



ARC Oxford, Plot 4200
Outline Construction Management Plan

On behalf of
Advanced Research Clusters GP Limited



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1 Introduction

1.1 Overview

- 1.1.1 Stantec has been commissioned by ARC to prepare this Outline Construction Management Plan for the development of Plot 4200 at ARC Oxford.
- 1.1.2 This Outline Construction Management Plan accompanies the planning application to provide Oxfordshire County Council and Oxford City Council with the details of the expected construction and demolition traffic that is to occur during the construction period on Plot 4200. It provides a framework for the Contractor to follow so construction traffic is managed to and from the site during the construction period. The aim is to minimise the number of Heavy Goods Vehicles (HGVs) travelling to and from the site to ensure the safety of all road users.
- 1.1.3 This Outline Construction Management Plan provides the framework that will be adopted, updated and completed by the appointed contractor in the receipt of planning permission for the proposed development. It is expected this document will be updated during the construction process when necessary.

1.2 The Site

- 1.2.1 Formerly known as Oxford Business Park, ARC Oxford is a well-established employment site comprising 88 acres in the Cowley area of Oxford. It is home to a range of businesses, including several focused on science and innovation, set within a landscaped 'Campus' environment. In addition to employment space, other uses at ARC Oxford include Oxford Factory (café/restaurant), Oxford Works, a Premier Inn hotel and restaurant, a David Lloyd Racket & Health Centre and a Bright Horizons Day nursery.
- 1.2.2 Plot 4200 lies within the southern part of ARC Oxford to the west of John Smith Drive. It currently comprises of 7 individual office buildings organised around areas of car parking and intermittent tree planting. Residential development lies to the west and an existing footpath runs alongside the southern side of the site.

1.3 Development Proposals

- 1.3.1 The development proposals consist of:

“Demolition of existing office buildings and erection of 1no. laboratory-enabled office building for research and development with ancillary commercial space (all within use Class E). Provision of new access, enhancements to existing footpath, motor vehicle and cycle parking, landscaping and services infrastructure”.
- 1.3.2 The building will have a GEA of 12,452sqm and NIA of 9,580sqm and will consist of one ground plus 2 story lab- enabled building, with amenity space on upper floors to serve employees of working in Plot 4200.

2 Description of Works

2.1 Project Works

2.1.1 The key elements of construction and demolition activity are:

- Demolition of existing buildings
- Cut and Fill operations
- Driving piles
- Foundations
- Erection of Steel frame
- Roofing and cladding works
- Foul and surface drainage
- Exterior works including parking and landscaping areas and the improvements to the footpath south of plot 4200.
- Construction traffic will be required for the transportation of equipment, materials and workers.

2.2 Construction Programme

2.2.1 Subject to planning permission being granted, the construction programme is expected to begin in April 2023 with the first 5 weeks being the demolition period then the next 16 weeks being the mobilisation period and then the construction period will take 67 weeks. It is anticipated that construction would finish by February 2026.

Table 2.1: Proposed construction programme

Duration (Approximate)	Key Activities and Considerations
5 weeks April 2024 to May 2024	Demolition
16 weeks May 2024 to September 2024	Mobilisation and Enabling Work
67 weeks November 2024 to February 2026	Foundations Erection of Steel Frame Roofing and Cladding Fit out Testing and Commissioning External Work

2.3 Proposed Site Access

2.3.1 The site can be accessed via John Smith Drive via the roundabout on John Smith Drive. During mobilisation the existing site access will be used from John Smith Drive to enable material and equipment to be delivered onto the site until the new accesses are completed.

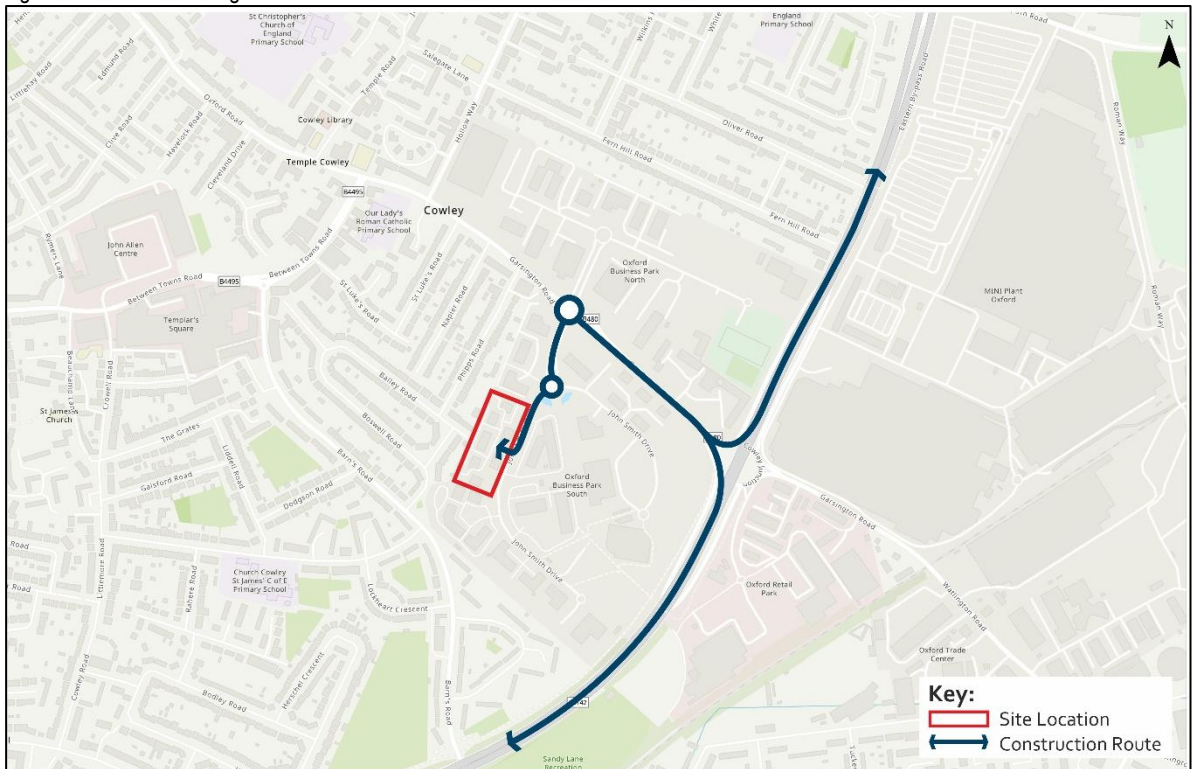
3 Routing of Construction Vehicles and Delivery Management

3.1.1 This section details the route the construction traffic will take to access the site, delivery times and signage for construction traffic.

3.2 Vehicle Routing

3.2.1 The construction and delivery vehicles will be routed along the Eastern By-Pass Road and Garsington Road, refer to **Figure 3.1**.

Figure 3.1: Vehicle Routing



3.2.2 Signage will be provided internally with ARC Oxford to direct the construction vehicles to the correct site.

3.3 Details of time for construction traffic and delivery vehicles

3.3.1 The regular hours of delivery will likely be between 07:00 and 19:00 Monday to Friday during the construction period and 08:00 and 13:00 on Saturdays. Deliveries will be staggered and avoid peak travel hours and coordinated with other construction vehicles to ARC Oxford where this is possible.

3.3.2 It is the site managers responsibility to coordinate all deliveries. Access will be controlled via a booking system to allow sufficient time for loading and unloading of vehicles to minimise the number of vehicles that are on-site at any one time.

4 Construction Traffic Management

4.1 Parking provision

- 4.1.1 Space constraints on site will limit the availability of parking for all on site operatives. As a result, parking will be limited. ARC own wider plots within the ARC Oxford site and these may be used for temporary construction parking if necessary.
- 4.1.2 Site operatives will be encouraged to travel to the site via sustainable transport modes. Walking and cycling for those who live close and public transport for those who live further away. Car sharing will also be encouraged for those who must travel by car.

Site Offices, Toilets, Washing and Welfare Facilities

- 4.1.3 The Contractor will be required to provide all necessary temporary site accommodation and welfare facilities to undertake the works properly such as toilets and washing facilities for workers, along with welfare facilities for workers to take their breaks.
- 4.1.4 The Contractor will decide the location of the facilities and will remove the facilities once the work has concluded.

Time and Duration

- 4.1.5 Construction vehicle movements would be restricted to a typical day shift of 12 hours on weekdays (07:00-19:00) and five hours on Saturdays (08:00-13:00). HGV movements would not access the site outside of these hours referred to unless in exceptional circumstances. There would be no construction vehicle movements at the site on Sundays or Bank Holidays unless in exceptional circumstances.

Hoardings

- 4.1.6 Construction hoardings will be placed around the construction sites, with the exact location and layout to be determined by the appointed Contractor. Hoardings will be required under the construction contract to provide a secure working environment for office staff/visitors and members of the public.

4.2 Temporary Diversions

- 4.2.1 As part of the works to improve the footway to the south of plot 4200, it may be required that the footpath is temporarily closed. A diversion route will be provided and the closure will be for a short a period of time as possible.

Wheel Wash

- 4.2.2 The Contractor will be required to provide suitable vehicle washing facilities to prevent material from being deposited onto the public highways.

Statutory Requirements

- 4.2.3 During the construction of the proposed development, the Contractor shall be required to comply with all Statutory Requirements regarding pollution control (including noise pollution).
- 4.2.4 The Contractor will be required to obtain all necessary Local Authority, Police, and all other necessary approvals regarding access to the sites and any necessary diversions and traffic

control systems. It will be the Contractor's responsibility to obtain any necessary consent for means of access, loading/unloading and diversions.

Highways, Footpaths and Crossovers

- 4.2.5 During construction, the Contractor will make allowance for any restrictions that may be placed on their work in respect of maintaining traffic and pedestrian access. This will be managed by ARC.

Site Deliveries

- 4.2.6 The Contractor will be required to operate suitable booking systems and site management controls for controlling the delivery of construction materials. The Contractor will coordinate deliveries with the adjacent works.

Site Storage

- 4.2.7 The exact location of site storage will be the Contractor's responsibility, but this will need to be within the site.
- 4.2.8 The Contractor will be required to comply with any requirements relating to the delivery of materials to the sites.

Existing Services

- 4.2.9 The Contractor will be required to identify existing services and ensure that service pipes, cables, ducts and the like are protected and maintained during the execution of the project.

Adjacent Occupiers

- 4.2.10 The site supervisor, or somebody appointed by them, will check the temporary signing regularly to ensure certain signs are in the correct place and are not creating a hazard to road users. A regular inspection programme of signs will be devised and undertaken to ensure that they are maintained and kept in proper order once sign and barrier requirements have been confirmed.

Security

- 4.2.11 Hoarding or protective fencing will be provided to the external perimeter of the site boundary and will be regularly inspected by the site supervisor.

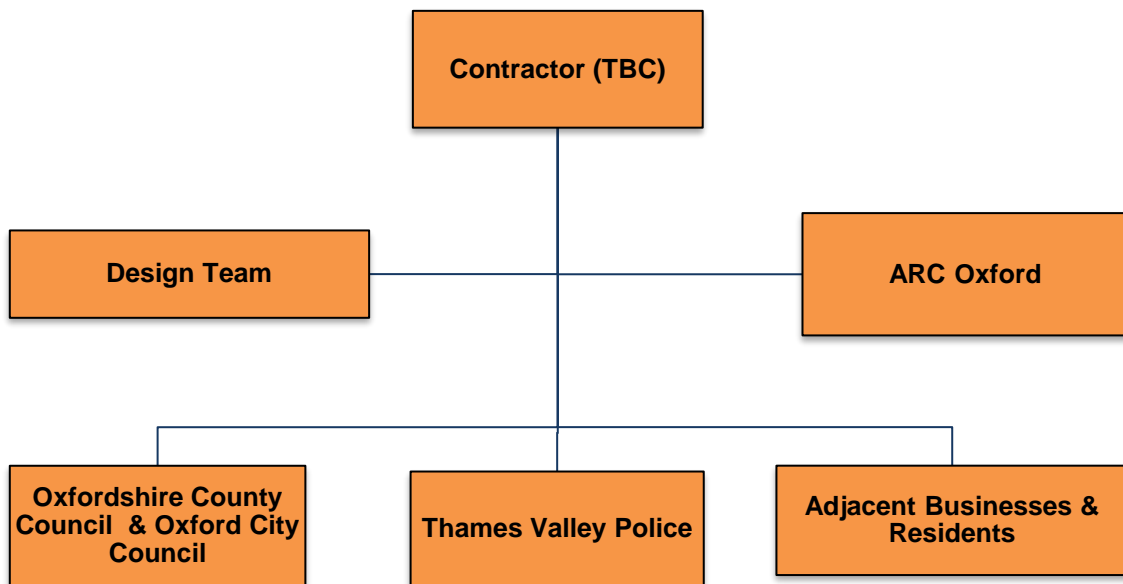
5 Engagement with Local Businesses and Residents

- 5.1.1 The developer of the site should recognise that it is important to ensure neighbouring businesses are made aware of construction traffic activities and the progress of the development. With this in mind, local businesses will be provided with information on the following:
- When demolition work will commence and end
 - When construction work will commence and end
 - The likely times of construction, deliveries and the time restrictions these would occur (07:00 – 19:00)
 - The average number of daily HGV vehicles
 - Any dates and times of abnormal loads
 - A contact number for queries or complaints
- 5.1.2 A newsletter is sent to all key stakeholders to keep them updated on the progress made on the project and future activities. This newsletter will provide updates during the construction period. Regular and ongoing meetings between the Contractor and ARC Oxford will identify any issues for consideration and discussion.
- 5.1.3 A complaints / feedback procedure will be implemented to ensure that the local community and businesses can raise concerns and receive reassurance that they are resolved in an acceptable manner.

5.2 Contractor Responsibilities

- 5.2.1 The Outline Construction Management Plan will be updated when a suitable contractor has been commissioned to undertake the works but before construction works start at the site. The contractor will sign up to the requirements of this Outline Construction Management Plan and update / re-brand the document where necessary in accordance with any defined planning condition. Any liability for not undertaking the requirements outlined in this Outline Construction Management Plan will therefore fall to the contractor.
- 5.2.2 Before the works commence, a final version of this Outline Construction Management Plan will be submitted to Oxford City Council and Oxford County Council for approval. This final version will include details of the client, the site Project Manager, the Site Supervisor and the point of contact for residents. Figure 5.1 is a provisional contacts list which will form the basis of the communication strategy between the development team and the identified stakeholders.

Figure 5.1: Communication strategy



5.2.3 The Outline Construction Management Plan will be communicated to all suppliers, subcontractors and stakeholders which could be by the following means:

- Subcontract orders
- Pre-let meetings
- Pre-start meetings
- Site induction
- Health and Safety meetings
- Tool-box talks
- Presentations.