November 2017

Dear Neighbours,

We would like to invite you to the next Community Liaison Meeting to update you on progress at the Dorothy Wadham Building site on Iffley Road.

The meeting will take place at the Gladiator Club on the corner of Percy Street and Iffley Road on Monday 20 November at 6pm.

Many of you will be aware that our new building contractors, Gilbert-Ash, have now started on site and this meeting will be a good opportunity for you to meet with their representatives face to face.

Gilbert-Ash is an award-winning UK construction contractor and we are looking forward to working closely with them in collaboration with our Project Managers, Richard Todd and David Jobbins at Bidwells.

Our new Gilbert-Ash site agent, who will be your first point of contact with any immediate concerns, is Sam Clingen:

sam.clingen@gilbert-ash.co.uk
T: +44 (0)28 9066 4334 | M: +44 (0)79 7392 7408

Site plans

Pedestrian site access will be from Percy Street, with vehicles entering from Percy Street and Charles Street. (The plan overleaf shows the gate positions from the new year). A Gilbert-Ash employee will manage traffic in and out of the site and deliveries will be timed to meet planning requirements and avoid rush hours. Machinery and materials are arriving on site as well as a large quantity of stone to form the piling mat (circa 70cm across the whole site). The site cabins and welfare facilities are now in place with two storey cabins for the site staff located at the rear of the site, alongside the garden boundary. Metal shutters are fitted and will be kept locked on any cabin windows facing the gardens to the rear of the site so that these cabins do not overlook the gardens.

The entire groundworks stage of the development is expected to last until March 2018. This will involve piling, basement excavation, pouring of the ground beams, installation of below ground drainage, and pouring of the ground floor slabs. The piling will be the most significant activity in this period, beginning in November starting on the Percy Street block (see the plan below) for about three weeks before moving to the Iffley Road block for three weeks, the Charles street block for a further three weeks before moving over to the Percy Street Garage site. (Please note that the piling will involve a different technique from the emergency sheet piling that took place on the main site in September and will be less intrusive).

We will be installing two tower cranes on site in the positions marked on the plan below. There will be a need to over-sail the highways, for which Gilbert-Ash will make legal agreements with the council, however, they have worked out a construction plan that avoids over-sailing of private property. These cranes should be erected in March/April 2018. The project is due for completion in July 2019.

Working hours

Contractually permitted working hours are 07.30am – 17.30pm Monday to Friday and 07.30am – 13.00pm on Saturdays, however, we will continue to try to avoid work on Saturdays. This may have to change further on into the project but we will of course update you if this is the plan. We have also formally agreed with Gilbert-Ash that no percussion tools and other noisy appliances should be used without consent before 9am.
Parking restrictions

In accordance with planning requirements there will be no contract personnel parking on site or in neighbouring streets. Our new site manager Sam Clingen has committed to emphasising this to all subcontractors as well as carrying out regular checks of local streets. We expect that the Council will be taking an interest to ensure that the agreed transportation plan is followed, and may take steps as they see fit.

Garages site (Percy Street)

Hoardings have been installed around the perimeter of the Percy Street garages and demolition works have begun. The trees are to be removed in early December.

Christmas/New Year

We can confirm that works on the site will cease over the Christmas period from about 22 December, recommencing in the first week of January.

Do stay in touch and let us know of any concerns you might have. Please contact Sam Clingen (sam.clingen@gilbert-ash.co.uk) T: +44 (0)28 9066 4334 M: +44 (0)79 7392 7408 with immediate concerns. Richard Todd and David Jobbins from Bidwells, our Project Managers, (david.jobbins@bidwells.co.uk) will address any technical and planning concerns. Wadham’s Head of Communications, Julia Banfield (julia.banfield@wadham.ox.ac.uk) is happy to respond to any further concerns.

Regular updates with latest news, contacts, meeting information etc can be found on the Dorothy Wadham Building page on the Wadham College website https://www.wadham.ox.ac.uk/about-wadham/dorothy-wadham-building. If you would like to receive more regular updates about this project from the Friends of Iffley Road you can sign up to the mailing list here friendsofflleyroad@gmail.com.

As we enter this next stage in this development Wadham would like to reiterate its thanks for your patience and tolerance while this work takes place.

Yours sincerely,

Julia Banfield on behalf of the Wadham College Bursars, Peter Alsop and Frances Lloyd.