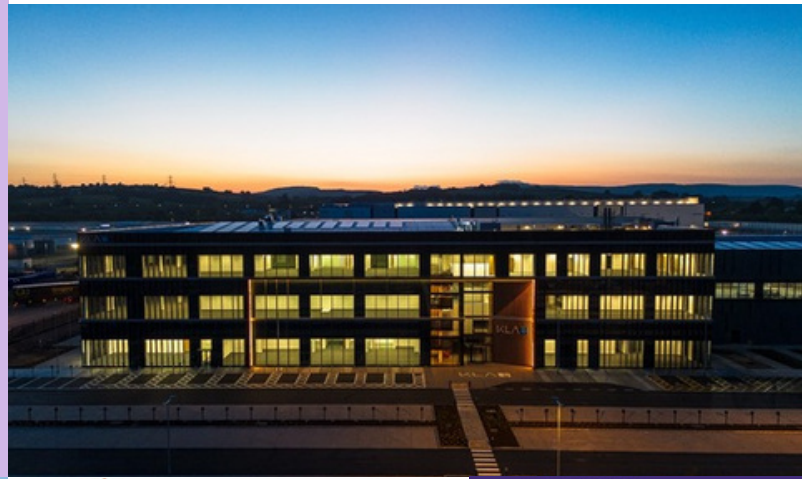


# CEW AWARDS 2025 WINNER – BUILDING PROJECT OF THE YEAR – SPONSORED BY CLAW

**Location:** Imperial Park, Celtic Way, Newport,  
South Wales NP10 8BE

**Completion:** May 2024



## OVERVIEW

KLA U.K.'s new Semiconductor Manufacturing and R&D Centre in Newport is a landmark project for Wales, representing over £100 million of private sector investment and delivering a state-of-the-art 19,509m<sup>2</sup> facility. The project, led by Trebor Developments and constructed by Andrew Scott Ltd, provides high-tech manufacturing and research space, supporting up to 750 employees and underpinning KLA's growth in advanced wafer processing and semiconductor technologies.

## PROJECT TEAM

- Client/Developer: Trebor Developments
- LLP End User: KLA U.K.
- Main Contractor: Andrew Scott Ltd
- Architect: Corstorphine & Wright
- Project Managers: Wakemans Ltd
- Civil & Structural Engineers: Couch Consulting Engineers
- MEP Technical Advisors: Hoare Lea
- MEP Designer & Contractor: CMB
- BREEAM Advisor: GreenBuild Consult



## KEY ACHIEVEMENTS:

### SUSTAINABILITY:

Designed and built to achieve a BREEAM 'Excellent' rating, the centre incorporates PV panels, greywater harvesting, SUDS drainage, and 47 EV charging points. Over 96% of construction waste was diverted from landfill, and the building achieved an EPC-A rating.

### COLLABORATION & PROCUREMENT:

A two-stage procurement process fostered early supply chain involvement, with selection based on experience, collaboration, and H&S records—not just price. Local supply chain partners were prioritised, maximising economic benefit and minimising carbon footprint.

### DIGITAL INNOVATION:

The project embedded a robust digital strategy, using Autodesk BIM-360 for model federation and clash detection, snagR for real-time site reporting, and drones for progress monitoring. This digital-first approach improved efficiency, reduced rework, and ensured a 'Golden Thread' of safety-critical information.

### WELLBEING & CULTURE:

Staff wellbeing was prioritised with modern workspaces, a gym, flexible breakout areas, and a staff restaurant. The project fostered a positive, inclusive culture through leadership, open communication, and recognition schemes, with a strong focus on health, safety, and mental wellbeing.

### SOCIAL VALUE:

The project delivered significant community benefits, including local employment, apprenticeships, upskilling programmes, and outreach to schools. Sustainable procurement and community engagement were embedded from the outset, aligned with the Wellbeing of Future Generations (Wales) Act.



Corstorphine & Wright





## PROJECT DELIVERY:

- Programme: Delivered in 74 weeks, the project overcame 82 client variations with only a seven-week extension, maintaining all critical milestones. Productivity: Daily
- coordination meetings, digital tools (Asta Power Project, BIM, snagR), and drone inspections ensured programme adherence, quality, and safety. No RIDDOR-reportable accidents occurred. Client
- Satisfaction: Regular meetings, transparent reporting, and a detailed Project Control Plan ensured alignment with client expectations. Client satisfaction was measured through surveys, feedback, and repeat business, with the project exceeding expectations.

## BUILDING SAFETY AND THE GOLDEN THREAD

Although not legally required, the team voluntarily adopted Building Safety Act principles, creating a comprehensive digital record of safety-critical information. A 'Soft Landings' process ensured a smooth handover and upskilling of KLA's facilities team, supporting long-term operational excellence.

## SME EXCELLENCE:

Coatings & Blasting Services Ltd (CABS), a Swansea-based SME, was nominated for their exemplary work in intumescent painting, ensuring fire safety compliance, reliability, and flexibility, and supporting local employment.



## FIND OUT MORE:



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