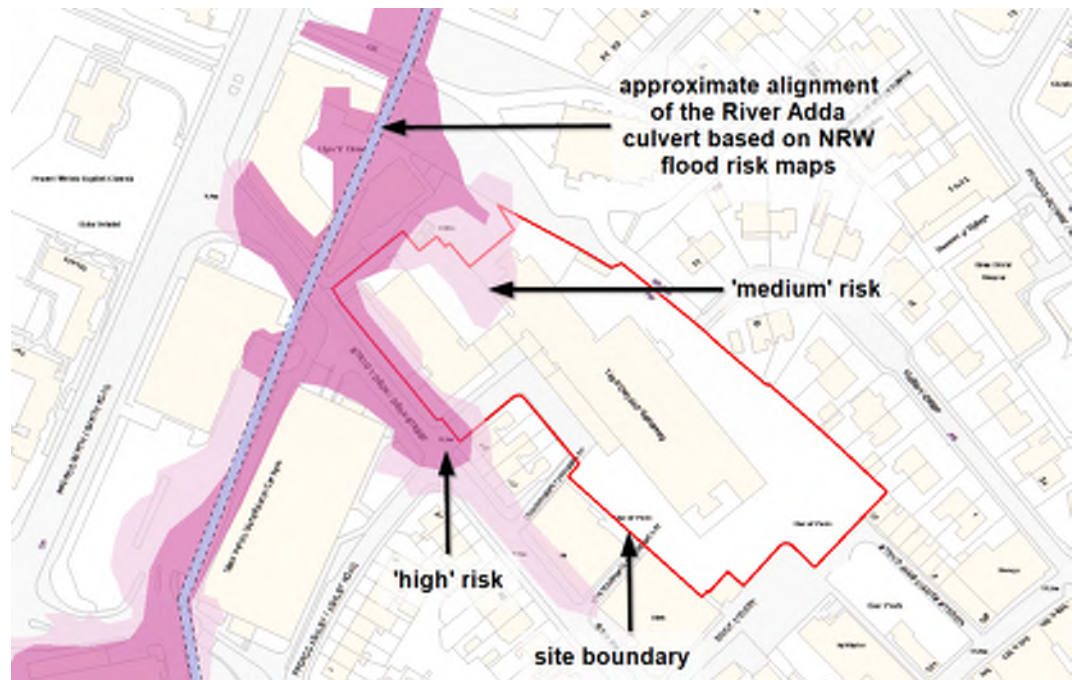
The NRW flood risk maps identify a 'medium' and 'high' risk of surface water flooding within the eastern boundary of the site.

A large portion of Dean Street located directly in front of the original building is at 'high' risk of surface water flooding. This risk area also extends up the secondary site access route. The carpark to the rear of the original block is at 'medium' risk of flooding.

The lower ground floor semi-basement of the main engineering block is likely to be at elevated risk of flooding so the proposed refurbishment works will seek to upgrade the existing tanking system to these areas.

'High' risk means that each year, this area has a chance of flooding of greater than 1 in 30 (3.3%).

Outside the shaded areas on the map, the risk of flooding is 'very low' from surface water and small watercourses. Very low means that each year, this area has a chance of flooding of less than 1 in 1000 (0.1%) for surface water and small watercourses.



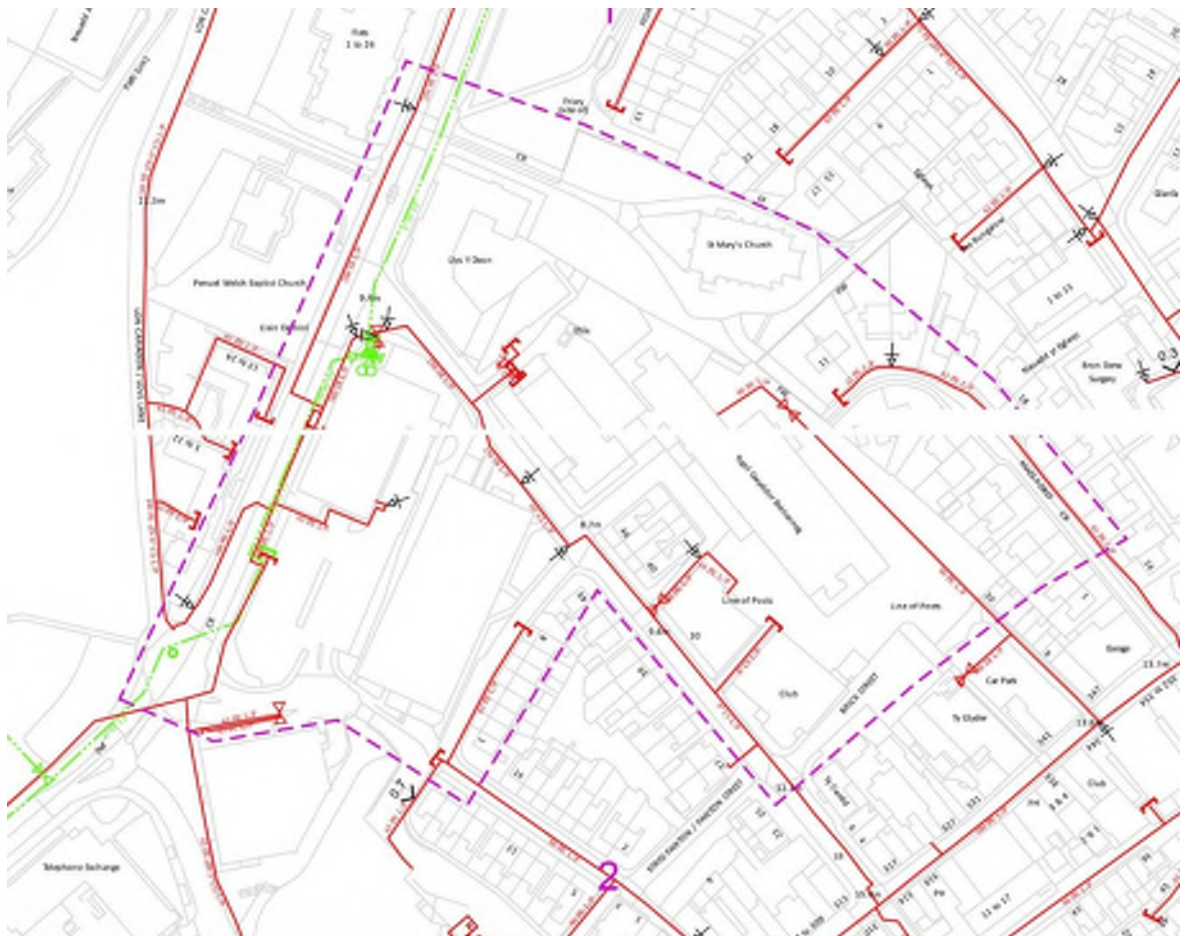
Ordnance Survey (OS) site plan with NRW flood risk map surface water flooding zones overlaid (indicative only).

Existing Utilities

Wales & West Utilities - Gas

Network distribution plans obtained from WWU on 27th August 2020 confirm the route of the low-pressure gas supply line that serves the lower ground floor plantroom of the engineering block along the north-east elevation.

There are no diversions likely to be required other than the isolation and re-routing of the main supply mentioned above to suit a the new-build option.



Dig Sites



Area: **Line:**

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



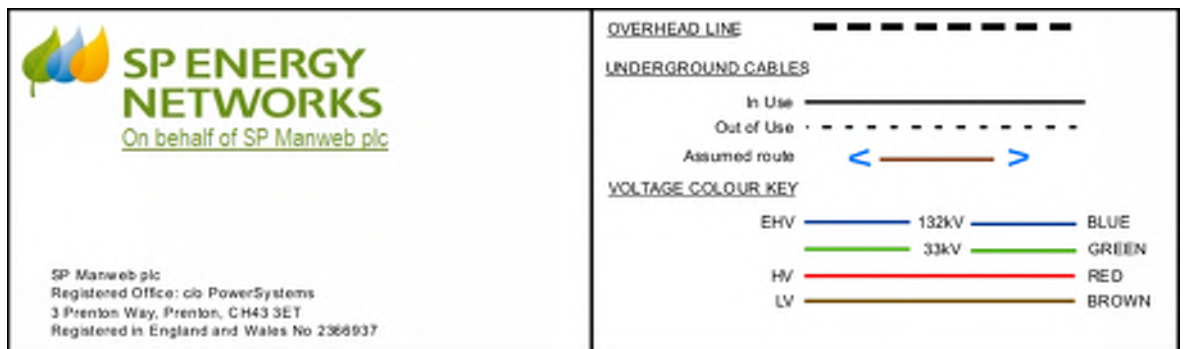
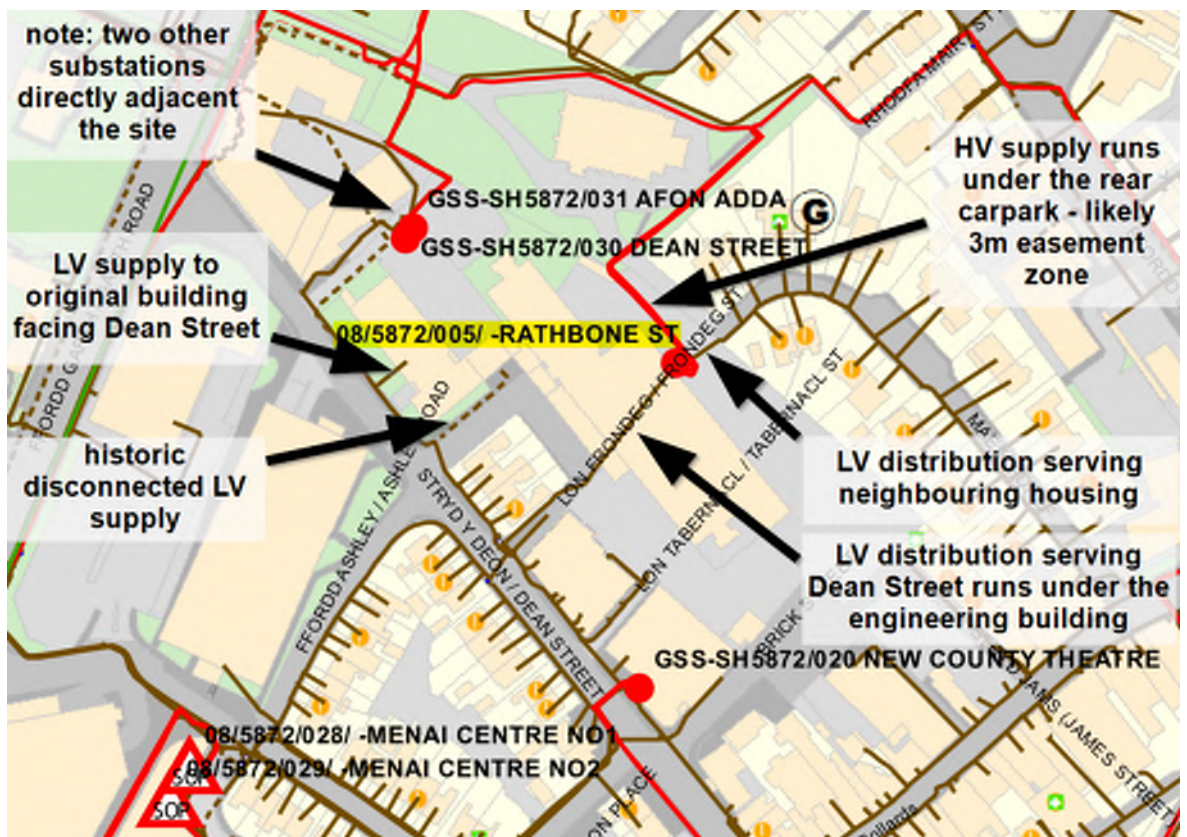
- Line/Fire Valve
- Governor Station
- Change of Diameter
- End Cap
- Depth of cover

Scottish Power Energy Network (SPEN) South – Electrical Distribution

The local network distribution plan was obtained on the 8th of September 2020 and dated 02nd September 2020. As can be seen on site it confirms the location of the lower ground HV substation ref; **08/5872/05/ - RATHBONE ST.**

The High Voltage supply cable to this substation runs below the engineering building carpark along the northern edge of the site and works in this area should be avoided.

Low Voltage distribution cables run below ground from the substation to serve buildings along Dean Street to the south and Maes-y-Dref to the north east.



The LV cable serving Dean Street runs under the existing engineering block and will have an impact on any new-build development and potentially on refurb/remodelling depending on the exact position of the cable relative to floor slab levels.

New build development options may require diversion of this LV cable. Owing to the extended length to avoid the building footprint and the number of properties affected along Dean Street, this cost may be prohibitive. Further investigation will be required.

In addition, the HV substation will likely need to remain operational during any proposed works and the associated **health and safety implications** will need to be carefully managed on site particularly during demolition, foundation and external works.

The network plan also confirms the location of the incoming LV supply to the original block facing Dean Street.



Photo of the lower ground (basement) SPEN HV substation access steps & louvred door.

Welsh Water

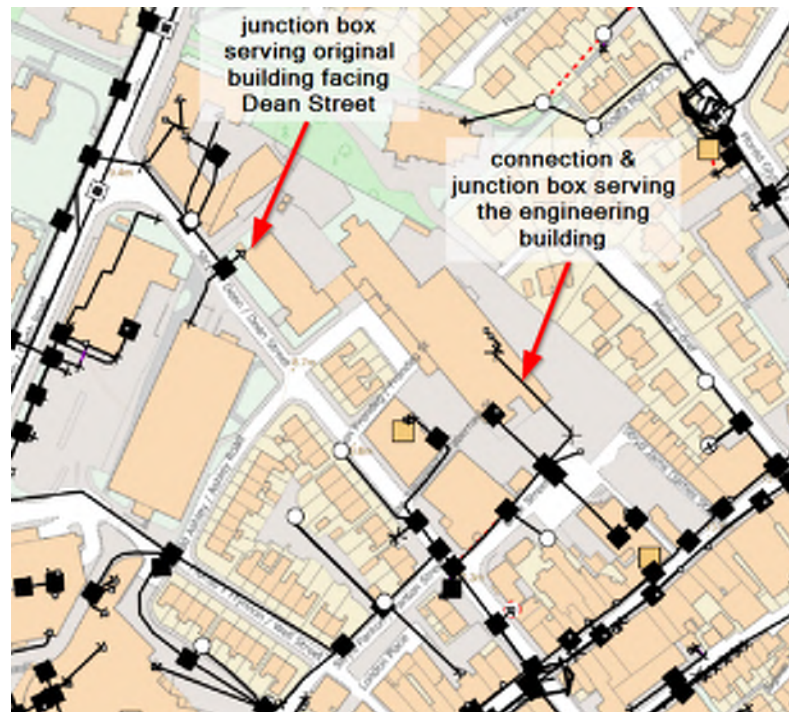
The Network distribution plans were not available at the time of drafting this feasibility report.

Zayo Group - Telecommunications

The Network distribution plans obtained on 27th August 2020 showed distribution located within the A5 Garth Road highway only; no impact on the site.

BT Openreach - Telecommunications

The Network distribution plans obtained from BT Openreach dated 28th August 2020 is illustrated below. It confirms the location of service connections to both the original building facing Dean Street and the engineering block.



KEY TO BT SYMBOLS		Change Of State	+	Matchings		
	<i>Plowed</i>	<i>Live</i>	Split Coupling	×	Built	
PCP			Duct Tee	▲	Manned	
Pole			Building		Inferred	
Box			Kiosk		Duct	
Manhole			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.			
Cabinet						
	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>		
Power Cable						
Power Duct				N/A		

Summary of proposal

Proposed Schedule of Accommodation

The SoA of the drawn proposal is copied below. This confirms that all spaces within the Parc Menai proposal can be accommodated.

In fact, surplus NET useable floor space is available and has been identified on the plans as 'unallocated'.

This space is a result of the size of the Dean Street building.

To recap the estimated target GIA required was 8,226m². The existing Dean Street building measures 9,715m². And due to the proposed extensions required the building measures 10,951m².

This is circa 1,236m² of GIA over the anticipated target.

This includes 1,195m² of NET useable area that is surplus 'unallocated' floor space as noted on the plans.

Zone	Proposed Ty Menai design freeze	Proposed Llwyn Brain (administration spaces only - excl Busnes@)	Proposed Annexe (administration spaces)	Parc Menai TOTALS & Dean Street Targets (m ²)	Proposed Dean Street Feasibility (as drawn)	Difference
Creative Industries Zone	1371	0	0	1371	1414	43
Service Industries Zone	1324	0	0	1324	1453	129
Business & Access Zone	247	0	0	247	252	6
ESOL & Lifelong Learning Zone	259	0	0	259	256	-3
Learner Services & support Zone	481	0	0	481	499	18
Staff workroom & social Zone	359	0	0	359	386	27
Principal's Zone	79	46	0	125	133	8
Other	78	0	0	78	86	8
Cooperate Services Zone	316	312	229	857	882	25
Total Net Useable Area NUA (m²)	4513	358	229	5100	5361	

The main (larger) spaces within this proposal have been space planned leaving spaces smaller than 40m² generally shown amalgamated into single areas noted accordingly, in line with the level of detail for this report.

The largest areas and volumes are associated with the Creative Industries that house the performance and rehearsal spaces. They also will have members of the public using these spaces.

These are co-located into the existing large volume connected spaces accessed from the existing main entrance lobby.

Demolitions

Non-structural walls to be removed as indicated on the demolition plans – see appendices.

Both existing end stair cores to be removed. Stair widths not compliant with current Part B2 Building Regulations.

The roof to the single storey block to the rear of the main building to be partially removed to make way for taller rehearsal spaces.

The existing lecture theatre built in seating and support structures to be removed.

The main toilet block below the main entrance foyer at the lower ground level to be removed in lieu of a more widely distributed toilet access strategy.

The main building entire envelope walls/fittings and glazing removal – stripped back to main structure.

The smaller front building to have all existing glazing removed.

All roof finishes to be stripped back to structure.

The existing main entrance metal canopy to be removed to make way for a new canopy.

BUILDING EXTERNAL FABRIC PROPOSALS

Roof

New roof coverings, rainwater drainage and parapet waterproofing are proposed throughout to all roofs unless noted otherwise below.

The front building comprises a copper clad roof covering. This is likely to be in good condition. However, the gutters and any parapets are to be refurbished.

The main building roof will need to accommodate new air handling plant. This building services plant will be screened to match the new cladding applied to both the buildings.

External walls

Both buildings will receive a new lightweight rainscreen cladding with an internal metal framed inner leaf fully air-sealed and insulated.

A new unified architectural façade design for both buildings is recommended, the development of which would fall into the next project stage.

Glazing

New high energy efficient glazing throughout to a similar pattern to the current fenestration layout.

The glazing will be sealed non-openable in order to regulate the buildings energy performance and to safeguard the occupants.

New roof lights to the upper storey central circulation/café spaces and the upper ground rear single storey building. This glazing lends light into central teaching spaces on the same level.

Entrance architectural proposals

It is proposed that the main building entrance is re-signalled as the principle architectural feature for the campus. As the entrance is set back from the site boundary, but within sight of Dean Street, the existing vertical stair core glazed 'slot' is to be re-interpreted.

A tensile Teflon coated fabric entrance canopy and vertical framed full building height banner is proposed to signal the main entrance and re-brand the building to signal the new GLLM campus.

New entrance area lighting scheme will illuminate the fabric and cause the whole façade feature to glow at night. By day it will transmit light into the main entrance / vertical core lobby which at ground level is currently dark and unwelcoming.

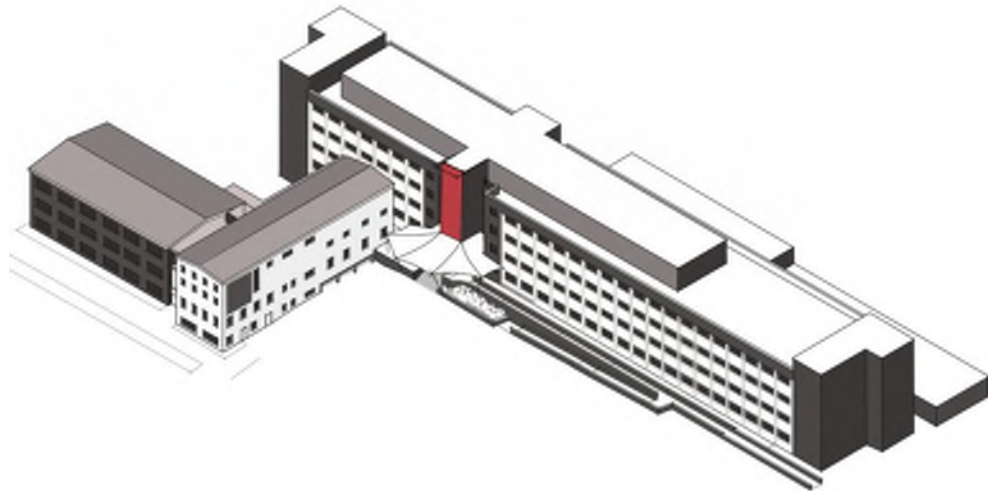


Image of the proposed entrance ramp and replacement canopy.

EXTERNAL WORKS

Areas of tarmac that have worn or appear to have minor subsidence will be repaired and parking spaces re-lined with white lining.

Car Parking

There are currently **106 spaces including 5 no. designated disabled parking spaces** to the rear car park of the engineering building.

The stipulated target capacity of 220 parking spaces **cannot be achieved via surface carparking on the site**. Currently hard standing covers most of the site and is fully utilised for parking and circulation.

An additional 3 no. disabled parking spaces will be created near to the new entrance ramp access points to the front of the main building.

Taking into consideration the 20% sustainability discount which can be applied would only reduce the target to 176 spaces plus one commercial vehicle space.

In summary either a multi-storey carpark would need to be build on site or an arrangement reached with the operators of the Menai Centre multi-storey carpark on the other side of Dean Street. Either scenario would **require between 70 to 114 additional parking spaces to be provided**. The exact number would be dependent on agreement with Gwynedd Council planning department and highways.

Main entrance DDA access and enhancements

The proposal is to partially demolish the raised paved structure at the front of the main building that extends beyond the basement accommodation. It is currently assumed that these structures have no accommodation/structures below, as nothing is indicated on existing record drawings at this lower ground level.

A new DDA compliant access ramp connecting the car park/access route from Dean Street to the main entrance at the 'upper ground' floor level will be constructed, as indicated on the GA plans. Due to the 1980mm rise to entrance level from the carpark, the ramps are long and have been restricted to 1/20 maximum gradients in order to maximize accessibility.

The new ramp also features a planter at the foot of the new entrance forecourt.

Both the ramp and forecourt features will incorporate external lighting.

BUILDING INTERNAL PROPOSALS

Main Building

The main enhancements proposed by this scheme are to redistribute the **toilet provision** and to make all areas easily accessible to all. The current access and fire escape arrangements are in some cases not compliant with Building Regulations. The enhancements to the journey into the building; the access by the public, staff and students has been central to this design proposal.

It is proposed that two **new stair and toilet cores** replace the current undersized ones. One of the cores will have a goods/passenger lift. The other core will just have a passenger lift. The campus will thus have two existing and two new lifts to improve accessibility throughout the building.

In addition, a **new mid-way toilet core** in the main building is proposed to bring the provision in line with the stipulations of Part M of the Building Regulations for disabled travel distances to toilets.

The largest space to accommodate is the Media Hall which replaces the current large lecture theatre to the left of the main entrance lobby. New retractable bleacher seating for up to 120 people is called for. This will be a flexible performance and teaching/exam space.

The **upper ground floor** of the main building is mainly dedicated to the **Creative Industries Zone** – Music, theatre performance, media, creative ICT, in addition to some reception administration functions. The public will have access to performance spaces. The support functions for these performance spaces are located at the lower ground floor, comprising green room, changing and associated toilets and caretaker rooms.

The **first floor** features **Learner Zone** and other classrooms.

The **second floor** features **Corporate Services** and **Staff Work Rooms**.

The **third floor** features **Service Industries Zone** which includes a campus café, kitchen and related teaching and support functions.

Front Building

The main addition to this building is a new construction linking the main building with this front building at upper ground and first floors. The current link arrangement is not adequate safe fire egress.

In addition, this new link creates a covered public entrance and lobby from the rear car park, that will be used by the public visiting the Service Industries Zone; **Commercial Hair and Beauty Salons**.

The front entrance to this building is maintained but shares the same vertical circulation core / entrance lobby as the new rear entrance at the lower ground level.

The **lower ground floor** features **Beauty Salons and a Spa**. The existing toilet core and lift are maintained and refurbished.

The **upper ground floor** features the **Hair Salons and administration** functions from the SoA.

The **first floor** features the and **Life Long Learning Zone**.

The **second floor** features the **Campus Library**. Note the existing tiered lecture seating is to be maintained as a lecture theatre.

Building Services

A non-intrusive visual MEP Services Condition survey was conducted, and the findings summarised in a report contained within the appendices.

Essentially the existing building services have exceeded their service life and to accommodate the proposed scale of refurbishment will need to be replaced throughout.

Sanitary provision will also need entire replacement and reconfiguration, mainly to comply with the Building Regulations for disabled access within optimum travel distances.

New build Option 1:

Bangor University Dean Street building - Demolition & New-Build

The proposal

Includes the demolition of the existing Bangor University Dean Street building and the erection of a new building sized to house the GLLM Coleg Menai facilities currently earmarked for the Parc Menai site, comprising the Ty Menai, Llwyn Brain and Annexe buildings.

This study has made the following assumptions;

1. The existing site only has 106 carparking spaces and falls short of the 220 target based on planning guidance. Therefore the proposal includes a three-storey carpark structure to be built at the eastern end of the site. This will accommodate circa 60 parking spaces per level. The remaining 40 spaces will comprise resurfacing the existing parking bays along the north eastern boundary.
2. This proposal relies on being able to use Brick Street for vehicular access to the site. The benefit of this arrangement is the clear segregation of site traffic away from students.
3. We have assumed the 7 main buses for the 16-17's should use the Public Bus Stops situated along Garth Road to the south of the site.
4. We have assumed the site needs to cater for some Disabled Parking and 2-3 Minibus stops for in-course transportation during the day,
5. Whilst it is desirable to have a single bus pull-in to accommodate dropping 14-16 year olds from the Schools Partnership directly onto the site / or the edge of the site, **there simply is not sufficient space on site to do so**, and even where there is, manoeuvring room is limited. This requirement should be reviewed further at a later date.
6. The new-build project would need to achieve BREEAM 2018 'Excellent' rating.
7. The project will need to incorporate flood risk mitigation measures comprising SuDS (permeable paving and below ground soakaways / infiltration) and green roofs to say 50% roof coverage.
8. The site was a former industrial site and despite being a brown-field site there may still remain ground contamination below the carpark / hard standing areas.
9. Scottish Power Energy Networks (SPEN), network distribution data highlights the existence of a basement / lower ground floor HV substation that also serves neighbouring streets. This will have **major implications on both the demolition and new-build construction** directly over and adjacent to 'live' distribution.
10. Utility network distribution data was not available from Welsh Water. Risk allowances have been made.

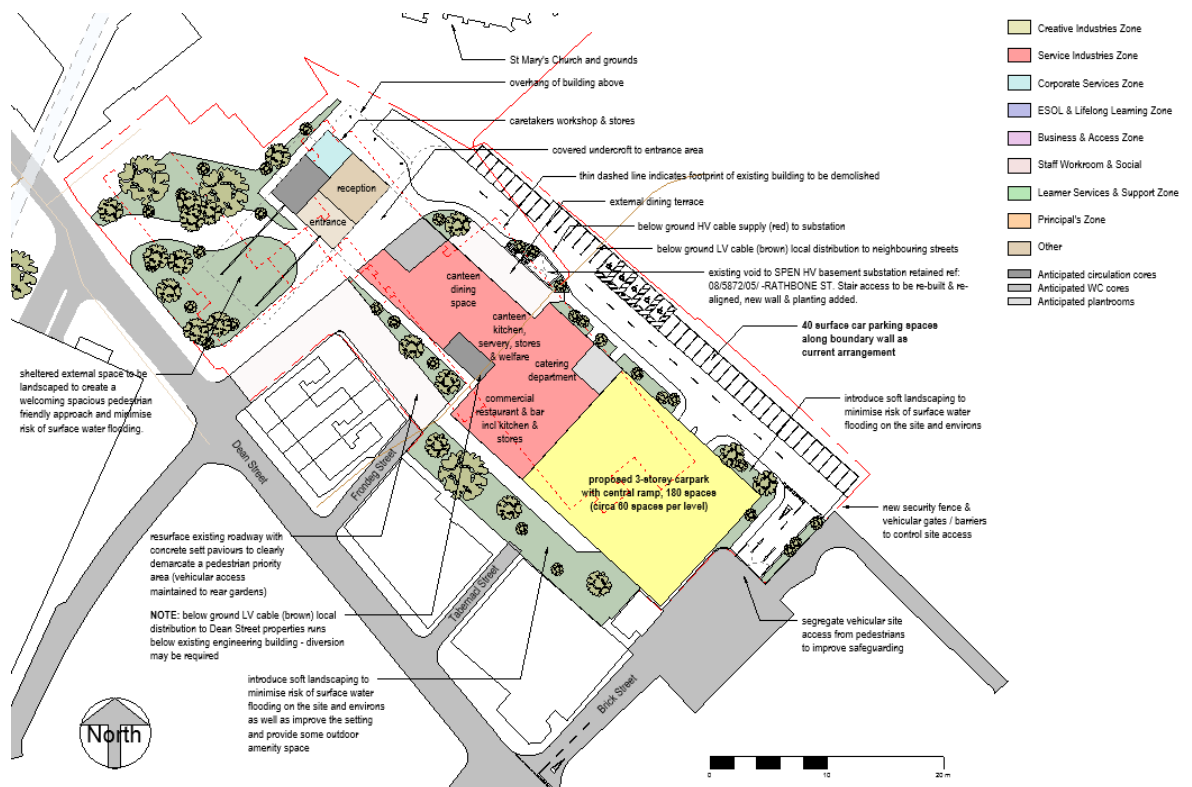
Massing study design summary

The existing site only has 106 carparking spaces and falls short of the 220 target based on planning guidance. The refurbishment proposal for Dean Street highlighted a lack of site area on which to build a multi-storey carpark and concluded that an offsite solution would need to be found. Therefore,

integral to this new-build option was the allocation of space sufficient to build a carpark structure on site. Once sited to suit vehicular access the proposed building design commenced.

The proposal includes a three-storey carpark structure to be built at the eastern end of the site. This will accommodate circa 60 parking spaces per level. The remaining 40 spaces will comprise resurfacing the existing parking bays along the north eastern boundary.

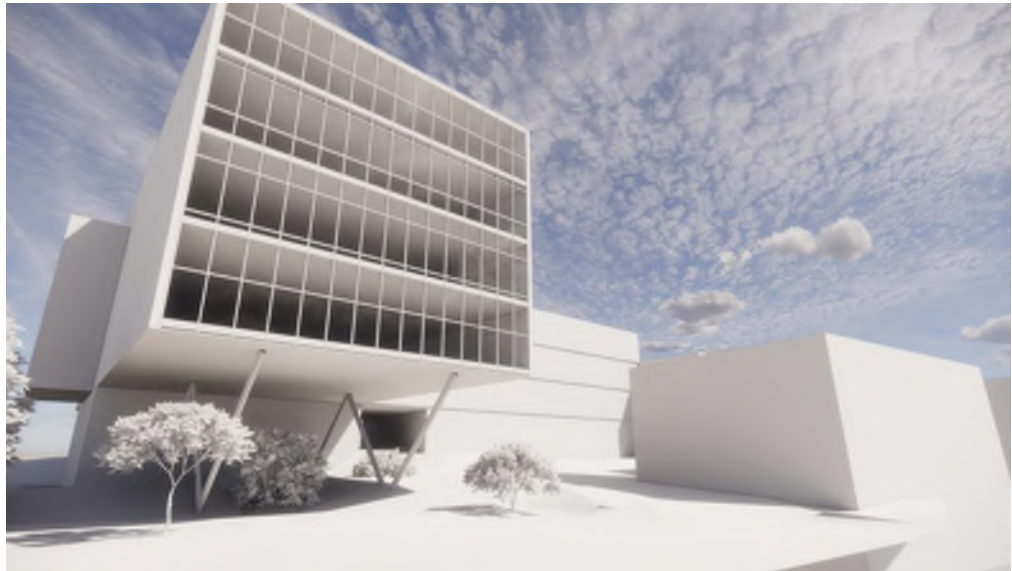
This proposal relies on being able to use Brick Street for vehicular access to the site. The benefit of this arrangement is the clear segregation of site traffic away from students.



By utilising the south eastern boundary for vehicular access and for all the site parking, large swathes of the site are freed-up. These areas have been highlighted for use as amenity areas with soft landscaping and planting. This will help address flood risk mitigation measures but will also create a more attractive setting than the current bleak, grey, hard environment that is dominated by cars.

The existing basement / lower ground HV substation operated and owned by Scottish Power Energy Networks (SPEN) has been retained and incorporated into the proposed design. The High Voltage below ground cable supply has been avoided, however the Low Voltage cable that runs beneath the existing engineering building and supplies Dean Street may need to be diverted to enable demolition of the existing and construction of the new building.

This will require negotiation with SPEN and currently remains a **major cost risk associated with carrying out diversion works.**



This landscaping approach is particularly important along Dean Street where the proposed entrance location almost matches that of the existing engineering building. Approaching this proposed entrance will be far more open and inviting. This is assisted by raising the new building on pilotis in this area that will also form shelter for visitors walking underneath. This also raises the building out of the flood risk zone whilst the proposed landscaping will form natural rainwater retention that will reduce the risk of flooding.

To accommodate the floor space required results in a four-storey building, built up against the proposed multi-storey carpark. This coincides with the Menai Centre carpark on the other side of Dean Street and the student residences building next door, that varies between 4 to 5 storeys.

As can be seen the site is tight and is bordered by neighbours on all sides. There is little room for future expansion except to the areas identified for soft landscaping.

The massing study plans generate the following floor space per level and allow for the double-height teaching spaces required;

Level	GIA
4 th (top floor)	842
3 rd	1,635
2 nd	1,635
1 st	2,301
Ground	1,598
Total	8,011 m² (5m² under target of 8,016m²)

Budget Cost Estimate

A cost estimate has been prepared and is included in the Appendices.

New build Option 2:

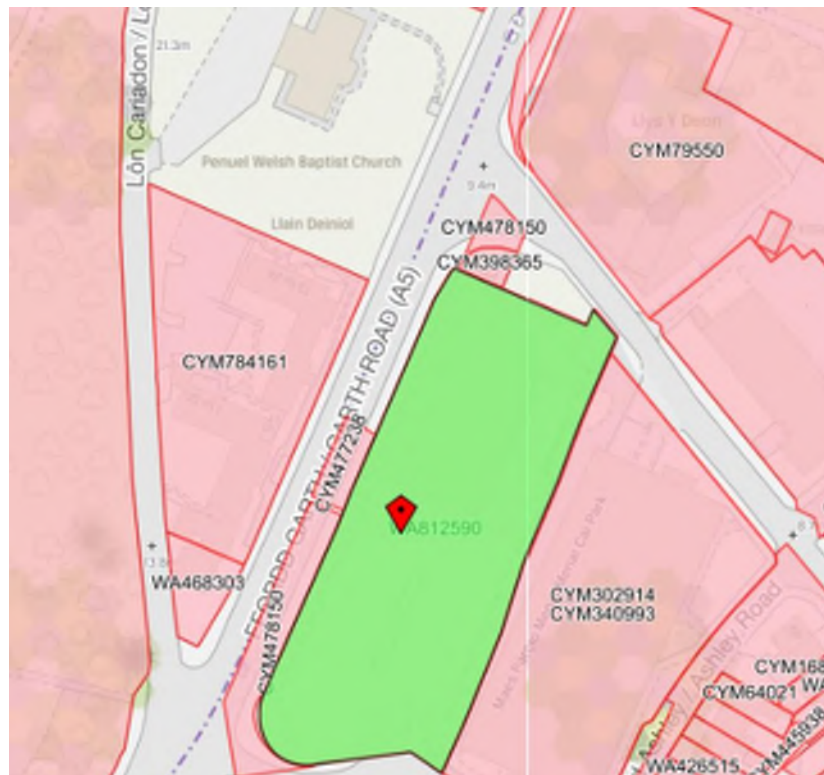
ALDI Supermarket - Demolition & New-Build

Site description

Address: ALDI supermarket, Garth Rd, Bangor LL57 2RW.

Land Registry Title: WA 812590

The site was bought by Aldi Stores Limited on the 16th December 1996, Co. Reg. No 2321869 of Holly Lane, Atherstone, Warwickshire CV9 2SQ. The property is unencumbered (no mortgage).



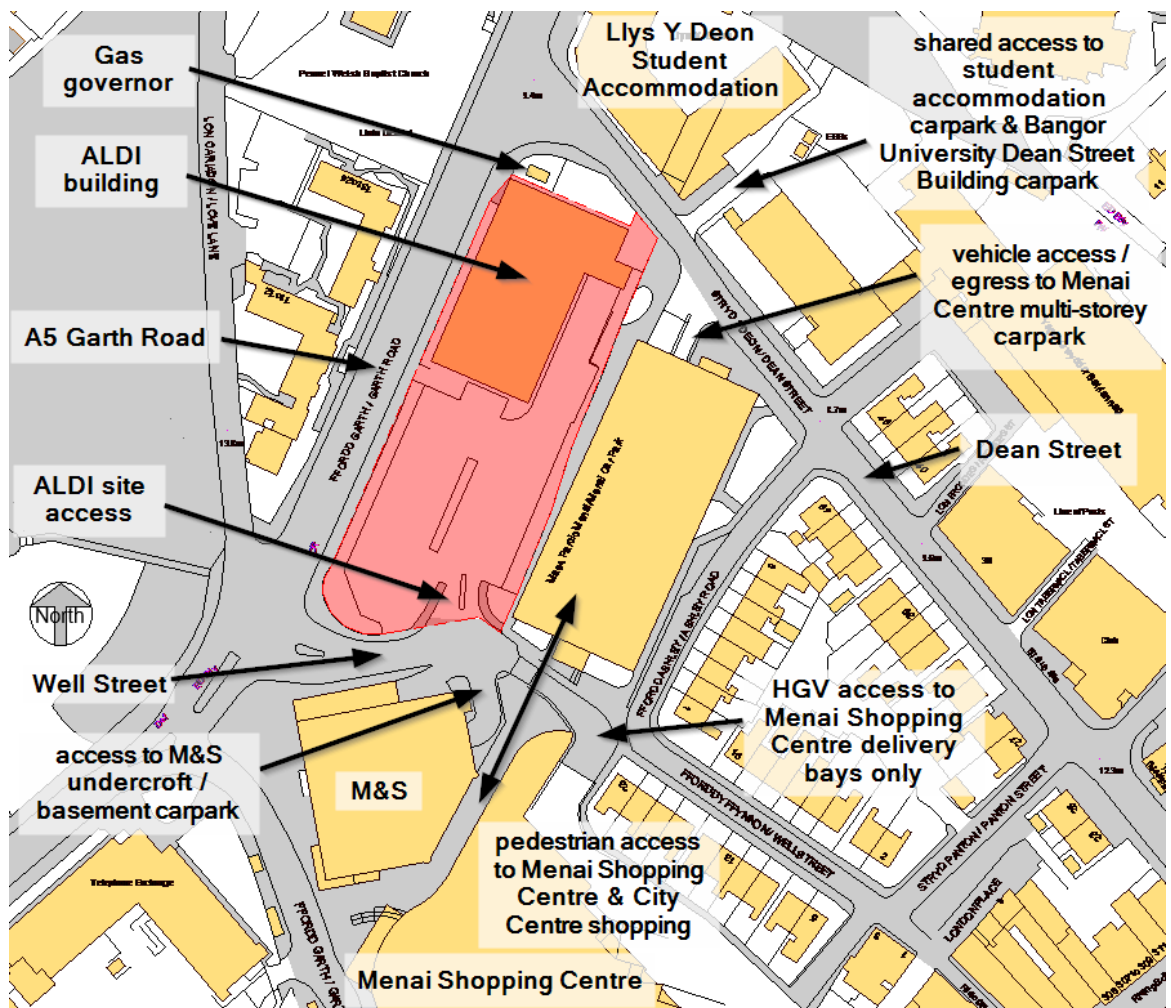
Land Registry map extract with the property highlighted green.

Site area measures circa 4,557m² (1.126 acres / 0.4557 hectares).

The footprint of the existing ALDI building is circa 1,305m² GEA (Gross External Area, measured to external face of walls).

The site is relatively flat with vehicular access from the south via Well Street. This street is a dead-end with shared vehicular access to the Marks & Spencer basement customer carpark and HGV access to the Menai Shopping Centre delivery yard. Pedestrian access between the Menai Centre multi storey carpark and Menai Shopping Centre also crosses this street.

The A5 Garth Road borders the western boundary of the site that is elevated above the existing ALDI carpark. There are a series of external steps down to the building entrance from the public highway, circa 1m drop in level. Metal railings approx. 1.1m high runs the full length of the western boundary and includes a mature hedgerow along the carpark.



Ordnance Survey (OS) site plan with site context features indicated.

Located adjacent the northern site boundary is a Gas Governor Station. This is enclosed in approx. 2.4m high metal security fencing with gated access facing Dean Street.

The wedge of land adjacent is not part of the site and is unregistered. The land is also enclosed in metal security fencing, with no access from Dean Street. The land is overgrown with vegetation

and the only means of access visible is via the ALDI site. A right to access may exist and this should be investigated further.

It may be prudent to purchase this land if possible, to increase the street frontage along Dean Street and generate greater flexibility for site access / egress.

The site boundary projects out towards Dean Street on the northern boundary. The area is also enclosed in metal security fencing and forms an external ventilation plant enclosure visible from the street.

The eastern boundary is not enclosed but merely identified on site via a kerb edge. Public pedestrian access is unrestricted through this part of the site. Public rights of way can come into existence by “deemed dedication” following 20 years’ public use. The site was purchased by ALDI in 1996. Whilst the exact date confirming when the store opened is unknown, aerial site photos from 2006 show the property was operational. Public rights of way may exist and this should be investigated further.



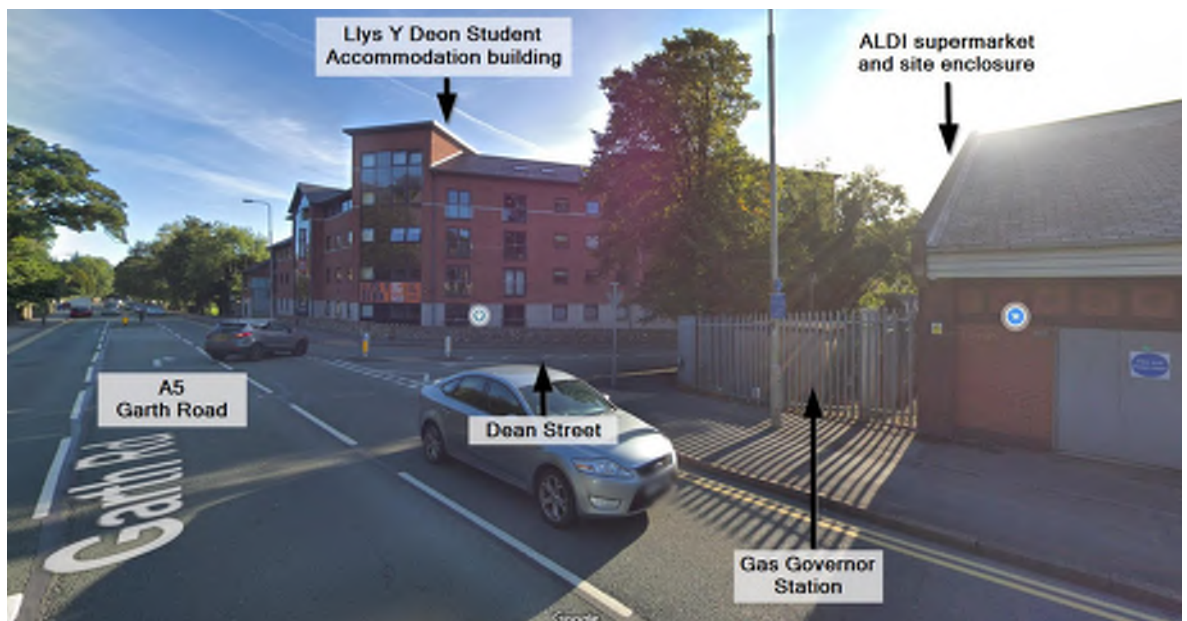
Photo from the end of Deiniol Road looking towards the site entrance off Well Street.

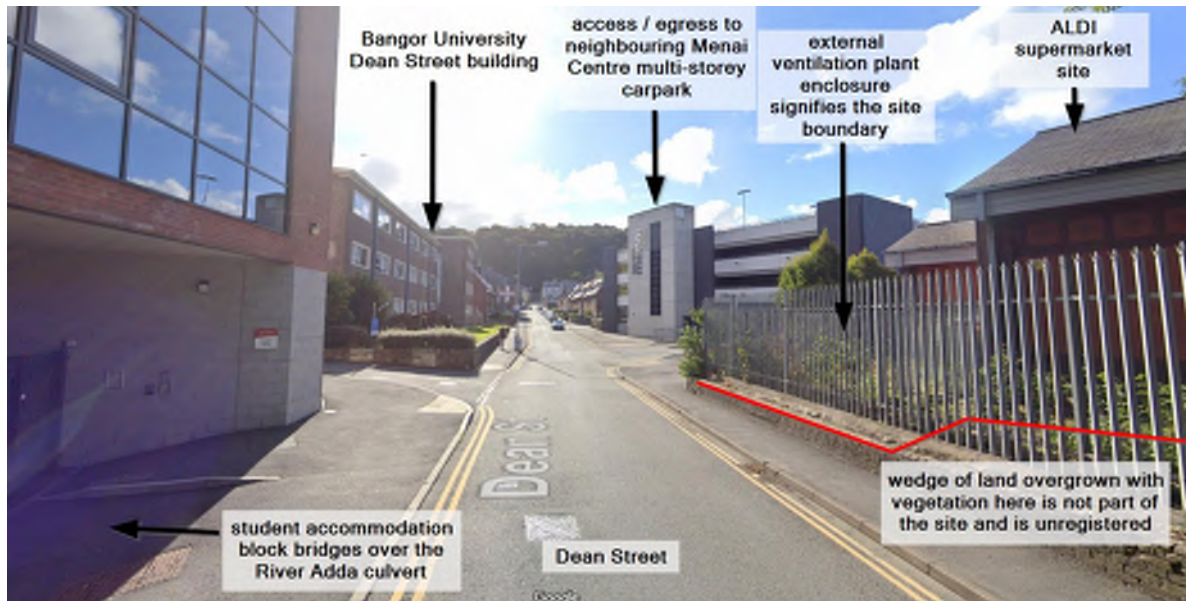


Photo along Garth Road looking down into the site.



Photo from Well Street illustrating the existing vehicular access.





Menai Centre multi storey carpark

The Menai Centre multi storey carpark is located directly adjacent the site on the eastern boundary.

This is a 4-storey carpark built in 2007. Vehicular access and egress to the carpark is via Dean Street to the north. The carpark is rectilinear in form with a central dual-traffic access ramp repeated on each level.

Stair and lift core blocks are situated at either end facing Dean Street and Well Street respectively.

The capacity of the carpark is approximately as follows;

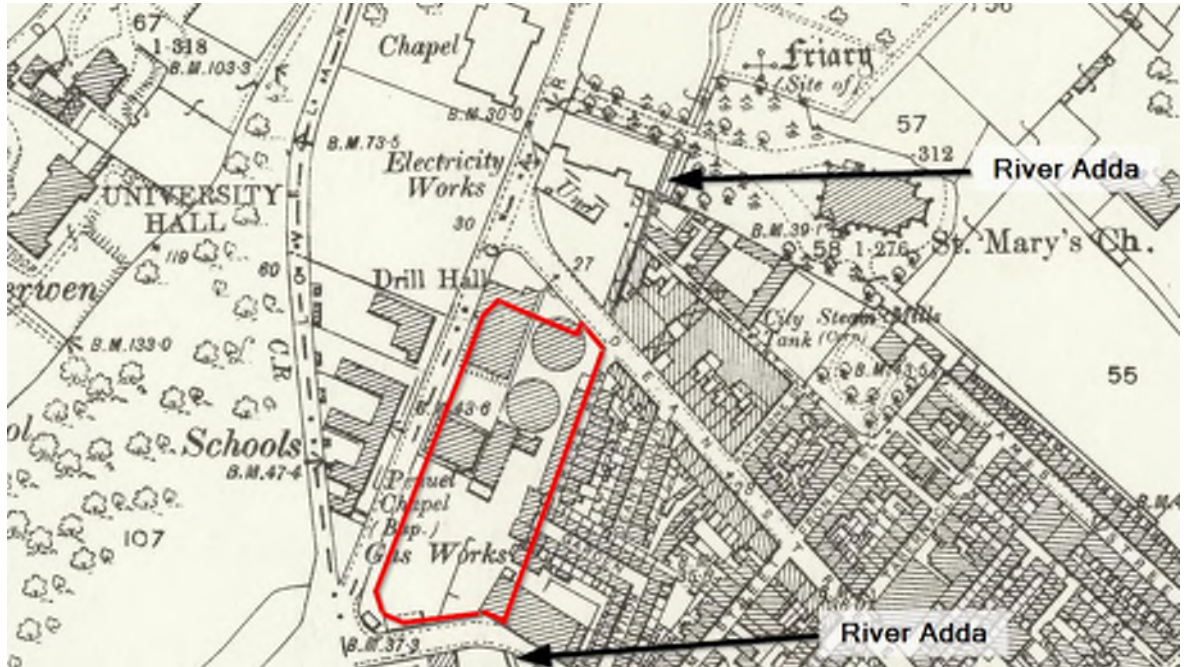
Level	Approximate capacity
3 rd (top floor)	109
2 nd	106
1 st	106
Ground	99
Total	420



Aerial photo showing the parking space layout of the top floor & central ramp configuration.

Site history

An historic map from 1899 confirms that the site was a former gas works.



The alignment of the River Adda and culvert can be seen. The map also highlights a former street that ran along the eastern boundary that was called Brook Row. This reinforces the assumed location of the River Adda culvert that runs through this part of the site.

The junction to Dean Street has since been reconfigured when compared to the current OS map.

An historic map dated 1963 copied below confirms that the site remained a gas works at this time.



Site constraints

River Adda culvert

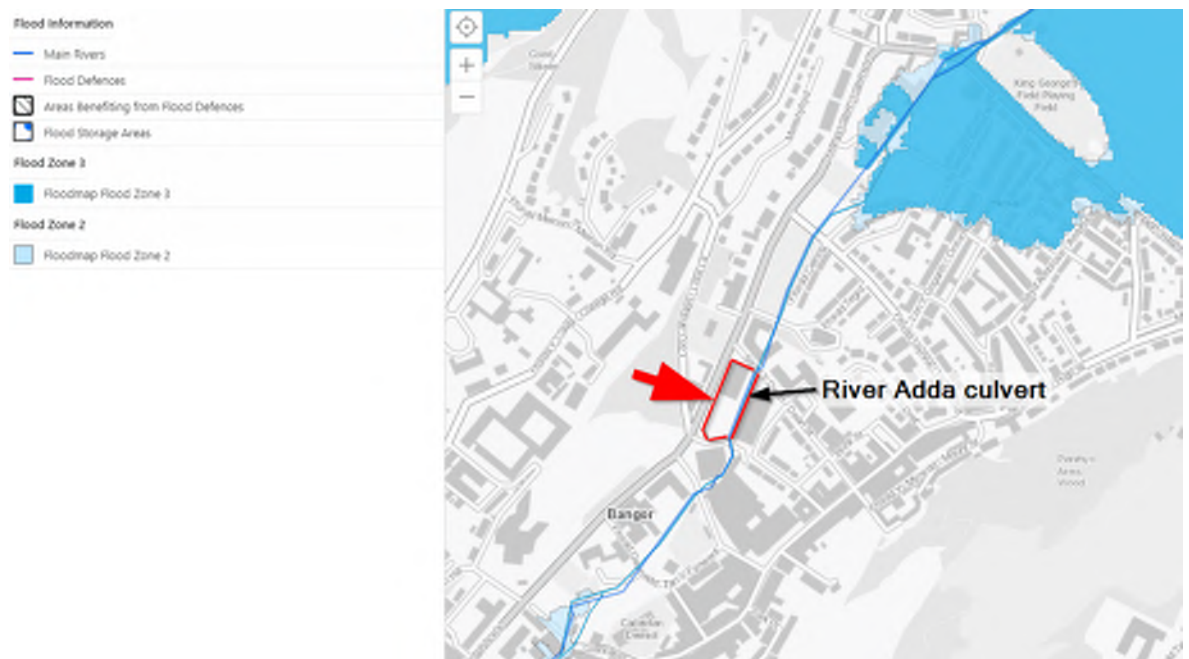
The exact coordinate setting out of the below ground River Adda culvert is unknown. However, the Natural Resources Wales (NRW) flood risk maps show the alignment of the culvert running within the boundary of the ALDI site, parallel along the full length of the eastern boundary.

Building directly over the culvert will not be permitted.

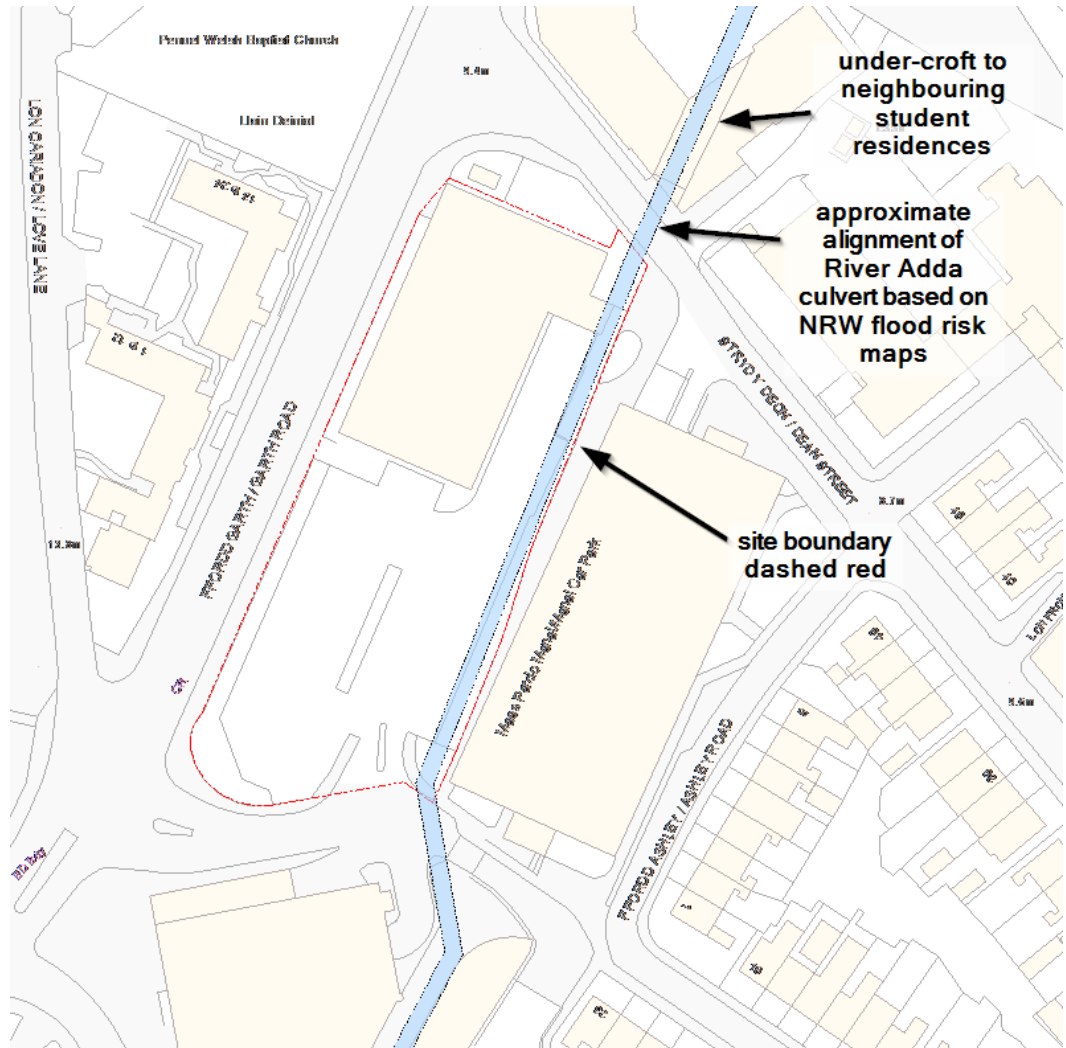
The culvert crosses under Dean Street and you can see where the Llys Y Deon Student Accommodation building bridges over the culvert. This clear span is circa 6.2m.

The width of the culvert is unknown. However, the clear zone and alignment constructed for the student accommodation and the route indicated on the NRW flood risk maps suggests that a 'bridge-over' option would not be possible on the ALDI site. There is insufficient land available clear of the culvert on which to build a supporting structure.

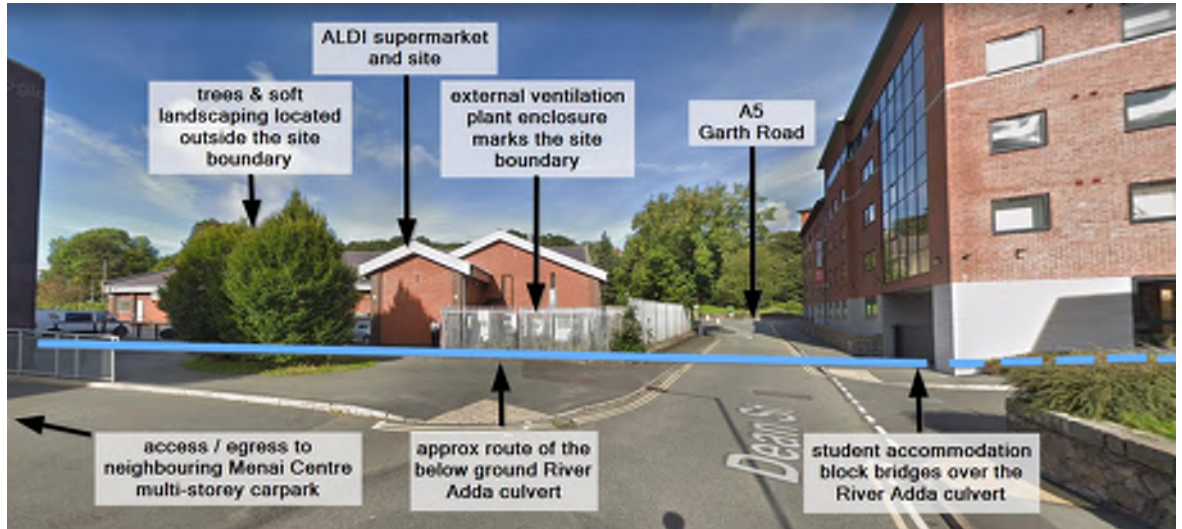
The culvert reduces the developable area of the site.



NRW flood risk map extract with site outlined in red.



Ordnance Survey (OS) site plan with NRW flood risk map culvert alignment overlaid (indicative only).



Site photos illustrating under-croft to neighbouring student residences to likely accommodate the below ground culvert.



Flooding

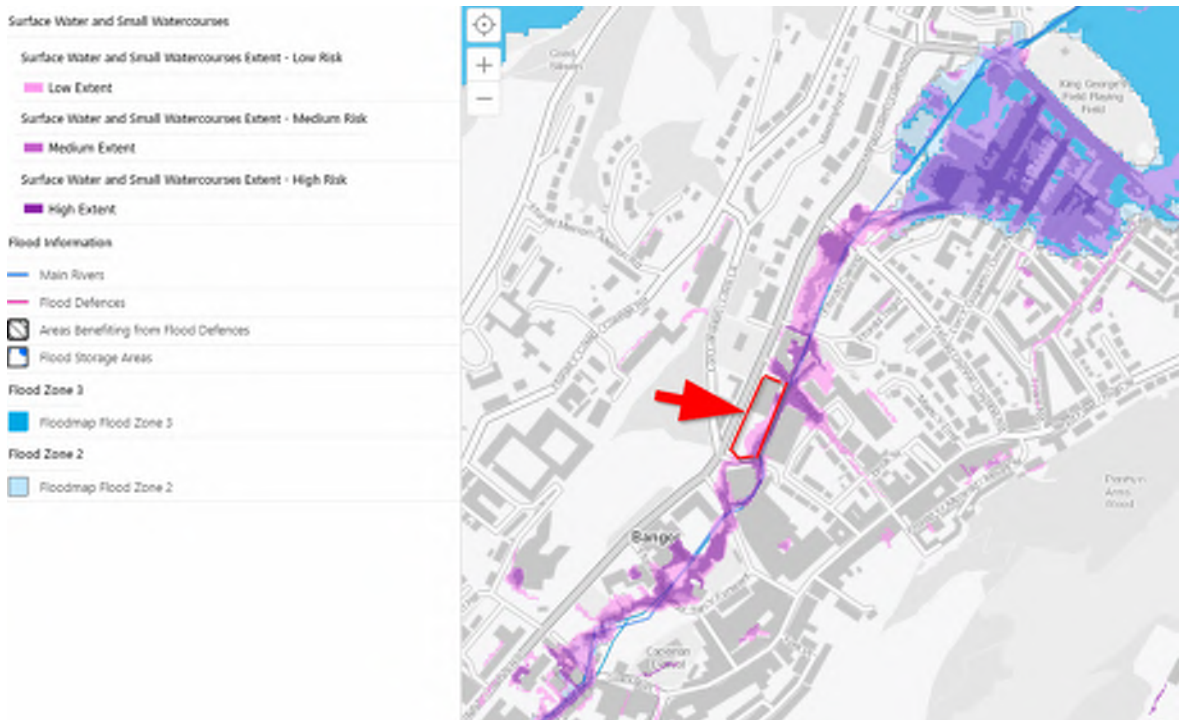
Surface water and small watercourse flooding happens when rainwater does not drain away through the normal drainage systems or soak into the ground but lies on or flows over the ground instead. This type of flooding can be difficult to predict, much more so than river or sea flooding as it is hard to forecast exactly where or how much rain will fall in any storm.

The NRW flood risk maps identify a 'medium' and 'high' risk of surface water flooding within the eastern boundary of the site.

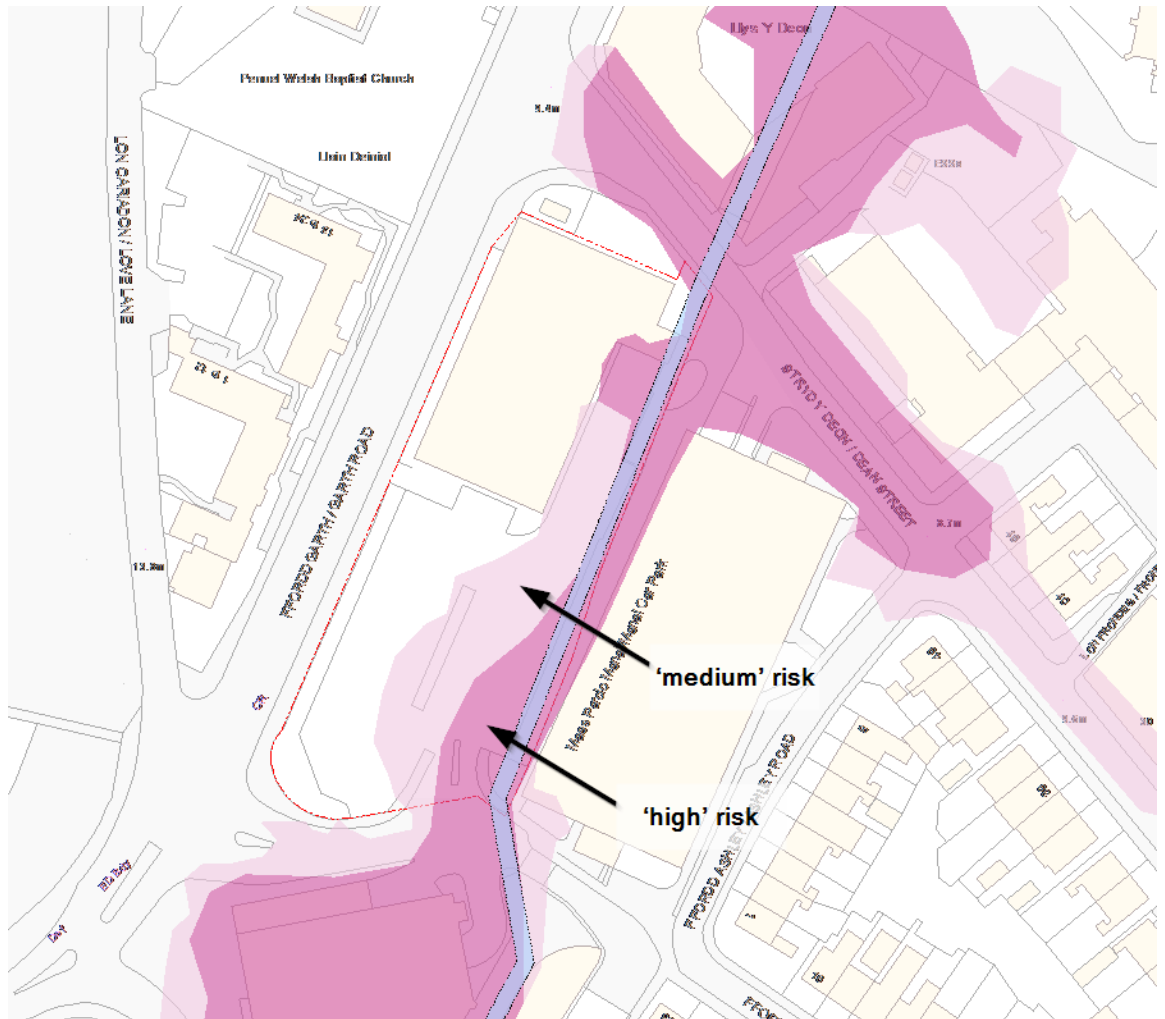
A large portion of Dean Street located just outside the northern site boundary is also at 'high' risk of surface water flooding.

'High' risk means that each year, this area has a chance of flooding of greater than 1 in 30 (3.3%).

Outside the shaded areas on the map, the risk of flooding is 'very low' from surface water and small watercourses. Very low means that each year, this area has a chance of flooding of less than 1 in 1000 (0.1%) for surface water and small watercourses.



NRW flood risk map extract showing extent of surface water flooding (site outlined in red).



Ordnance Survey (OS) site plan with NRW flood risk map surface water flooding zones overlaid (indicative only).

The UK Climate Change Risk Assessment 2017 identified flooding as one of the top three risks posed by climate change. Planning Policy on development in areas at risk of surface water flooding require developers to assess proposals in relation to the impact of new development on surface water run-off. This needs to be incorporated into a flood risk assessment to mitigate any impact and where possible improve the existing state.

Whilst the flood risk areas identified do not preclude development in these areas of the site, measures will need to be taken to limit long-term flood risk damage to property.

Such measures could include the requirement for green roofs as can be seen on the neighbouring Llys Y Deon Student Accommodation building built circa 2015. These are located on the upper roofs and offer no amenity to building users, which suggests they were incorporated as part of the flood risk mitigation measures.

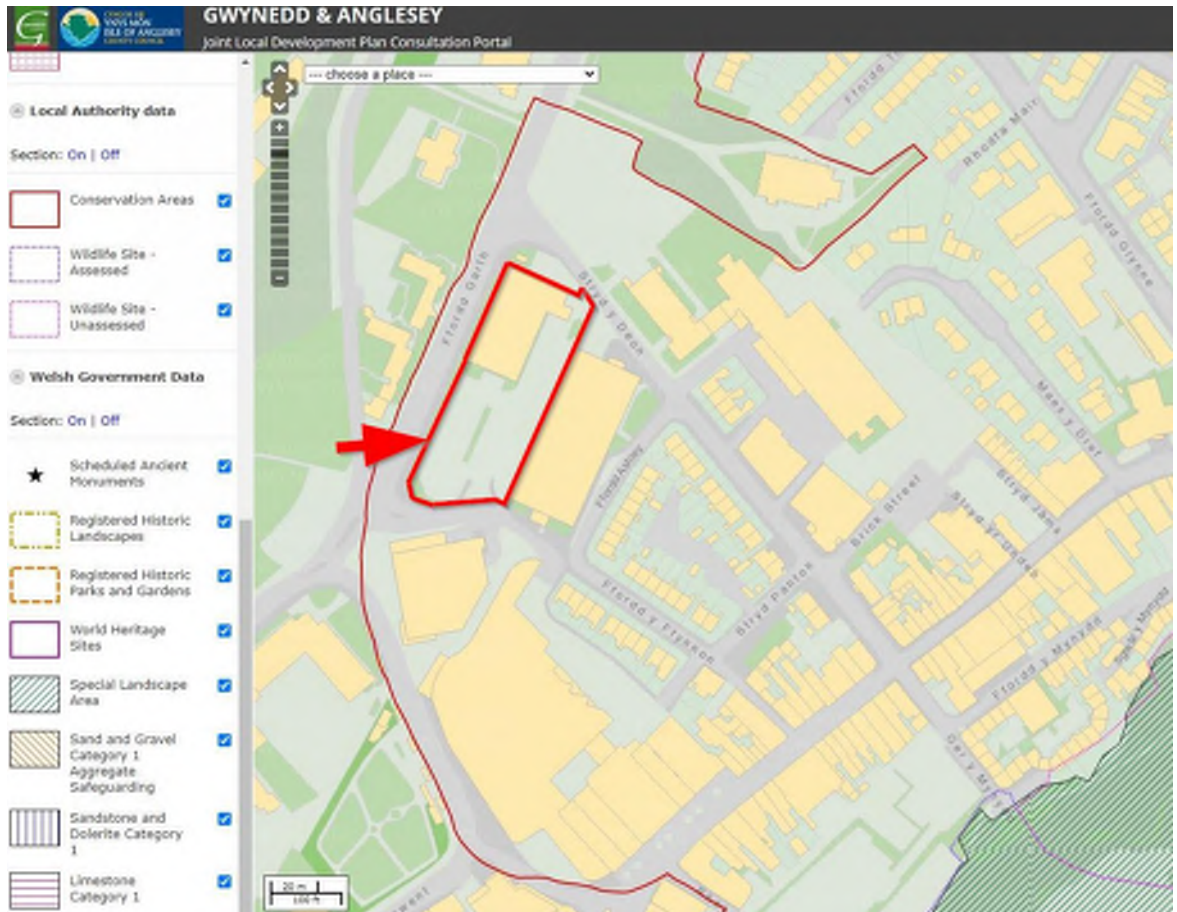
Whilst green roofs alone would not prevent flooding, depending on the specification of the green roof system, such systems can retain around 75% of the runoff in summer. Saturated soil will slowly release water off the roof, but the green roof slows the process down reducing the risk of a flash flood.



Aerial photo illustrating green roofs on the neighbouring student accommodation building.

Conservation Area

The Gwynedd & Anglesey Joint Local Development Plan (LDP) confirms that the ALDI site is located outside the city centre Conservation Area (outlined in thin red lines).



Extract from the Gwynedd & Anglesey Joint LDP illustrating the boundary of the city centre Conservation Area.

Existing Utilities

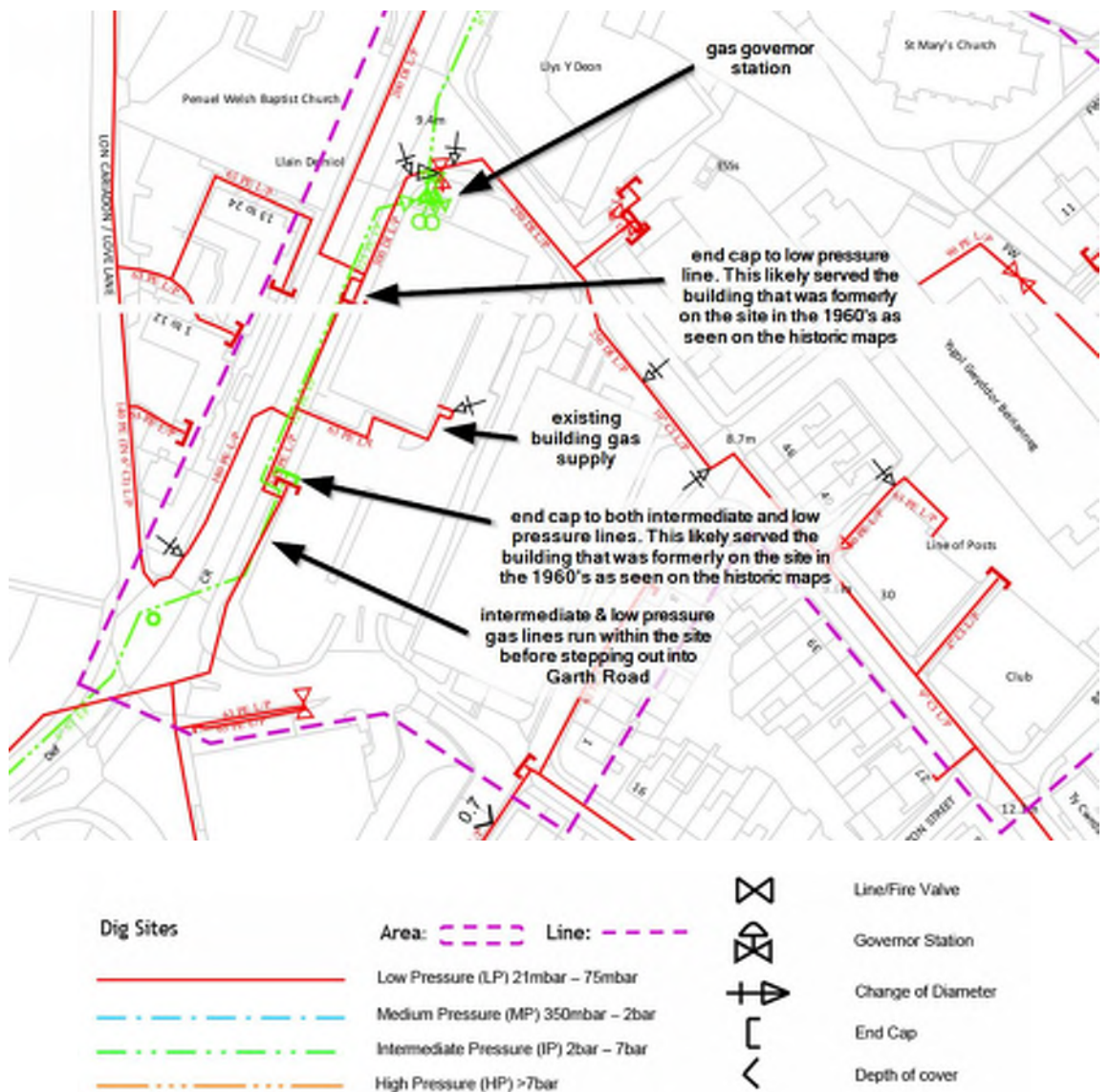
Wales & West Utilities - Gas

Network distribution plans obtained from WWU on 27th August 2020 show that an 'intermediate' pressure gas distribution line serving the locality runs along the western boundary to the neighbouring gas governor station north of the site.

A low-pressure gas line follows a similar route and branches off to serve neighbouring buildings in the vicinity as well as providing the existing gas supply to the ALDI building.

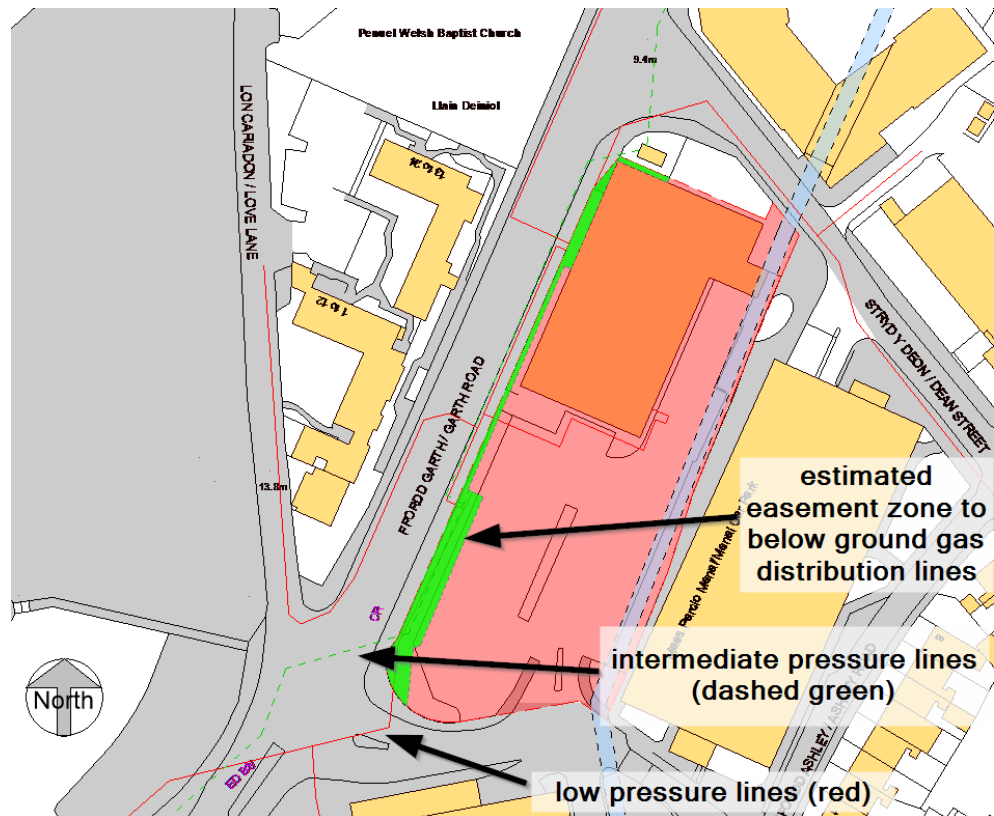
This low-pressure gas line also runs down Dean Street to the north and north east of the site.

Capped services indicated along the western site boundary likely served the building that was formerly on the site in the 1960's, as seen on the historic maps



Both the 'intermediate' and 'low' pressure gas distribution lines serving the locality cross into the site along the south western boundary. These will both reduce the developable area of the site due to associated restrictive easement zones.

Further investigations will be required to establish the exact limit of these easements but 3m from centre line of the pipe is generally the extent. The impact of which is illustrated below.



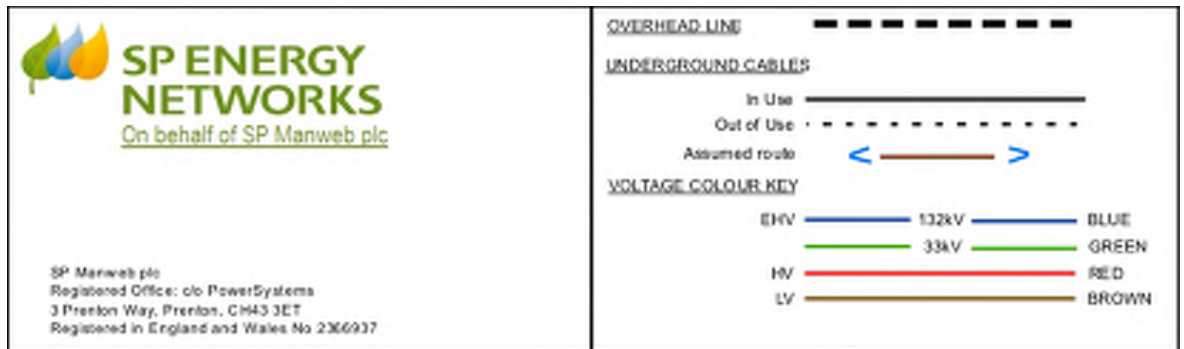
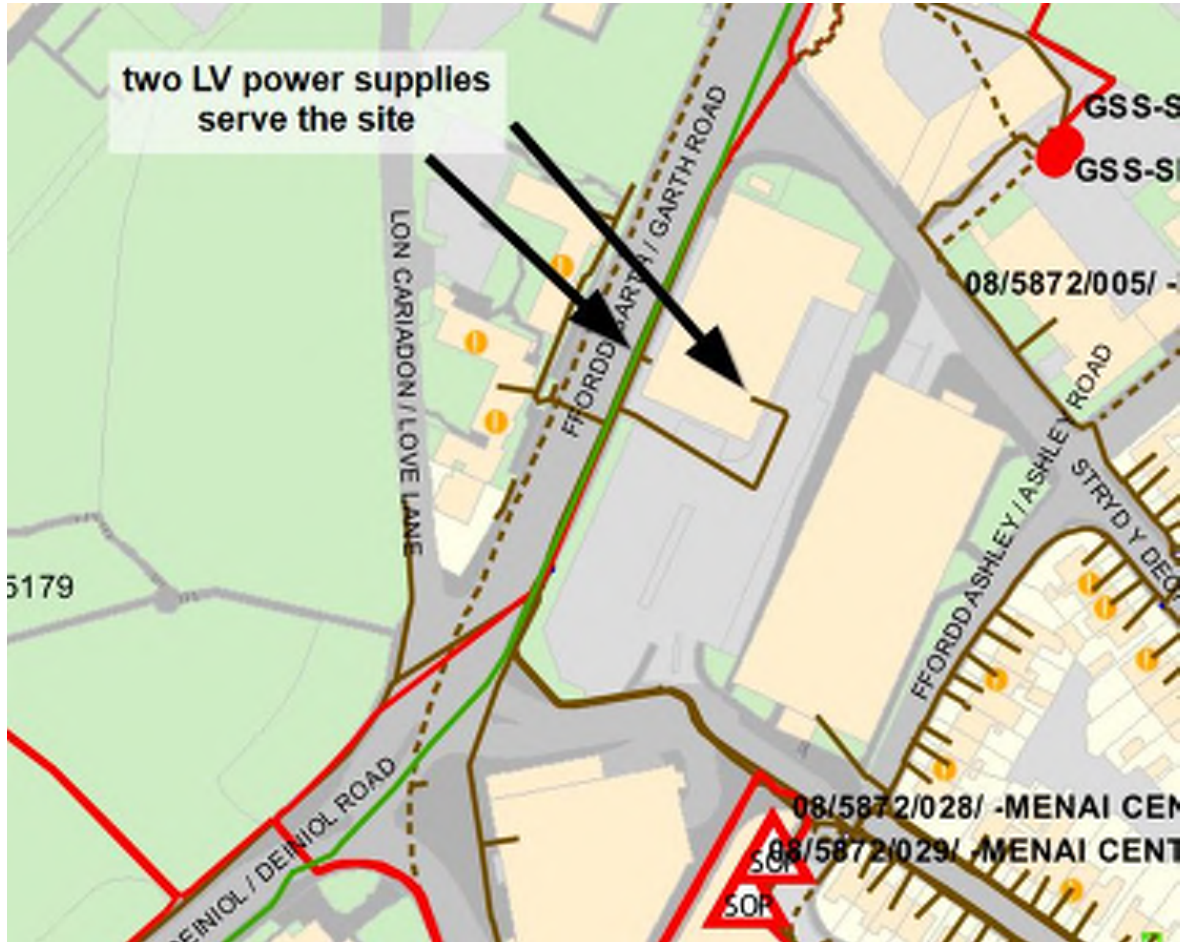
Ordnance Survey (OS) site plan with WWU network distribution plan overlaid showing estimated easement zone along the western edge of the site (indicative only).

Welsh Water

The Network distribution plans were not available at the time of drafting this feasibility report.

Scottish Power Energy Network (SPEN) South – Electrical Distribution

The local network distribution plan was obtained on the 8th of September 2020 and dated 02nd September 2020. Low Voltage distribution cables supply the site from the A5 – Garth Road. as indicated below.

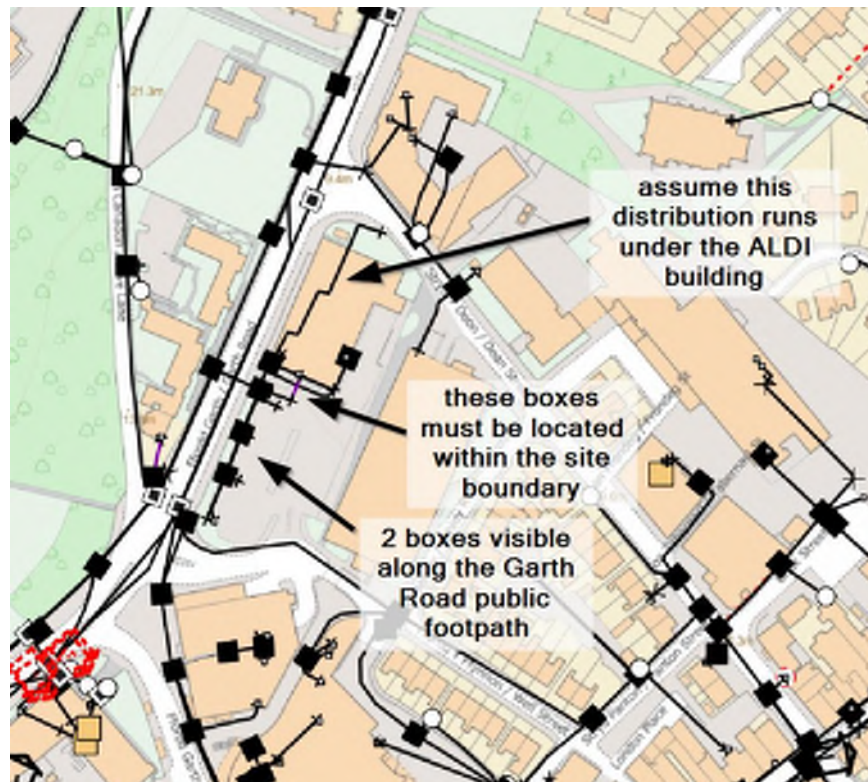


Zayo Group - Telecommunications

The Network distribution plans obtained on 27th August 2020 showed distribution located within the A5 Garth Road highway only; no impact on the site.

BT Openreach - Telecommunications

The Network distribution plans obtained from BT Openreach dated 28th August 2020 show a number of boxes located along the western boundary of the site along the A5 Garth Road. Some of which are not visible along the street and so must be located within the site.



KEY TO BT SYMBOLS		Change Of State	+	Hatchings		
	<i>Planned</i>	<i>Live</i>	Split Coupling	×	Built	
PCP			Duct Tee	▲	Planned	
Pole			Building		Inferred	
Box			Kiosk		Duct	
Manhole			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.			
Cabinet						
	<i>Pending Add</i>	<i>in Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>		
Power Cable						
Power Duct				N/A		

The ALDI site proposal

Includes the demolition of the ALDI supermarket building, and the erection of a new building sized to house the GLLM Coleg Menai facilities currently earmarked for the Parc Menai site, that comprises the Ty Menai, Llwyn Brain and Annexe buildings.

This study has made the following assumptions;

1. We have assumed GLLM will gain the exclusive use of 2 floors of the neighbouring Menai Centre multi-storey carpark for circa 220 cars.
2. We have assumed the 7 main buses for the 16-17's should use the Public Bus Stops situated along Garth Road to the south of the site.
3. We have assumed the site needs to cater for some Disabled Parking and 2-3 Minibus stops for in-course transportation during the day,
4. space somewhere for a single bus pull-in (maybe off Deiniol Road) to accommodate dropping 14-16 year olds from the Schools Partnership directly onto the site / or the edge of the site.
5. The new-build project would need to achieve BREEAM 2018 'Excellent' rating.
6. The project will need to incorporate flood risk mitigation measures comprising SuDS (permeable paving and below ground soakaways / infiltration) and green roofs to say 50% roof coverage.
7. The site was a former gas works and whilst the ALDI building covers half the site there may still remain ground contamination below the carpark / hard standing areas.
8. Estimated easement zones associated with utility networks have been avoided, however no data was available from Welsh Water. Risk allowances have been made.
9. An allowance for Section 278 works has been made to improve the pedestrian crossing leading to the shopping centre to the south. This is where the majority of the college buses will run and so there will be a big increase in pedestrians crossing Well Street. The concern is the HGV delivery access to the rear of the shopping centre puts students in harm's way and so enhancements to the crossing will help mitigate this.

Massing study design summary

To accommodate a coach / bus turning space on site would sterilise a large portion of the southern half of the site. To avoid this a new egress only junction is proposed along Dean Street and the existing Well Street junction reconfigured to suit a one-way system.

A lay-by is provided for the anticipated bus as well as the minibus provision and site deliveries & waste collection. Disabled parking spaces have also been provided.

This one-way system keeps any building development away from the culvert and the flood risk areas of the site. This arrangement results in an elongated building that has been split into 2 blocks linked

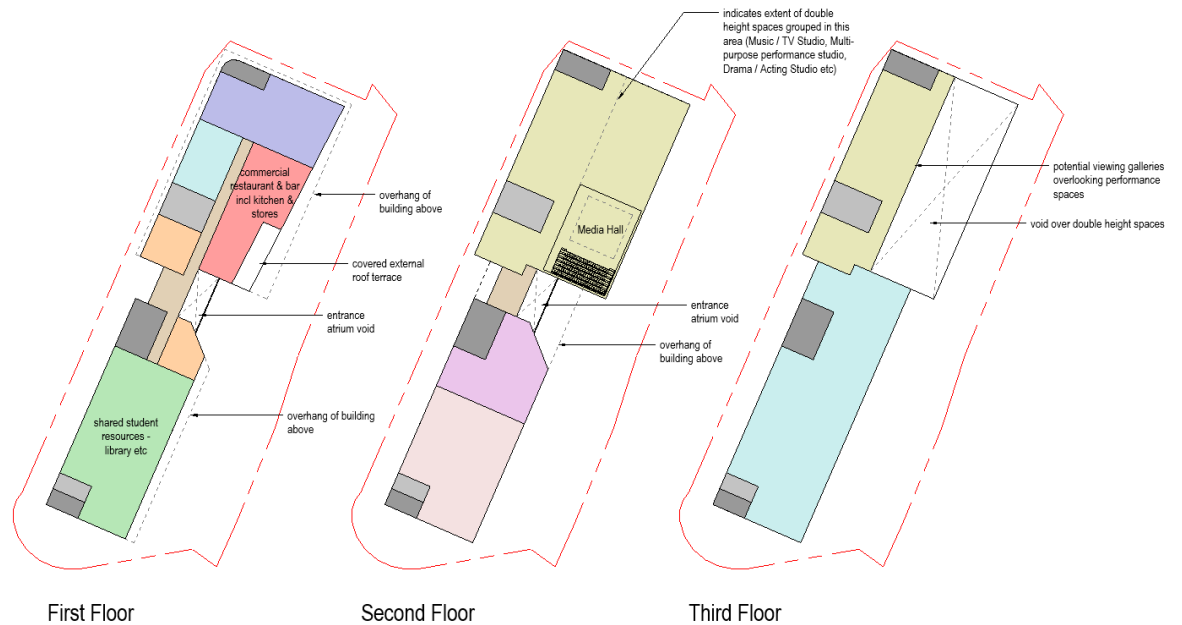
via an atrium that also serves as the building entrance. The position of the atrium coincides with the location of the existing steps that connect to the public highway footpath along the A5 - Garth Road.



To accommodate the floor space required results in a four-storey building. This coincides with the neighbouring Menai Centre carpark and student residences building along Dean Street, that varies between 4 to 5 storeys.

As can be seen the site is tight with little room for future expansion except upwards and to a limited degree to the south. Land along Dean Street on the northern edge of the site could be purchased to enable future expansion but would also be limited in scale.

This scheme wholly relies upon the use of the neighbouring Menai Centre carpark to provide the required circa 220 parking spaces.



The massing study plans generate the following floor space per level and allow for the double-height teaching spaces required;

Level	GIA
3rd (top floor)	1,796
2nd	2,270
1st	1,947
Ground	2,003
Total	8,016 m²

Budget Cost Estimate

A cost estimate has been prepared and is included in the Appendices.

Programme & Costs

Whilst all options considered in this report appear technically feasible there are unique risks and considerable costs associated with each.

The cost estimate report is included in the Appendices.

Cost estimates have been prepared based on the industry standard guidelines RICS 'New rules of measurement - Order of cost estimating and elemental cost planning'. This has enabled a clear cost comparison to be presented.

However, the estimates excludes option specific VAT and land purchase costs.

The costs also exclude college FF&E and ICT. These costs are based on the accommodation and so will likely be consistent regardless of option. The only option where these costs may vary is the Dean Street refurbishment option, due to the **surplus useable floor space** generated as a result of the existing building size.

One other item that impacts the overall project cost, not covered in the cost estimate report, is the **programme prolongation** associated with;

- Abortive design work conducted for Parc Menai to be repeated for another site requiring more time to catch-up with the Parc Menai design option.
- Availability of sites that are currently operational and the time required to finalise land sale and legal ownership (an inherent **risk** colour coded accordingly in the table below).
- An increased construction programme for the other options due to increased scope of works and site specific abnormalities. Below is a forecasted construction programme duration for each of the options based on BCIS industry data. It illustrates that at a minimum the alternative options would add at least 1 additional academic year to the relocation of the campus.

The ultimate impact of prolongation **is additional cost associated with operational and maintenance costs at the existing Ffriddoedd Road campus.**

Project		Design Period (Weeks)	Procurement/mobilisation (Weeks)	Construction (Weeks)	Fit Out (Weeks)	Total Duration (Weeks)	Total Duration (Months)	Earliest Start	Earliest Construction start date	Forecast Completion (without any delay to site availability)
Ty Menai	Refurbishment	18	10	57	12	97	22	15/10/2020	29/04/2021	25/08/2022
Dean Street	Refurbishment	26	16	96	12	150	35	15/10/2020	05/08/2021	31/08/2023
Dean Street	New Build	26	16	99	12	153	35	15/10/2020	05/08/2021	21/09/2023
Aldi Site	New Build	26	16	96	12	150	35	15/10/2020	05/08/2021	31/08/2023

	Building Available
	Building/site availability - partially occupied
	Site availability - currently occupied and trading



Refurbishment, Construction

Ty Menai - Refurbishment

The estimated construction duration from Start on Site to Construction Completion is 57 weeks
(this is an average for the project as described below).

The 90% confidence interval for this estimate is 48 to 69 weeks.

Individual projects will take more or less time than the average: the 90% prediction interval for individual projects is 31 to 101 weeks.

The estimate is based on the following project details:

Contract value: £5,930,243 at 2Q 2021 (344; forecast) prices and Wales (94; sample 411) level

Building function: Universities / colleges

Procurement: Traditional lump sum with quants

Selection of contractor: Single stage tendering

Client organisation: Public



Refurbishment, Construction

Dean Street - Refurbishment

This contract value is close to the limit of the data used to construct the model and estimate should be used with caution.

The estimated construction duration from Start on Site to Construction Completion is 96 weeks
(this is an average for the project as described below).

The 90% confidence interval for this estimate is 77 to 118 weeks.

Individual projects will take more or less time than the average: the 90% prediction interval for individual projects is 58 to 157 weeks.

The estimate is based on the following project details:

Contract value: £23,728,840 at 3Q 2021 (348; forecast) prices and Wales (94; sample 411) level

Building function: Universities / colleges

Procurement: Traditional lump sum with quants

Selection of contractor: Single stage tendering

Client organisation: Public



New Build, Construction

Dean Street - New Build

The estimated construction duration from Start on Site to Construction Completion is 99 weeks (this is an average for the project as described below).

The 90% confidence interval for this estimate is 88 to 112 weeks.

Individual projects will take more or less time than the average: the 90% prediction interval for individual projects is 68 to 146 weeks.

The estimate is based on the following project details:

Contract value: £24,648,416 at 3Q 2021 (348; forecast) prices and Wales (94; sample 411) level

Building function: Universities / colleges

Procurement: Traditional lump sum with quants

Selection of contractor: Single stage tendering

Client organisation: Public



New Build, Construction

Aldi Site - New Build

The estimated construction duration from Start on Site to Construction Completion is 96 weeks (this is an average for the project as described below).

The 90% confidence interval for this estimate is 85 to 108 weeks.

Individual projects will take more or less time than the average: the 90% prediction interval for individual projects is 65 to 142 weeks.

The estimate is based on the following project details:

Contract value: £21,626,100 at 3Q 2021 (348; forecast) prices and Wales (94; sample 411) level

Building function: Universities / colleges

Procurement: Traditional lump sum with quants

Selection of contractor: Single stage tendering

Client organisation: Public

Conclusion

The summary findings of this study have been included in the Executive Summary at the start of this report.

Appendix E: Economic Benefit Assessment on Bangor City Centre: Dean St Options



GL Hearn

Part of Capita Real Estate

Economic Benefits Assessment on Bangor City Centre: Dean St options

September 2020

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Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by the Originators and approved by a Business or Associate Director.

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Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1 INTRODUCTION

- 1.1 This Economic Impact Assessment is provided by GL Hearn with Icen Projects on behalf of Grwp Llandrillo-Menai – FE College.
- 1.2 The purpose of the report is to set out the economic benefits of development across different scenarios relating to the development of the Dean St site and the College's relocation options more widely. Specifically it considers spending impacts in Bangor City Centre around the High Street.
- 1.3 References include various ONS data as well as spending surveys undertaken nationally by VISA and Nationwide. GL Hearn / Icen Projects also provide a series of assumptions based on professional experience. The ONS Living and Food Costs survey provides data on annual household spend by region / type.
- 1.4 It is assumed that spend captured refers to the Bangor City Centre running the length of the High St north east from the station including Aldi / M&S and Deiniol Shopping Centre as potential spend beneficiaries.

Report Structure

- 1.1. The remainder of this report covers:
 - A context to the Proposed scenarios and a light-touch review of Bangor City Centre
 - Commentary on the economic benefits expected from each scenarios
 - Recommendation for the optimal scenarios at both sites in order to maximise City Centre spend
 - Assumptions and limitations

Summary of Findings

- 1.7. Key findings include:
 - The scenario anticipated to deliver the greatest level of additional spend to the High St area is a new health centre at Dean St along side residential development at Dean St and the relocation of the College to an alternate site with residential development at the existing College site. Additional spending is estimated to be £1.4m per annum.
 - The second highest scenario for considering economic benefits is to provide residential units at both sites, with an estimated per annum spend of £1.1m in additional high street spending benefits.
 - The College itself is considered have a relative weak High St spend compared to alternatives.
- 1.8. Overall the scenarios have the potential to make an important and meaningful contribution to the vibrancy of Bangor City Centre supporting local shops and services, and employment.

2 DEFINING THE STUDY AREA

2.1 This report, commissioned by Grwp Llandrillo-Menai – FE College, considers the spending impacts on Bangor City Centre of a number of relocation options related to the existing College site and an alternative Dean St site. The site locations and indicative City Centre area are set out below.

Figure 1: Location Plan



2.2 Gwynedd and Anglesey Retail Study undertaken in February 2013 includes an analysis of Bangor High Street. Bangor is defined as the area's only sub-regional centre, and is also the longest retail high street in Wales at nearly 1.3km in length. The study concluded that with the addition of the ASDA supermarket, there would be no additional need for convenience retail floorspace during the course of the plan period.

2.3 The Dean Street site is currently within 200 metres of the High Street and a part of the City Centre area, within walking distance of the High St and its retail offer including nearby supermarkets such as M&S, ASDA, and Deiniol Shopping Centre.

2.4 The current GLLM Campus is outside of the main City Centre beyond the railway station.

2.5 The spatial position of the two sites has guided spend assumptions on account in the differences of their proximity to the High Street.

3 SCENARIOS

3.1 Below are all scenarios listed, along with their spending assumptions (rounded) and gross estimated per annum spend.

Scenario A (Dean Street Baseline)

3.2 Staff work in an under-utilised building.

Assumptions – Staff

- 70 administrative staff
- Assumed £411 per office worker per annum
- 80% eat lunch on the high street daily
- Assumed £11 spending per day including lunch and sundries
- 205 days total in the office (after accounting for working days an annual leave)

Annual Spend

- £150,319 gross spend per annum

Scenario B (All Staff Occupy Dean Street)

3.3 More administrative staff work in a better utilised building.

Assumptions – Staff

- 300 staff
- Assumed £411 per office worker per annum
- 80% eat lunch on the high street daily
- Assumed £11 spending per day including lunch and sundries
- 205 days total in the office (after accounting for working days an annual leave)

Annual Spend

- £644,224 gross spend per annum

Scenario C (GLLM have FE Campus at Dean Street)

3.4 GLLM occupy Dean Street at a further education campus.

Assumptions – Staff

- 36 staff
- Assumed £411 per office/staff worker per annum
- 15% eat lunch on the high street daily
- Assumed £11 spending per day including lunch and sundries
- 205 days total lecturing or in the office (after accounting for working days an annual leave)

Assumptions – Students

- 448 students
- 20% eat lunch on the high street daily
- Assumed £2.50 spending per day
- 175 days total in College (students are present for only 35 weeks X 5 days = 175 days in a College Academic Year)

Annual Spend

- £65,724 gross spend per annum on the high street

Scenario D (Full Housing at Dean Street)

3.5 Residential Development at Dean Street Location.

Assumptions – Residential

- 120 Flats
- 15% of flats (18 in total) are assumed to be social rent in line with LPA targets
- Spend assumptions are linked to 45% of convenience and 35% comparison retail spending is retained on the high st / City Centre. It is also assumed that 50% of all Leisure Spending are retained on the high st / City Centre. Spending is linked to the ONS / Living Costs and Food Survey 2018 by region and tenure type.

Annual Spend

- £542,643 gross spend per annum on the high street

Scenario E (Health Care Centre and Housing at Dean Street Site)

3.6 Health Centre on majority of the Dean Street site with some residential development.

Assumptions – Health Centre Staff

- 300 staff including health board administrative staff and medical staff (comprising 3 GP surgeries, 2 opticians, 2 dentists, 1 pharmacy and a community health facility)
- Assumed £411 per office/staff worker per annum
- 50% eat lunch on the high street daily (a higher percentage in account of more part time workers)
- Assumed £11 spending per day including lunch and sundries
- 220 days total at work (after accounting for annual leave)

Assumptions – Health Centre Patients

- 700 daily visitors
- Assumed 20% spend on the high street (140) and each spend
- Assumed £11 spending per visit including lunch and sundries
- 250 days total when the centre is open

Assumptions – Residential

- 40 Flats
- 15% of flats (6 in total) are assumed to be social rent in line with LPA targets
- Spend assumptions are linked to 45% of convenience and 35% comparison retail spending is retained on the Bangor high st / City Centre. It is also assumed that 50% of all Leisure Spending are retained on the high street. Spending is linked to the ONS / Living Costs and Food Survey 2018 by region and tenure type.

Annual Spend

- £1,024,197 gross spend per annum on the high street

Scenario F (Baseline GLLM Scenario)

- 3.7 This is the baseline scenario for GLLM at their current campus, which assumes some spend on the high street, although at lower rates on account of its distance from the high street in comparison to the Dean Street site.

Assumptions – Staff

- 36 staff
- Assumed £221 per office/staff worker per annum (50% reduction in Sundries)
- 5% eat lunch on the high street daily
- Assumed £11 spending per day including lunch and sundries
- 205 days total lecturing or in the office (after accounting for working days an annual leave)

Assumptions – Students

- 448 students in attendance on average during the week from Monday to Friday
- 5% eat lunch on the high street daily
- Assumed £2.5 spending per day
- 175 days total in College (after accounting for days leave and variation in eating)

Annual Spend

- £21,688 gross spend per annum on the high street

Scenario G (Housing at GLLM Site)

- 3.8 GLLM Campus moves relocates outside of Bangor.

Assumptions – Residential

- 150 Houses and 50 senior Flats
- 50 of flats for older persons accommodations (with assumed similar spending to social)
- Spend assumptions are linked to 25% of convenience and 25% comparison retail spending is retained on the Bangor High Street / City Centre. It is also assumed that 45% of all Leisure

Spending are retained on the high st / City Centre. Spending is linked to the ONS / Living Costs and Food Survey 2018 by region and tenure type

Annual Spend

£715,022 gross spend per annum on the high street

Scenario H (Housing at Both Sites)

3.9 Housing at both sites.

Assumptions

- Gross Benefits from Scenarios G and D are combined

Annual Spend

- £1,257,665 gross spend per annum on the high street

4 SUMMARY AND CONCLUSIONS

4.1 The various scenarios listed above were presented in terms of gross benefits. As there are two sites (the existing GLLM campus and the Dean Street Site), the various scenarios have varying degrees of “deadweight”. Deadweight is defined as what would have occurred otherwise. In this case, Scenarios A and F are the basecase or deadweight scenarios by which the other scenarios would have to subtract their own benefits. This calculation allows for an understanding of net benefits to arrive at what is truly additional in terms of spending on the High Street / City Centre.

Scenario Comparisons

Table 1: **Net Benefit Calculations and Summary, Dean Street Scenarios**

Scenario	Dean Street Use	GLLM Use	Gross Benefits	Addition-ality	Net Benefits
A	Dean Street B.U. Baseline	N/A	£150,319	N/A	£150,319
B	B.U. Fully Occupied	Moved	£644,224	B-A	£493,905
C	Replaced by GLLM Campus	N/A	£65,724	C-F-A	-£106,262
D	Replaced by Housing	N/A	£542,643	D-A	£392,324
E	Replaced by Health Centre + 40 flats	N/A	£1,024,197	E-A	£873,878

Source; GL Hearn Analysis of Site Assumptions and Surveys, ONS

Table 2: **Net Benefit Calculations and Summary, GLLM Scenarios**

Scenario	Ffriddoedd / Friars Use	GLLM Use	Gross Benefits	Addition-ality	Net Benefits
F	GLLM B.U. Baseline	Baseline	£21,668	N/A	£21,668
G	Replaced by Housing	N/A	£715,022	G-F does not need to also deduct Dean St	£693,354

Source; GL Hearn Analysis of Site Assumptions and Surveys, ONS

Table 3: **Net Benefit Calculations and Summary, Both Dean Street & GLLM Scenario**

Scenario	Ffriddoedd / Friars & Dean Street Use	GLLM Use	Gross Benefits	Addition-ality	Net Benefits
H	Replaced by Housing	Replaced by Housing	£1,257,665	D-A + G-F This is BOTH so does need to include D & G less A & F...	£1,085,678

Source; GL Hearn Analysis of Site Assumptions and Surveys, ONS

4.2 In scenario C, the gross spend generated by the GLLM campus is not high enough to counteract the loss of spending from office staff (scenario A). Office worker spend is inherently higher than student / teacher spend, most notably because of a subsidised canteen.

4.3 The scenario with the highest benefits in isolation is H, which assumes that the two sites would be converted entirely to housing. This is intuitive in that those living at the site would have a greater quantum of spending as compared to staff or students due to household spending on comparison and convenience goods.

Optimal Uses for Bangor High Street

- 4.4 Below are the optimal uses for both sites in terms of generating the highest per annum spend on the high street. The first optimal use is the combination of scenarios E and G, which would involve building a health centre and flats at the Dean Street site, along with redeveloping the GLLM campus as housing. **After accounting for loss of spend from the baseline scenarios, the total additional spend to the City Centre is estimated to be £1.6m per annum.**

Table 4: **Optimal Use #1**

Scenario		GLLM Use	Gross Benefits	Addition-ality	Net Benefits
E	Dean St replaced by Health Centre + 40 flats	N/A	£1,024,197	E-A	£873,878
G	GLLM Campus replaced by Housing	N/A	£715,022	G-F-A	£693,354
	Total Additional Benefits				£1,567,232

Source; GL Hearn Analysis of Site Assumptions and Surveys, ONS

- 4.5 The second optimal use would be scenario H, which as described above would generate the highest benefits in isolation. This is because maximising households on site would increase spend considerably as compared to office workers. **This optimal use would generate an estimated per annum spend of £1.1m per annum on the High Street / City Centre.**

Table 5: **Optimal Use #2**

Scenario	Dean Street Use	GLLM Use	Gross Benefits	Addition-ality	Net Benefits
H	Dean St replaced by Housing	Replaced by Housing	£1,257,665	I-F-A	£1,085,678

Source; GL Hearn Analysis of Site Assumptions and Surveys, ONS

5 SCENARIO MODELLING ASSUMPTIONS AND LIMITATIONS

5.1 Key factors in assessing spend in the model are reported below.

Staff Spend – Daily Spends

5.2 A survey undertaken by VISA¹ in 2014 identified that the average worker / commuter on average, spend to £10.59 a day on coffees, breakfast, lunch and snacks. The survey of more than 2,100 British commuters found they typically spend £3.69 buying lunch, £2.09 on hot drinks and £7.09 if they pop to the supermarket during a break to stock up on food and drink for the evening. As workers did not necessarily make all these purchases every day, the £10.59 cost is a combined average of what people said they spent in each category during a typical working day.

5.3 For the purposes of this study it is assumed that the rate applies to workers who do not have access to an on site cafeteria.

5.4 It is assumed that 80% of Dean St staff typically spend lunch etc out and 20% bring lunch. At the College location it is assumed that 15% visit the High St and 85% use the cafeteria or bring lunches.

Staff Spend – Office Related

5.5 In 2017 Nationwide² commissioned a study to determine how much office workers typically spend on their colleagues and other office related costs *excluding lunches* but including putting in to colleagues birthdays, nights out with colleagues, Christmas parties, other celebrations and more. This amounts to more than £1,000 on average.

5.6 A proportion of this will be spent in nearby shops or could be made up of online gifts. The assumptions regarding the percentage of each spend type captured in the City Centre have been considered in the table below depending on whether the location is Dean St or the College campus reflecting their proximity to the City Centre's retail offer. It is assumed that those at the College location would be more likely to shop online or out of town compared to those in the City Centre location

5.7 As the Nationwide study was UK wide an adjustment has been made for local salaries. The ONS reports typical office based workers as earning £35,360 whereas information provided by the College estimates local salaries at £30,000. A reduction of 15% has been applied to all spend as a result.

¹ VISA.COM study publication recently withdrawn but referenced at <https://www.dailymail.co.uk/news/article-2665342/2-500-year-work-snacks-Average-commuter-spends-10-day-lunch-takeaway-coffees-food.html> and <https://www.thisismoney.co.uk/money/bills/article-2665715/Coffee-snacks-cost-workers-2-500-year-say-dont-factor-spending-daily-budgets.html>

² Reported at <https://www.newshopper.co.uk/news/15011033.nationwide-current-accounts-research-calculates-office-workers-spend-1000-a-year-on-teas-and-coffees-socialising-whip-rounds-for-colleagues-and-other-expenses/>

5.8 The coffee / tea category has been discounted in full to avoid double counting with the VISA survey on staff lunches and snacks.

Table 6: **Office Related Spend of Workers**

Item average amount spent per year	GB Typical Spend Per Annum (Nationwide Study)	Retention % in City Centre (Dean St)	Retention in City Centre (Dean Site)	Retention % in City Centre (College Site)	Retention in City Centre (College Site)
Clothes and bags	£119.16	25	£29.79	20	£23.83
Drinks / nights out (e.g. after work) with colleagues	£102.24	75	£76.68	50	£51.12
Christmas parties / lunch / dinner	£96.48	75	£72.36	50	£48.24
Birthdays (cards / presents)	£66.60	75	£49.95	25	£16.65
Coffee / tea	£66.36	0	£0.00	0	£0.00
Sweets / treats	£64.32	75	£48.24	25	£16.08
Technology (e.g. tablet, phone, mouse, calculator)	£58.32	25	£14.58	25	£14.58
Colleague leaving present / card	£50.28	50	£25.14	25	£12.57
Comfort items (e.g. tissues, tablets, anti-bac)	£49.68	75	£37.26	25	£12.42
Weddings	£47.04	25	£11.76	20	£9.41
Charity Sponsorship requests	£44.64	-	-	-	-
Births	£43.92	25	£10.98	20	£8.78
Secret Santa	£41.88	25	£10.47	20	£8.38
Stationery	£41.04	75	£30.78	25	£10.26

Other equipment (e.g. pens, highlighters)	£38.04	75	£28.53	25	£9.51
Retirements	£39.24	50	£19.62	25	£9.81
Bereavements	£33.96	50	£16.98	25	£8.49
Total annual	£1,003.20		£483.12		£260.13
Total annual locally adjusted salary			£410.65		£221.11

Source: Nationwide Current Account 2017

Student Spend

- 5.9 GLLM College student spending was estimated to be £2.50, which is informed by the GLLM canteen data and discussions with the College. The apportionment of students spending differs between scenarios, with the base assumption that 5% of students at their current campus (south of Bangor station) are eating on the high street. An uplift to the percent of students eating on the High Street is applied under the scenario in which GLLM relocates to Dean Street at 20% (a 15% uplift in total).

Health Visitor Spend

- 5.10 Health Centre visitor spend under the scenario that develops a large health centre at the Dean Street location assumes an average of 700 people would visit the centre during opened days (50 weeks a year 5 day), and their high street spending is assumed to be the same as office workers at £10.59 per trip but only 20% of visitors would actually undertake spending during their visit. It is assumed that 50% of the 300 estimated staff do the same after accounting for an average of 30 days annual leave.

Resident Spend

- 5.11 We have modelled the anticipated spend profile of incoming households using the ONS Living Costs and Food Survey 2018. This provides a detailed breakdown of household expenditure and includes adjustments for regional variation and housing tenure. A summary of the Wales spend profile is provided below, unadjusted for tenure.

Table 7: **Household weekly spend, South East and UK**

Commodity or Service	Spend per Week (£)
----------------------	--------------------

	Wales	UK
Food and non-alcoholic drinks	54	59
Alcoholic drinks, tobacco and narcotics	12	12
Clothing and footwear	22	24
Housing(net), fuel and power	56	74
Household goods and services	36	39
Health	5	7
Transport	70	78
Communication	16	17
Recreation and culture	63	72
Education	2	7
Restaurants and hotels	39	48
Miscellaneous goods and services	37	42
All Expenditure Groups	410	478

Source: ONS / Living Costs and Food Survey 2018 (figures are rounded)

- 5.12 We have adjusted the above data for tenure based on the Living Costs and Food Survey 2018 factors assuming various percentages of affordable housing (where applicable, 15% of dwellings are assumed to be socially rented). Older person housing in the development is assumed to be “intermediate” to approximate the spending patterns of those households.
- 5.13 The expenditure groups set out in the Living Costs and Food Survey have been categorised into convenience, comparison, leisure and ‘other’. Convenience, comparison and leisure spending is considered to have the potential to take place in local shops and services, whereas those under ‘other’ such as education, transport, communication and education are not normally captured locally. Apportionment has been undertaken through detailed analysis by GL Hearn of the components of the Living Costs and Food Survey item categorisation.
- 5.14 Analysing local spending patterns is necessary in order to apportion any leakage of spending benefits. Leakage³, defined as the extent to which effects ‘leak out’ of a target area into others would in this case be where new residents would choose to spend their money outside of the local geography. For instance, residents may travel outside of the area for work and choose to shop in an area more convenient to their place of employment.
- 5.15 The specific leakage assumptions for Dean Street site (where homes would be provided at that site) for the immediate town centre are that 45% of convenience spending and 35% of

³ The Green Book (2018), HM Treasury, page 77

comparison spending will be retained in the town centre, along with 50% for leisure spending. In scenarios where housing is being provided at the existing College campus, a downward adjustment was made to account for distance from the town centre and thus greater leakage reflecting more spending in out of town locations. In these scenarios, it is assumed that 25% of convenience spending and 25% of comparison spending will be retained in the town centre, along with 45% of leisure spending.

Limitations

- 5.16 This report focuses on estimating spending that might occur at Bangor City Centre through existing and future development at the existing College and Dean St locations. The College has provided the scenarios to be modelled and inputs in some of the model factors. The assessment does not consider impacts associated with construction, GVA or benefits over time net or gross. It does not account for future inflation / deflation. The data is not based on local surveys but does reflect national or regional data. It does not reflect any changes that may come about in relation to Covid19 but assumes a 'business as usual' status.

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