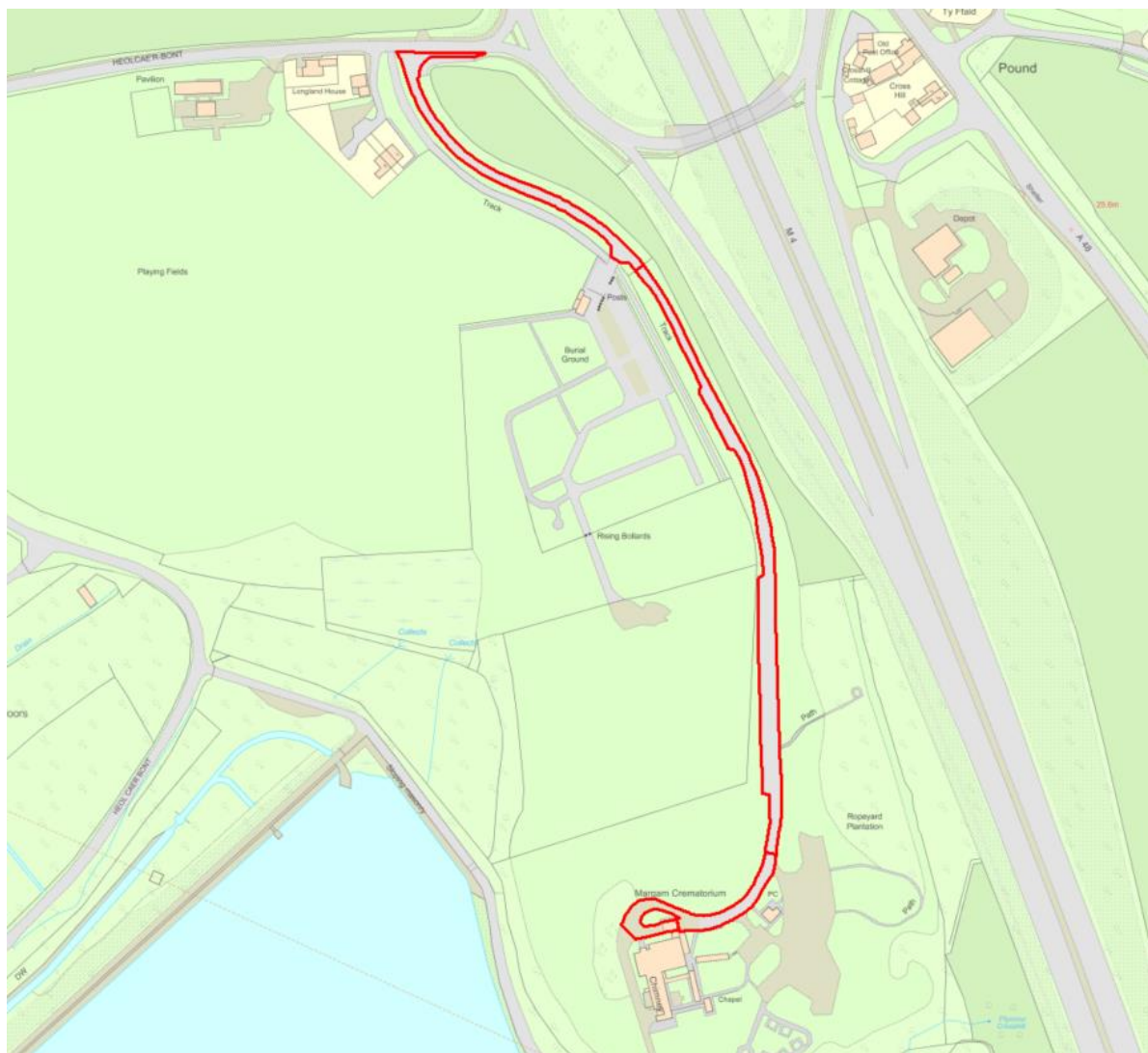


Asset Condition Report – Access Road into Margam Crematorium

- Client: Neighbourhood Services
- Brief: To undertake a survey to determine the total area and surface condition for the private access road into Margam Crematorium; for the purpose of providing options and estimated costs for surface treatment and/or preventative maintenance.
- Location: Private access road into Margam Crematorium, from the junction at Heol Cae'r-Bont (just off the Margam Interchange Roundabout) to the turning circle at the entrance of the Crematorium building.
- Asset Type: Bituminous asphaltic surface, made up with various unspecified aggregate/materials/binders, with unknown road construction.
- Dimensions: Total length – approximately 750 metres, Total area – 5,383 m² (inclusive of car parking layby areas)



Surface Condition

The surface condition varies throughout. The condition from the junction to the entrance of the crematorium has numerous defects, where there is now a potential structural failure (image 1 & 2). There are also defects in the wheel track (image 3) and areas where preventative treatment has been previously used (image 4).

The condition from the Crematorium Entrance to the Turning Circle has defects beginning to show in the wheel track, if this is left untreated, there is a risk for structural failure and the formation of potholes with occur – see images 5 & 7.

*All images are available to view in Appendix A.

Surface Treatment - Options

The condition varies along the road so, for clarity, we have separated the extent into 3 sections, with estimated cost provided for your consideration.

We have also included the adjusted cost if the work was to be carried out during an out of hours period (evenings/overnight/weekends). This may be preferred to avoid any disruption to normal services provided during daytime working hours.

Please note images 6 & 8 in Appendix A show an example of Preventative Treatment using Overbanding – images taken on Margam Interchange Roundabout.

SECTION 1

Area: Heol Cae'r-Bont Junction (Off Margam Interchange roundabout) to Crematorium Entrance – *Extent is shown in Appendix A.*

Based on the condition of this section of road (see images 1 to 4 in Appendix A), the following surface treatment option is recommended, including estimated costs for daytime working and evenings/overnight/weekends (out-of-hours) working:

Table 1 - Resurfacing

Treatment	Expected Lifespan (Years)	Area (m ²)	Total Cost (Day time)	Cost Per m ²	Out of Hours Cost
Resurfacing	15 – 25	1,382	£26,949	£19.5	£31,154

SECTION 2

Area: Crematorium Entrance to Crematorium Car Park.

The survey identified deterioration in the wheel track which, as a minimum, will need preventative treatment before the condition worsens and potholes begin to form – see image 5 in Appendix A.

Based on the condition of this section of road, the following surface treatment options can be considered, including estimated costs for daytime working and evenings/overnight/weekends (out-of-hours) working:

Table 2a – Preventative Treatment (Overbanding)

Treatment	Expected Lifespan (Years)	Area (m ²)	Cost Per m ²	Total Cost (Day time)	Out of Hours Cost
Overbanding (2 no. of 1m x 375m Strips)	3 – 5	750	£25	£18,750	£21,675

Table 2b – Resurfacing

Treatment	Expected Lifespan (Years)	Area (m ²)	Total Cost (Day time)	Cost Per m ²	Out of Hours Cost
Resurfacing	15 – 25	2,949	£57,506	£19.5	£66,477

SECTION 3

Area: Crematorium Car Park to Crematorium Turning Circle

As in section 2, the survey also identified deterioration in the wheel track in Section 3 which again, as a minimum, will need preventative treatment before the condition worsens and potholes begin to form – see image 7 in Appendix A.

Based on the condition of this section of road, the following surface treatment options can be considered, including estimated costs for daytime working and evenings/overnight/weekends (out-of-hours) working:

Table 3a - Preventative Treatment (Overbanding)

Treatment	Expected Lifespan (Years)	Area (m ²)	Cost Per m ²	Total Cost (Day time)	Out of Hours Cost
Overbanding (2 no. of 1m x 155m Strips)	3 – 5	310	£25	£7,750	£8,959

Table 3b – Resurfacing

Treatment	Expected Lifespan (Years)	Area (m ²)	Total Cost (Day time)	Cost Per m ²	Out of Hours Cost
Resurfacing	15 – 25	1,052	£20,514	£19.5	£23,715

Summary

To summarise the findings, there are two distinct options available for the surface treatment of Margam Crematorium. **Please note that all costs are approximate and based on estimated current unit rates.**

Option 1 - Resurfacing and Preventative Treatment

- Resurface Section 1.
- Overband with 2 x 1m strips for Section 2 & Section 3.

Treatment	Expected Lifespan (Years)	Area (m ²)	Total Cost (Day time)	Cost Per m ²	Out of Hours Cost
Resurfacing	15 – 25	1,382	£26,949	£19.5	£31,354
Overbanding (2 no. of 1 x 530m Strips)	3 – 5	1060	£26,500	£25	£30,634
T.M. & Road Marking Cost (indicative)	n/a	n/a	£5,000	n/a	£5,579
Total			£58,499		£67,567

Option 2 - Resurface Full Extent (Section 1, 2 and 3)

The total costings include Traffic Management and Road Marking Costs.

Treatment	Expected Lifespan (Years)	Area (m²)	Total Cost (Day time)	Cost Per m²	Out of Hours Cost
Full Resurface	15 – 25	5,383	£104,969	£19.5	£121,344
T.M. & Road Marking Cost (indicative)	n/a	n/a	£5,000	n/a	£5,579
Total			£109,969		£126,923

Appendix A - MARGAM CREMATORIUM IMAGES

Section 1 (Length - approximately 200 metres, Area – 1,382 m²)

SECTION 1: EXTENT – This is the area that Section 1 covers.
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IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



Section 2 (Length - approximately 375 metres, Area – 2,949 m²)

Section 2: Extent - This is the area that Section 2 covers.

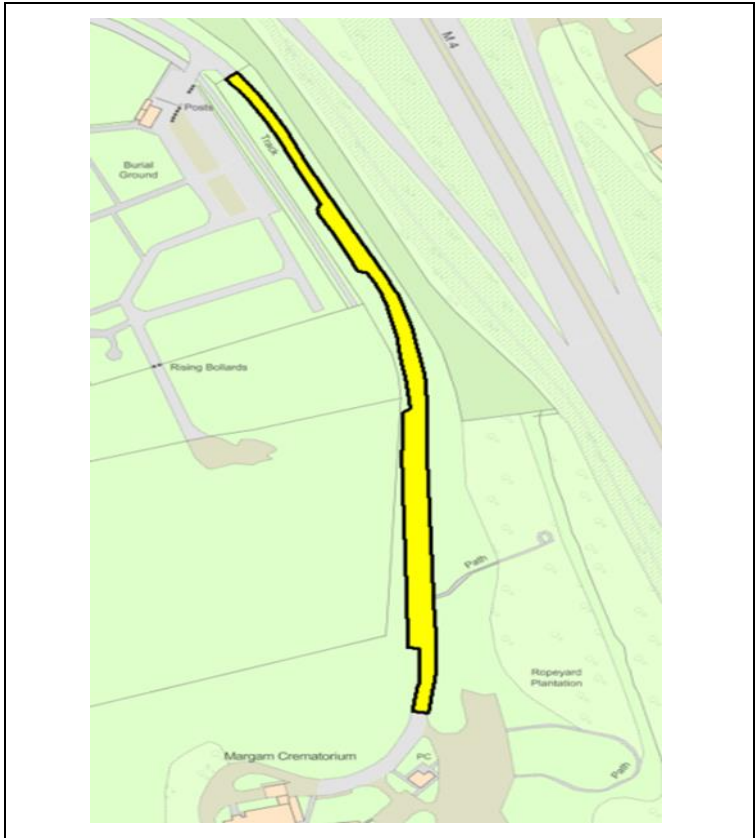


IMAGE 5 – Deterioration in Wheel Track



IMAGE 6 – Overbanding Example, Margam Interchange Roundabout.



Section 3 (Length - approximately 155 metres, Area – 1052 m²)

Section 3: Extent - This is the area that Section 3 covers.

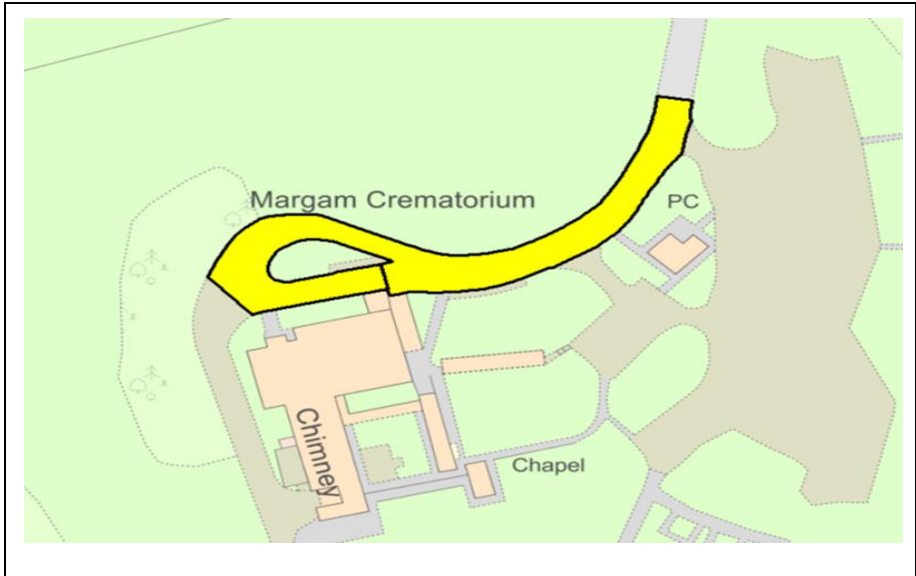


IMAGE 7 – Deterioration in Wheel Track.



IMAGE 8 – Overbanding Example, Margam Interchange Roundabout.

