

Osney Power Station

Construction Phase Newsletter

Issue no. 25 | September 2024

Welcome to the latest edition of our newsletter to keep you updated on the progress at Osney Power Station.

WORKS UPDATE

- The foul drainage installation was completed w/c 20.08.24
- There are further excavations for the laying of the incoming power cables. These will be at the corner of Arthur Street and Russell Street and on the pavement at the South entrance. These works are to be confirmed.
- There are two Thames Water connections to be made at the South end of the site which are a tap across the road into the existing water supplies. This work is to be confirmed.

Crane update

We anticipate the crane to be off-site in late November. This will be a full road closure for approximately 3 days.

Artists Impressions



LOOK AHEAD

- The steel frame is approaching completion. This means that over the next few weeks both roof coverings and wall cladding will be in progress to the remaining open structure and work will increasingly be inside the building. The installation of windows has begun on Russell Street, which will progress to the Riverside elevation in the next few weeks.
- The ground floor slab to the Southeast corner has been completed, along with the erection of the steel frame encasing the new electrical substation. This means that there will now be fewer deliveries to the South of Arthur Street.
- River wall to the north of the site has eroded with time and GRAHAM are presently working with EA to carry out repairs.
- Further works - installation of the foul drainage line into the building will commence Monday 30th September to 4th October. A separate letter has been issued to Arthur Street residents.

KEY POINTS FROM RESIDENT MEETING 20 AUGUST 2024:

- **Driveway Access** – Review of driveway access onto Russell St with impacted property/owners' issues addressed. This will be monitored.
- **Outside Seating** – Concerns were raised about site workers using the benches on the public green area to the north of the site.
- **Contractor Parking** – Comment raised about Banksman and some trades parking temporarily on Mill St.
- **Noise** – Concerns about noise have been reviewed and site noise is as expected for works and well within approved limits. Expected removal of crane late November (weather dependant)
- **Oxford Open Doors** – Participation suspended for persons to review and witness progress and works being carried out.
- **Operational Plan** – Resident asked for engagement in operational plan mainly in respect to users' entry to the building, use of external social spaces, and vehicle drop-offs.
- **Resident Comm's** – Concerns that although GRAHAM had written to residents to explain that the road works were due to overrun from Friday 16th to Monday 19th, this had taken an extra day (20th). Acknowledgement that a weekly traffic bulletin is issued, a monthly newsletter is provided, and a letter is issued for any specific works impacting the road.
- **Start of Works** – GRAHAM is reviewing noise levels of persons arriving to work prior to 08:00 start.

NEIGHBOURHOOD NEWS

- Road sweeping and drain jetting were completed on 20.08.24.
- Car wash (August voucher) - Posted on 01 August 2024

Anyone working from home and feel disturbed by noise from the construction site?

Saïd Business School has provided open plan office spaces at Beaver House (OX1 2ET) for use during construction, to give an alternative working environment. If anybody is interested in using it, please contact the School at powerstation@sbs.ox.ac.uk with the subject 'Beaver House'.

SITE REPORTING

The point of contact for any site-related communications is Saifur Jaman, GRAHAM Resident Liaison.

Any comments should be sent by email to: osneypowerstation.enquiries@graham.co.uk

ENVIRONMENTAL

Continued dust, vibration and noise monitoring across the site has shown that works have all been within agreed environmental limits for the previous period.

SATURDAY WORKING

There is a requirement to work some Saturdays up until lunchtime, to minimise the overall programme duration for critical path trades.

OUR COMMITMENTS

- Work with our neighbours to reduce the impact our work has on local businesses and the community.
- Monitor noise, vibration and dust to ensure they are kept within the permitted levels.
- Ensure a traffic management system is in place and always maintain a safe working environment, especially for our neighbours along Arthur Street, Russell Street and Mill Street.
- Support the local community through employment, buying from local suppliers and proactive stakeholder engagement.

HERE TO HELP

If you have any queries or concerns, or if you would like any further information please do not hesitate to contact us via the details below.

Thank you.

We greatly appreciate your patience while construction is ongoing.

CONTACT US

Resident Liaison
Saifur Jaman
osneypowerstation.enquiries@graham.co.uk

Senior Project Manager
Andrew Gardner

Visit us at graham.co.uk

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