

News from Winvic Construction

# PROJECT UPDATE

## SIEMENS HEALTHINEERS, SYMMETRY PARK, OXFORD

Overall project duration - 52 weeks

Current Week No. - 8

**Winvic Construction has been appointed by Tritax Symmetry as the contractor to deliver Siemens Healthineers' new facility at Symmetry Park, Oxford (Junction 9 M40/A41). The newsletter is to provide an overview of the upcoming works which are due to take place.**

The Siemens Healthineers unit will be a new high quality combined research and development facility to produce superconducting magnets for medical devices used in MRI systems.

The overall site is approximately 19.35 hectares, and the project consists of a base build production area 270,852 sq ft with three floors of office, R&D and welfare totalling c.124,000 sq ft. External site works will comprise associated car parking, service yards, drainage, earthworks, landscaping, new incoming services and provision for an energy centre plus all associated connections.

Under a separate S278 works contract, Winvic will create a new all ways signalised junction, from the A41 (more detail later in the document). Landscaping works will include planted mounds to the perimeter of the site and the realignment of the Wendlebury Brook within the proposed development area, and will provide a new, sustainable drainage system.

The new facility will ensure that this hugely important business remains in Oxfordshire for the long-term, retaining 560 existing jobs and creating a further 1,300 high quality jobs.

The Oxfordshire economy will benefit from a significant net additional £820m GVA (Gross Value Add) by 2040 helping significantly boost the local and regional economy.

### Key Benefits of the Scheme

- New landscape planting including 2,211 new trees along with 15,152 shrubs, hedging and areas of wildflower grassland.
- A new all ways signalised junction onto the A41 that will act as a natural speed restraint given vehicles will be required to stop for red lights, therefore reducing speeds along the A41 making the road safer.
- New signalised safe crossing point for pedestrians and cyclists, including those existing residents that are seeking to use the Public Right of Way (PRoW) network and access the bus stops opposite Wendlebury;
- Improvements to the existing bus stops on the A41 which will be relocated to align with the new junction and improved with lighting, shelters and real time passenger information (RTPI) provided, thereby enhancing connectivity to the site and also improving the ability of residents of Wendlebury to access the public transport network.
- Improved connections to the existing cycle network, thereby encouraging greater use of this mode of transport.
- Delivered to net zero carbon in construction.
- Achieve a minimum BREEAM Rating of Excellent.
- Achieve a minimum Energy Performance Certificate (EPC) rating A.
- Incorporate on-site renewable energy generation through incorporation of solar photo voltaic (PV) panels.
- Sustainable Urban Drainage Systems that will provide betterment on existing surface water discharge rates into the Wendlebury Brook.



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## ▼ Forthcoming Activities

Works over the next quarter (June - September) will include:

- Site establishment
- Bulk earthworks excavations (including water course diversions)
- Forming new bunds to the perimeter of the site
- Infrastructure works to the new estate road (including the formation of the new site levels)
- Installation of new drainage works and stormwater attenuation tanks
- Ground improvement works (Vibro Menard stone columns)
- Installation of new statutory services
- Building substructure works including foundations
- Installation of the traffic management system for the road works on the A41 dual carriageway. (July 2024-overnight road closures will be in place as agreed with and approved by with Oxford County Council) (further details follow in later section)
- Commencement of roadworks on the A41 dual carriageway (Jul 2024)
- Preparation for the erection of structural steelwork to the new unit

## ▼ Other Info

The site working hours will be Monday to Friday, 07:30 to 18:00 and if programme requires work at the weekend, 08:00 to 13:00 on Saturdays, in accordance with the approved planning conditions.

Vehicular traffic will be monitored, and major deliveries booked in to minimise disruption. Site logistic plans will be posted at the front of site and updated within our newsletters.

Noise and dust monitoring requirements have been agreed with the local authorities and will be monitored throughout the project.

The site team will be more than happy to answer any questions or concerns that you may have with the works that Winvic are undertaking. Please feel free to contact our Senior Project Manager, Jon Cheek on 07841 034 672 or via email [SPOxfordEnquiries@winvic.co.uk](mailto:SPOxfordEnquiries@winvic.co.uk)



## ▼ Site Team



**JON CHEEK**  
Project Manager

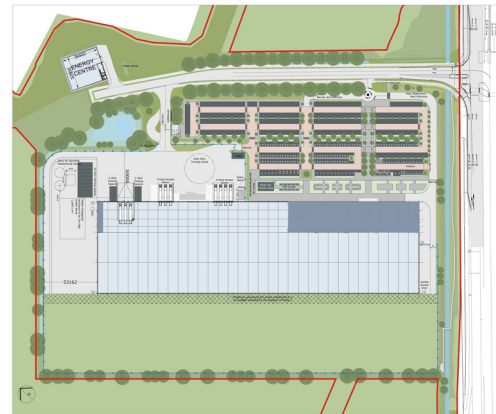


**CLINTON ORMSLAW**  
Construction Manager

## ▼ A note from the Project Manager, Jon Cheek

"The Winvic team and our supply chain have commenced onsite with the removal of the existing topsoil, which has now been stock piled for future use on the plot. The bulk earthworks has also commenced with the harvesting of the subsoil at the highest level of the site, this is then transported to the lower area of the plot so that it can be reused and recycled as part of the re-engineering process of the soil. These works will bring the site up to the required formation level to allow the new building to be constructed, works have also commenced on the diversion of the existing watercourse across the development site and no issues have been encountered to date during the progress of these works.

We are continuing to progress the design and the procurement of our supply chain who will be carrying out the strengthening work of the soil, erection of the steel frame, together with the installation of the envelope finishes."



## ▼ How to contact us...

We will keep you regularly updated on the status of the works via quarterly newsletters which will include details of the traffic management and our progress throughout. However, should you have any queries or concerns regarding the project please do not hesitate to contact our Project Manager, Jon Cheek on 07841 034672 or via email [SPOxfordEnquiries@winvic.co.uk](mailto:SPOxfordEnquiries@winvic.co.uk)

For any urgent concerns regarding activity happening on and around the site you can call us on 01604 678960.

## ▼ Considerate Constructors Scheme

At Winvic we believe in working closely with the community to minimise any disturbance our works may cause and will be following the codes of practice set out in the Considerate Constructors Scheme [CCS], to which all Winvic projects are entered. This automatically measures how we deal with public questions and complaints.

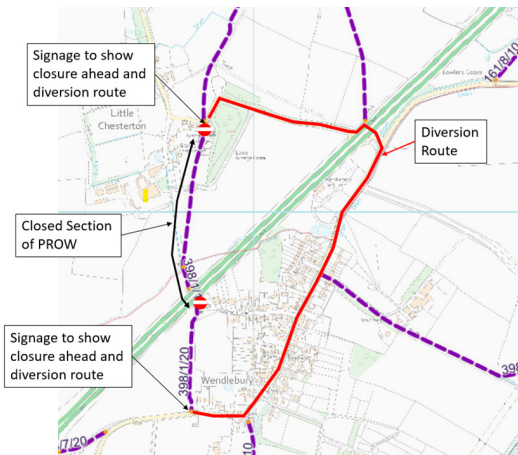
To find out more visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk)



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## Public Rights of Way

For the safety of pedestrians during the construction works, the footways (Public Rights of Way 161/4/10, 20 and 398/1/10) must remain closed as agreed with Oxford County Council, the agreed diversion routes are shown below:



## Public Transport

We have gained approval from the relevant Authorities to suspend the two bus stops that are located within the proposed works area on the inbound and outbound carriageway of the A41. To attempt to mitigate disruption to the bus users, we are providing a free-to-use taxi service that will relay bus passengers between Wendlebury and the Park & Ride facility near Bicester. The taxi will need to be prebooked in advance with Bicester Cars and quoting reference No. P24 004 -TS along with the individual's name and address.

Further details of this service can be obtained from Wendlebury Parish Council (website and noticeboard) or directly from Winvic either by visiting the site offices or by 07841 034 672.

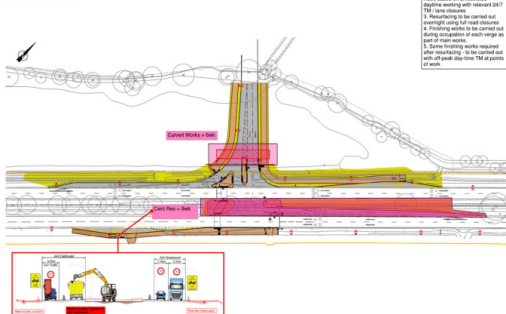
## Site Access

Access to the site for construction traffic and delivery vehicles will be off the A41 and along the existing road to Little Chesterton and the previously installed construction access. Site access will not be possible via Chesterton/Little Chesterton.

Phasing Plans



### Phase 1 - Central Reserve & Culvert Works

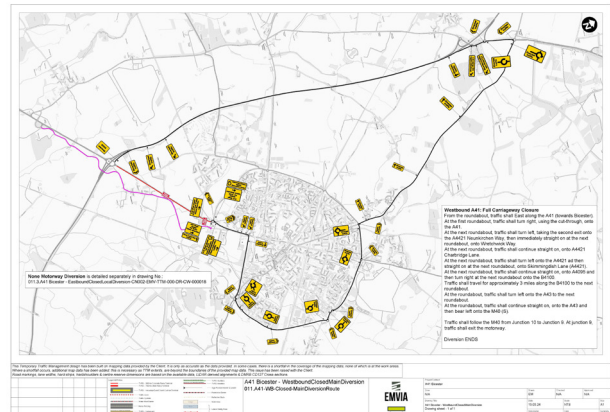


The picture above shows the design for the new junction.

## Traffic Management

Works to form the new entrance into the site are expected to commence 1st July 2024 and last for 40 weeks.

- Works will be undertaken under a Section 278 agreement which includes a technical design approved by the Highways Authority plus traffic management measures needed to implement the works
- These traffic management measures include a number of overnight road closure on the A41 which will commence from the 1st July for five consecutive nights to allow for the installation of the agreed traffic management system and undertake works to the statutory utilities. The measures will maintain two running lanes into Bicester
- The works to the central reservation and pedestrian crossing mean that the pedestrian crossing facility has to be removed to allow the safe working space required
- Directional drilling under the A41 will commence towards the end of July under an approved section 50 notice issued by Oxford County Council. These works will not impact on the A41 but will have limited impact either side of the road
- New electrical service installation are planned to commence at the end of August along the A41 slip road up to Wendlebury Road under separate TTRO approved by Oxford County Council
- During the nighttime closures, the picture below shows the agreed diversion route



## Useful Contacts

24 Hour Traffic Management hotline: TSM – 01564 700241

In works queries: Walker Construction: 01296 733856

Free Recovery by Egertons Recovery: 0371 2004200

E-mail [egertonsrecovery.com](mailto:egertonsrecovery.com)

E-mail: [SPOxfordEnquiries@winvic.co.uk](mailto:SPOxfordEnquiries@winvic.co.uk)

We apologise in advance for any delays this work causes and thank you for your cooperation and patience and would appreciate if those alternate routes could be followed.

**Please keep this newsletter in a safe place for future reference.**

**You can keep up to date with the latest information and any changes to this work at: <https://uk.one.network>**



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June  
2024

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## THE WINVIC WAY

### RESPECT

Respect for all of our colleagues, regardless of their position in the organisation. Respect for suppliers, communities, the environment – and for our customers. By valuing the opinions and concerns of others our solutions deliver the best outcome for all stakeholders.

### LOYALTY

To customers, each other, and our suppliers.

### HONESTY

Allows us to tackle difficult conversations constructively. Straight-talking generates trust and helps to solve problems quickly. We keep clients in the picture at all times, so there will be no nasty surprises on cost or delivery.

### CHALLENGING/ QUESTIONING

Always asking ourselves if there is a better way. The commitment to continuous improvement underpins our position as industry leaders.

### PASSION: PRIDE, TENACITY, DRIVE

The winning mentality. If it's in our hearts it's at the heart of the business. The most important ingredient in the recipe for success.



If you would like to forward your input on any aspects of our newsletter or construction activities, please use the space provided and return to: Winvic Construction Ltd, Brampton House, 19 Tenter Road, Moulton Park Industrial Estate, Northampton, NN3 6PZ. Please see our Privacy Policy for details of how we will use the information you provide - this is available on request by emailing [marketing@winvic.co.uk](mailto:marketing@winvic.co.uk). If you would like to 'opt-out' of receiving future newsletters please contact the Project Manager named above or email [mail@winvic.co.uk](mailto:mail@winvic.co.uk).

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