



Construction Management Statement

University of Reading Health and Life
Sciences Building

Balfour Beatty

Job Title: Health and Life Sciences Building

Job Number: CRXB0002

Document Number: CRXB0002-CMS/1

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2	Revised following review by Tom Stocker.	01/03/2018	JB
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1.0 Purpose

This document has been produced to explain how pre-commencement planning conditions 6 and 7 set by Wokingham and Reading Borough Councils will be addressed, throughout the construction of the Health and Life Sciences Building (H&LS) at the University of Reading's Whiteknights Campus.

2.0 Introduction

2.1 Project Brief

The University of Reading's Health and Life Science Building will consolidate the School of Biological Sciences from a number of existing buildings into a purpose built facility within the Whiteknights Campus. It will provide teaching and research space as well as providing a café and a new home for the Universities Cole Collection.

The site of the H&LS Building sits across the boundary of both Wokingham Borough Council (WBC) and Reading Borough Council (RBC). Both authorities have granted planning permission for the development under application number 163315 (WBC) and 162219 (RBC), subject to the Pre-Commencement Planning Conditions outlined below being satisfied:

- *External materials to be agreed with LPA*
- *Scheme of biodiversity enhancements to be agreed with LPA*
- *Demolition Method Statement to be agreed with LPA*
- *Construction method Statement to be agreed with LPA*
- *Details of all existing and proposed underground services to be approved by LPA. No underground services shall be provided at any time other than in accordance with the approved details.*
- *Contamination investigation and remediation.*
- *Scheme for the protection against the possibility of land gas to be agreed with LPA. The scheme shall then be implemented as approved before any part of the development is occupied.*
- *Scheme for the protection of ground water from contamination to be agreed with LPA. The scheme shall then be implemented in accordance to an approved timetable.*
- *Development to accord with submitted AIA and AMS. Condition details tree protection measures.*

2.2 Contact List

BALFOUR BEATTY				
CONTACT NAME	ROLE	PHONE	MOBILE	EMAIL
BALFOUR BEATTY				
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3.0 Pre-Commencement Conditions

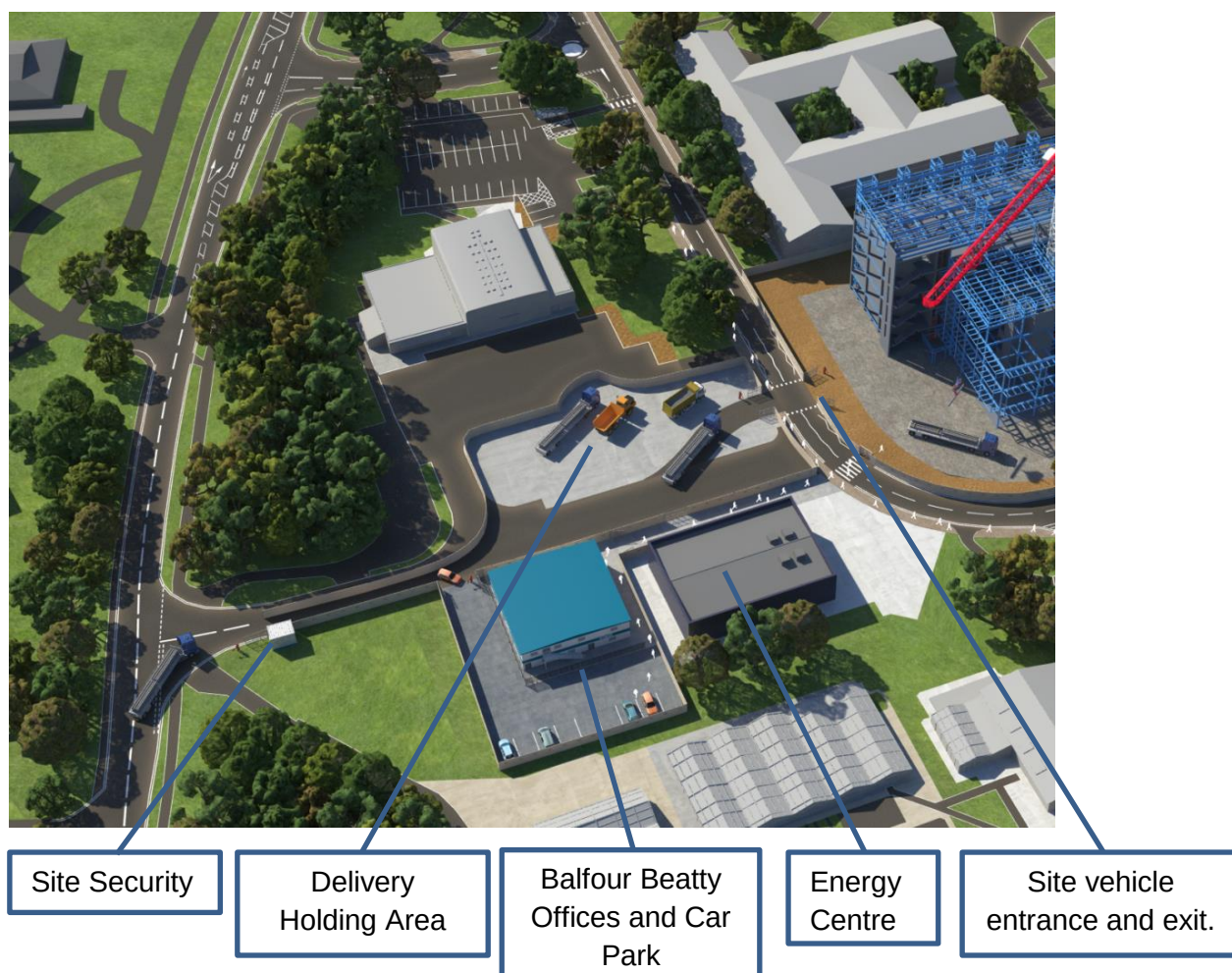
3.1 Construction Method Statement to be agreed with LPA.

Authority	Condition Number
Wokingham	7i-vii
Reading	6A-J
Please see breakdown below for detailed requirements of this condition.	

3.1.1 Pre Commencement Planning Condition Reading 6A & Wokingham 7i

The parking of vehicles, site operatives and visitors – to be shown on a plan not less than 1:500.

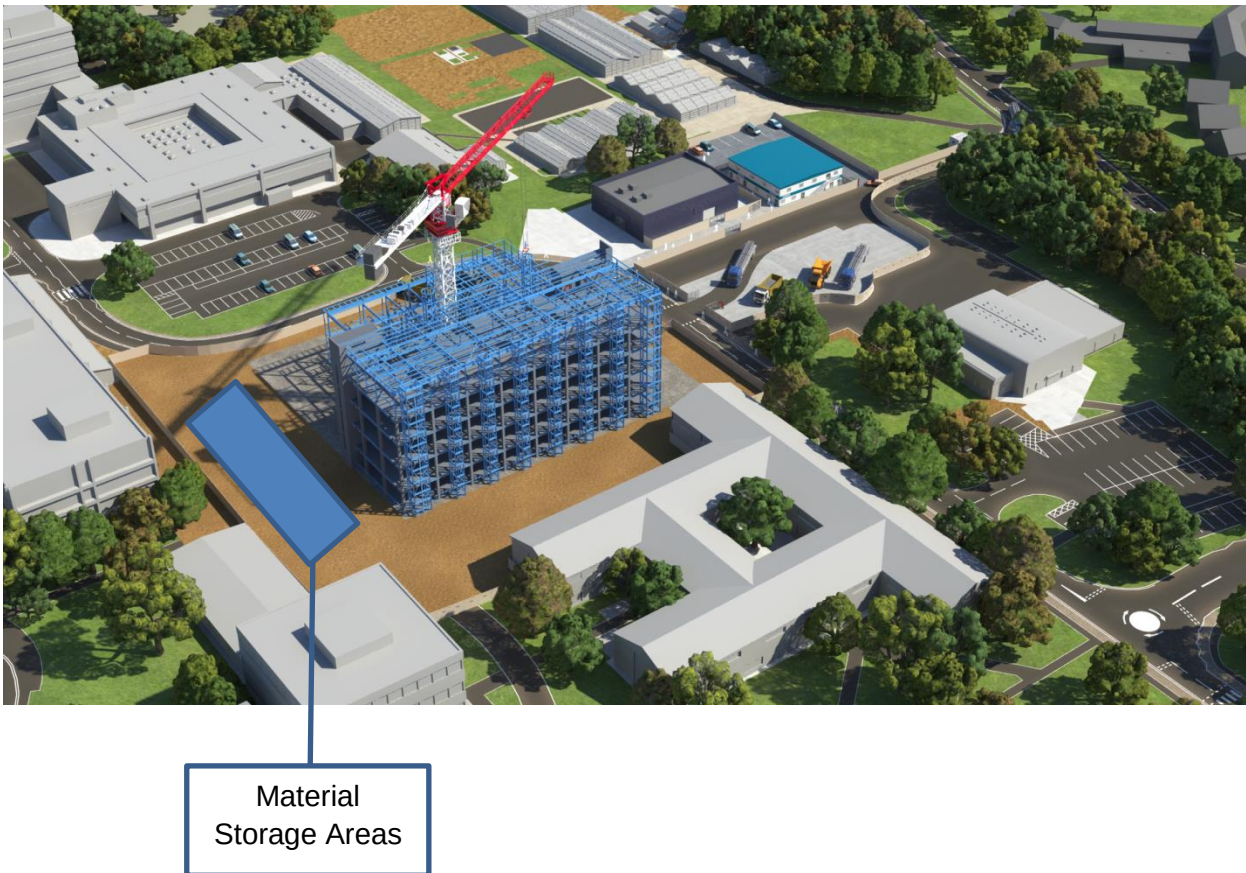
All operatives, deliveries and visitors will be directed to the dedicated Balfour Beatty site entrance, therefore reducing construction traffic on campus roads. All vehicles will report to site security situated just off of Pepper Lane, before proceeding into the site. Visitors and site operatives will park in the Balfour Beatty site offices car park situated adjacent to the universities energy centre as illustrated on the image below.



3.1.3 Pre Commencement Planning Condition Reading 6C & Wokingham 7iii

Storage of plant and materials used in and arising from the construction aspects of the development – areas to be shown on a plan not less than 1:500.

All construction materials will be stored on site as illustrated below. Material delivery and tower crane slots will be pre-booked by all sub-contractors on Balfour Beatty's Fulcrum system. All subcontractors will be encouraged to adopt a 'Just in Time' delivery system to maximise space on site, reduce double handling of materials, increase productivity and minimise waste.



Construction materials will be managed on a just in time delivery basis and will only be stored within the locked and secure site demarcation. No construction materials will be stored on the public highway or within the Balfour Beatty site accommodation compound.

To avoid delivery vehicles using the campus roads, these will be turned around on site and then take the route they came in on (through holding area) to exit the campus and re-join the public highway via the Balfour Beatty compound access point on Pepper Lane.

3.1.4 Pre Commencement Planning Condition Reading 6D & Wokingham 7iv

The erection and maintenance of security hoarding/scaffolding (if required) including decorative displays and facilities for public viewing, where appropriate.

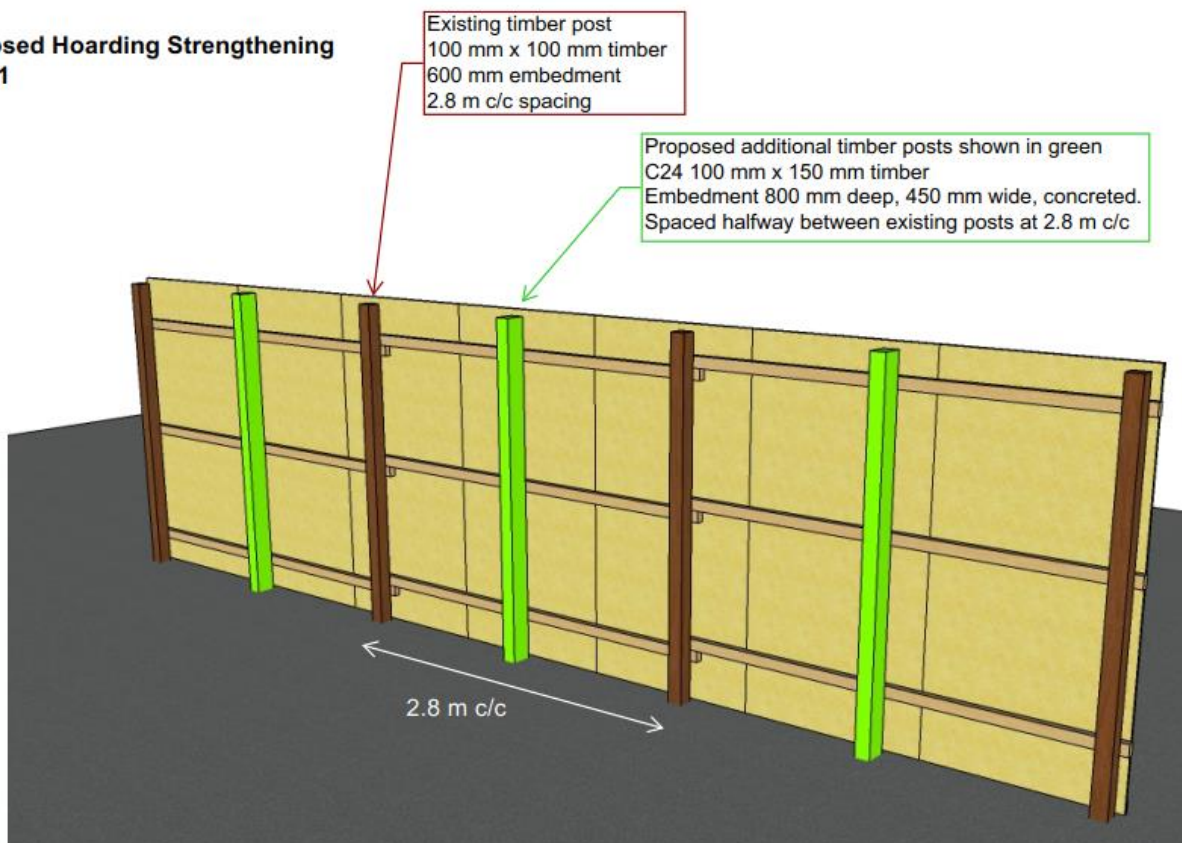
Balfour Beatty will retain the existing site hoarding. As seen in the photos below, the existing hoarding has been handed over from the university complete with decorative panelling, which Balfour Beatty will maintain throughout the duration of the project.



Public viewing will be via the site entrance and exit gates when not in use.

Enabling works will involve re-enforcing the hoarding on the inside of site, to ensure it complies with Balfour Beatty's Temporary Works requirements – please see design below. Regular inspections will be carried out throughout the construction phase to check for compliance, damage and vandalism. Maintenance will be carried out if and when issues arise.

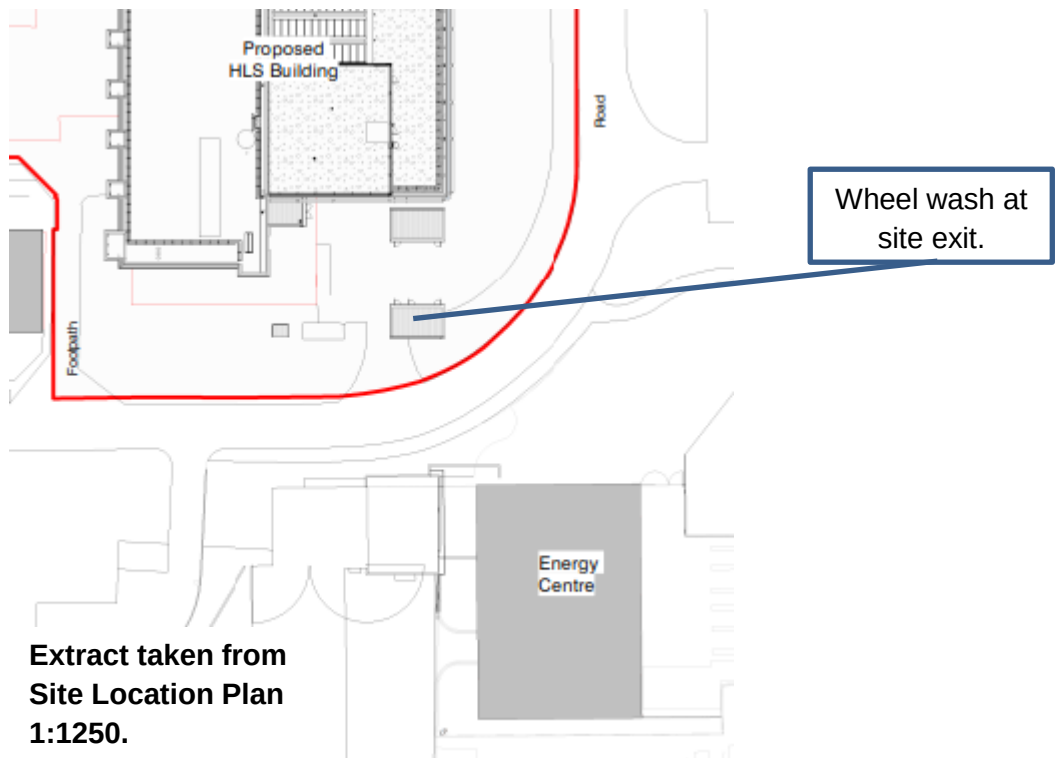
Proposed Hoarding Strengthening TW001



3.1.5 Pre Commencement Planning Condition Reading 6E, F & Wokingham 7v

Wheel washing facilities and measures on site to control the deposition of dirt/mud on surrounding roads.

All vehicles will be required to have their wheels washed before exiting the site in order to reduce the deposition of dirt on campus and public roads. Pressure washers will be provided and manned by our logistics sub-contractor. The location of this facility is highlighted on the image below.





The existing hardstanding inside the site gates in the photo above will be retained and all delivery vehicles will have their wheels washed here, using pressure washers before leaving site.

In addition to the wheel washing facility, Balfour Beatty will employ the use of road sweepers to maintain the surrounding campus roads, the holding area and the area around the Pepper Lane entrance.

3.1.6 Pre Commencement Planning Condition Reading 6G

Footpath Closures/Road Closures needed during construction.

At this stage Balfour Beatty do not anticipate the requirement for public road closures. Any request for partial or complete closure of campus roads, will be made via the University's project manager who will discuss and agree with UoR Estates Team.

Campus Road Closures include:

- Installation and removal of Tower Crane
- Partial road closure of inner campus road for connection of mains water.

3.1.7 Pre Commencement Planning Condition Reading 6H

Traffic management needed during construction.

A People, Vehicle and Plant Management Plan (PVPMP) will be produced by Balfour Beatty prior to works commencing on site. This will set out the arrangements that are required to be followed by all on site, to ensure that the risks involved in the movement of vehicles and plant and the interface with site personnel are identified and controlled as far as reasonably practicable. As the works proceed and the nature of the site changes, the PVPMP will be updated to identify new risks and the revised controls will be communicated to all on site through Tool Box Talks and Induction Briefings and implemented as planned.

Balfour Beatty will employ a gateman to man the designated site entrance on Pepper Lane and another, for the site entrance on the university campus road. The gatemen will be able to communicate by radio and will coordinate safe vehicle movements into the site from the public road and across the campus road. Sub-contractors will be responsible for supplying a marshal/banksman for their vehicles and plant once on site.



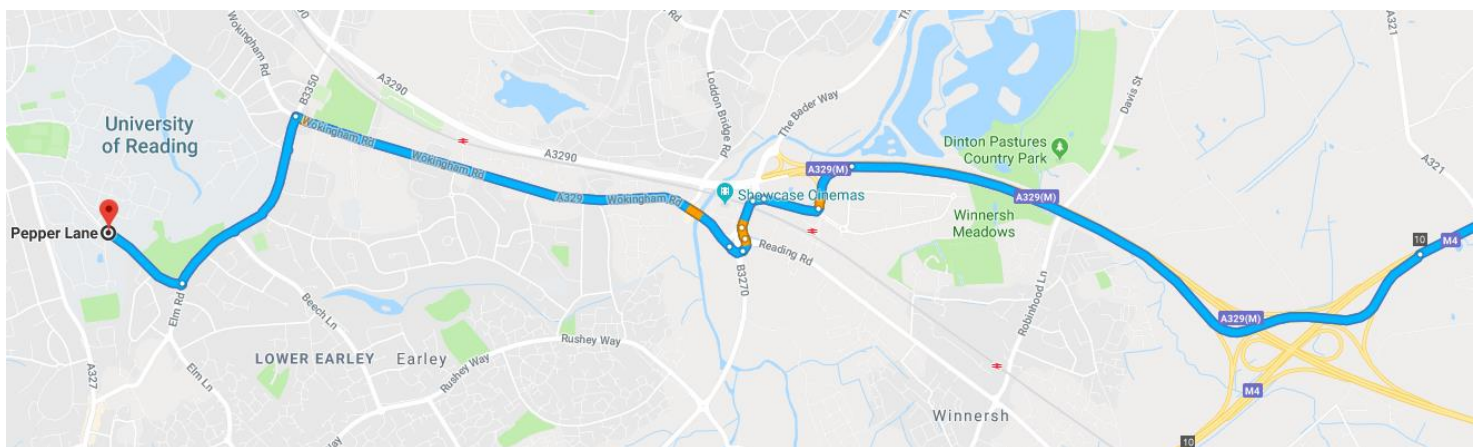
Vehicles will be marshalled at all times to and from the site entrance with the 'holding' area used if required. The vehicles will enter the site demise and be marshalled to the unloading area. Once unloading is completed, the empty vehicle will be marshalled to the exit gate and back onto the campus road. Careful logistics planning will ensure that vehicle movements on campus roads will be minimized throughout the lifecycle of the project.

3.1.8 Pre Commencement Planning Condition Reading 6I

Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including removal of waste from the site and methods of preventing deposition of materials on the public highway).

The site will not accept deliveries before 8am or after 6pm in accordance with planning approvals.

All large construction traffic will be advised to take Junction 10 on the M4 and follow the A329, turn left onto the B3350 and then right onto Pepper Lane – please see map below.



All construction traffic will enter the Balfour Beatty accommodation compound via the dedicated entrance on Pepper Lane and pass through the holding area. When site is ready, vehicles will be marshalled across the campus road and into the site, as illustrated in the image below.



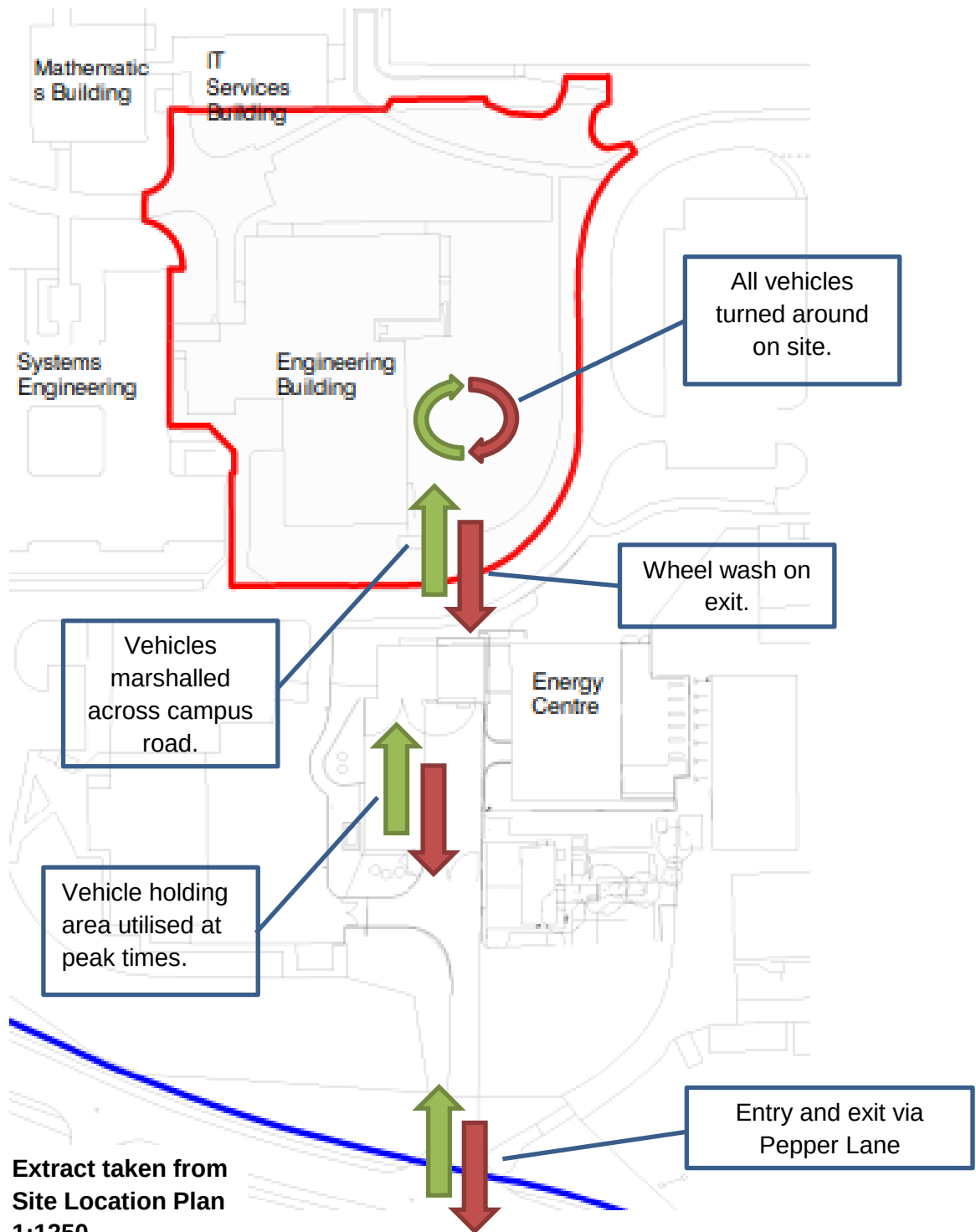
Holding Area

Vehicles will be marshalled
across campus road.

Pepper Lane

To avoid delivery vehicles using the campus roads, they will be turned around on site and then take the route they came in on (through holding area) to exit the campus and re-join the public highway via the Balfour Beatty compound access point on Pepper Lane, as illustrated below.

Road sweepers will maintain the surrounding campus roads, the holding area and the area around the Pepper Lane entrance.



3.1.9 Pre Commencement Planning Condition Reading 6J and Wokingham 7vi

Measures to control noise and dust arising from construction works.

Normal working hours on site for all construction and delivery related activities will be as follows, unless agreed in advance with the university and local planning authority:

- 08:00-18:00 Monday to Friday
- 08:00-13:00 on Saturday
- No works permitted on Sunday or Bank Holidays

Balfour Beatty will work with the UoR and accommodate quiet times, especially during exam periods as outlined in the Pre-Construction Information.

Depending on the application, we will employ the use of noise protection methods such as acoustic screens to reduce the impact of loud activities on the surrounding building occupants.

During the summer months, we will employ the use of dust suppression methods such as dust suppression bowsers and sweepers which will reduce airborne dust spreading into the surrounding campus from the construction site.

3.1.10 Pre Commencement Planning Condition Wokingham 7vii

A scheme for recycling/disposing of waste resulting from construction works.

All waste generated on site will be disposed of in skips. Reconomy are Balfour Beatty's waste management sub-contractor who will be responsible for reporting all waste data on a monthly basis to Balfour Beatty's sustainability portal.