

## **Brunel University London – Reinstatement Plan**

Reinstatement Plan of pre-occupation condition of Artificial Grass Pitch (AGP) and Temporary Gym at Brunel University London, Kingston Lane, Uxbridge, UB8 3PH in connection with Planning Permission 532/APP/2020/1978

This document confirms and sets out the plans for the reinstatement plan of pre-occupation of the Temporary Gym at Brunel University London, Kingston Lane, Uxbridge, UB8 3PH in connection with Planning Permission 532/APP/2020/1978

The principal aim of this document is to;

1. Confirm that sufficient material exists on site to enable reinstatement works can be carried out.
2. Confirm the 'Temporary' status of the Gym Building and that it has the ability for the site to be returned to its original state, without 'exhaustive' works.
3. Provide an overview of how the
4. Confirm the pre-construction site condition.

#### 1. Existing Material on Site

- Please see an accompanying letter from the Velocity (construction contractor) confirming no topsoil material imported onto the site as part of this development as there will be sufficient material generated during the main earthworks phase to enable any reinstatement works required to be carried out
- Excavated topsoil is presently being stored on-site and has been temporarily seeded to avoid weed infestation and soil erosion.

#### 2. Confirm the 'Temporary' status of the Gym Building and that it can be returned to its original state without 'exhaustive' works.

- There is a full pre-commencement record of the site condition, contained within the 'Employers Requirements' - Several supporting Photographs are attached and details set out below.
- Construction details of both the Temporary Gym site and the access road, are detailed in the contract documents.
- No extensive level adjustments were required for the building footprint, topsoil was removed and minor level changes of less than 350mm occurred. No material was loaded away from the building footprint site.
- Excavated topsoil is presently being stored on-site and has been temporarily seeded to avoid weed infestation and soil erosion.
- The building is totally demountable and was essentially erected within 3 working weeks with a 2-week program for removal as and when required.
- The concrete foundation is relatively slim at 200mm, enabling rapid breaking and removal'
- An accompanying letter confirming

The process for removal will be straightforward and follow the below process;

1. ETF responsible for the removal of all Gym equipment and flooring
2. An appointed M&E contractor to remove lighting and other services to isolate the building
3. Velocity/Aganto dismantle the building and removes it for re-use elsewhere.
4. The concrete foundation is 'Broken' out and removed off-site to the local 'Day Aggregates' licensed re-cycling Centre
5. Macadam surfacing to the access area is 'planed' off, and base aggregates are removed from the site and sent to the same re-cycling centre.

6. Topsoil is excavated from the previously-stored stockpile and re-distributed across the area of the building footprint and access road at a minimum depth of 200mm
7. Disturbed areas are cultivated and seeded
8. Maintenance is undertaken for a minimum of 3 months until the new sward is fully established

### 3. Pre Construction Site description

The existing site area consists of two existing tiered plateaus –the lower tier hosting a training/warm-up area and the upper-tier hosting the existing grass surfaced rugby pitch with floodlights

All boundaries are planted with a mix of hedges and trees –all boundaries will be retained as existing.

- Topography –West to East rise from 45.6 m to 50.4m –approx4.8m rise
- Two terraces cut into the slope –the rugby pitch at around 47.8m with a 1m approx. fall end to end, and the training area at 45.8m
- Land Use –recreational/educational use
- Vegetation –natural sports grass with reinforcement at entrance area for maintenance access
- Water -none
- Boundaries -hedgerows and tree planting along the boundary with the cemetery and Kingston Lane
- Access –2 gated access points –North gate off Kingston Lane & South gate connecting to University Sports Park access drive
- Public right of way –Celandine Reruns between the application site and the Sports Park and is secured with existing fencing
- Bus stops are located immediately adjacent to the application site

