

Redevelopment of Boldrewood campus

– enabling works for the Maritime Centre of Excellence

Management of Phase 1 enabling works

1. **Hours of work on site:**
- | | |
|-----------------------|---|
| Monday – Friday | 8.00am - 5.30pm |
| Saturday | 8.00am - 1.00pm * |
| Sundays/Bank Holidays | No work on site, except 2 nd /3 rd and 9 th /10 th August |

* Although work at weekends will normally be restricted to Saturday mornings, the works to sever the link bridges which connect the Lecture Theatre block to the existing Biomedical Science building will take place on 1 or 2 weekends (Saturday and Sunday) on the 2nd/3rd and 9th/10th August, during the hours of 8.00am – 5.30pm. This work needs to occur outside normal working hours to prevent significant disruption to the University's teaching and research.

2. **Traffic control on Burgess Road:**

A banksman will be employed to manage traffic access to-and-from the site in the early stages of the enabling works. It will also be his responsibility to ensure that all vehicles are clean when they leave the site to ensure that there is no carry over of dirt on to local roads; a power wash facility will be available on site so that vehicles' wheels can be cleaned if this is deemed necessary.

3. **Parking provision for the work force:**

There will be two spaces allocated on site for the contractor's management team. The main workforce will be required to park in the Hampton Park Way car park, off Broadlands Road. 10 spaces have been reserved for this use. There will be up to 15 people employed on site and the number of parking spaces allocated is based on industry standards. The contractor will ensure that none of his workers (or sub-contractors) park on local streets. If any resident thinks that the workforce for this site are street-parking in the neighbourhood, they should phone the 0800 number with the vehicle registration and we can check if it is indeed one of the workforce and take any necessary action to strongly discourage them from parking outside the designated areas.

The Hampton Way car park is a 15 minute walk from Boldrewood and it will be up to the contractor to decide if he needs to install a mini-bus service to ferry the workforce to-and-from the site.

There is some provision for vehicles to deliver/off-load on site and to collect material to be taken off-site, which means that these vehicles will need to park on site for a short time. No vehicles will be allowed to park overnight at Boldrewood or in the Hampton Park Way car park.

4. **Disposal of debris:**

Neither Bassett Crescent East nor Glen Eyre Road will be used by the vehicles removing debris from the site. The contractor has notified all sub-contractors that site lorries are not to use Bassett Crescent East or Glen Eyre Road as through routes to site.

The designated routes are westbound via Burgess Road with right turn only into the site for Heavy Lorries (Banksman controlled). All construction traffic exiting the site will be directed to turn left onto Burgess Road (again Banksman controlled).

5. **Health and Safety**

At the meeting with local residents on 20th May we confirmed that, as with many buildings constructed in the 1970s, B62 is known to contain some asbestos. Extensive surveys have been undertaken to determine where

in the fabric of the building the asbestos is located. During the demolition process the asbestos material identified will be safely removed by an approved asbestos removal contractor. These works will be carried out in controlled conditions in accordance with Health and Safety legislation.

The University has employed an independent UK registered asbestos analyst to monitor air quality and sign off the works. All methodology has been approved by the University's Health & Safety officer and site-wide Health & Safety consultant, and has been notified to the Health & Safety Executive (HSE).

6. Protection of the Wellingtonia (Tree No. 7):

The outline planning permission authorises us to remove this tree if necessary. However we have carried out extensive work in conjunction with Southampton City Council (SCC) to the Section 278 (s278) road design for the new entrance to the site, including the removal of the footpath and increasing the verge to the right hand side of the entrance in order to protect Tree 7. We have relocated the route of the public footpath access on to site as one of the actions to preserve this tree.

Having consulted with the arboriculturist and the SCC tree protection officer, we are going to be carrying out additional tree route investigations in the form of a hand dug trench to determine if the roots of the tree (which have already been disrupted by existing drainage runs) will be detrimentally affected by the creation of the s278 access.

The results of this investigation will determine if the structural integrity of Tree 7's roots is intact. It is the intention that, unless it is determined by the experts that the tree is in danger of collapse due to damage to the structure, it will be retained. However, if it is determined that it is unsafe, unfortunately we will have to remove it on safety grounds.

7. Planting on border with Oaklands Way:

A meeting will be set up specifically for this group of residents so that we can discuss how the boundary fencing will be repaired, how we will protect the existing vegetation, and to discuss any proposed planting in this area. Our consultant from Land Use will be in attendance, and this group of residents will be contacted directly to set up the meeting. An update on the outcome of this meeting will be communicated as appropriate, possibly via the website but certainly to those directly involved.

8. Contact Phone Number: 0800 7834597

This number will be operational **from 14th July 2008**, just ahead of when we expect to start visible works on site. This number should be used for any issues relating to works on the Boldrewood/MCE site, and will be effective for the lifetime of the Phase 01 development of the Maritime Centre of Excellence. During work hours calls will be answered by the contractor or the PMU Communications Office; out-of-hours calls will be answered by staff in the 24 hour Boldrewood Security Office who will be provided with a list of named contacts for any out-of-hours issues needing immediate resolution.

9. Contact email: estatedevelopment@soton.ac.uk or mce@soton.ac.uk

Both of these come directly in to the Communications Office; alternatively the **Contact Us** page on the Estate Development website (<http://www.soton.ac.uk/estatedevelopment/contactus/contactus.html>) can be used.