

Briefing

Oldham Street – Programme of Works

26 June 2025

Programme for Initial Works, Façade Works, and Main Phase Works

Initial Works

1. The “Initial Works” will comprise the construction of an internal supporting column which is required to facilitate the erection of the building, as shown on drawings:
 - “Description of Initial Works” (ref. 1812-OSH-DP2-A180-RP-XX-9015 rev P01)
 - 10338-SHP-A-B5D8-JC20-PL-00-001 P01 Demolition Plan Ground Floor;
 - 10338-SHP-A-B5D8-G200-PL-00-002 P01 Demolition Plan Ground Floor - Initial Works;
 - 10338-SHP-A-B5D8-G200-PL-B1-002 GA P01 Basement - Initial Works;
 - 10338-SHP-A-B5D8-JC20-PL-00-002 GA P01 Ground Floor - Initial Works.
2. The Initial Works will commence no later than 6th February 2026 (subject to securing approval from MCC of the details required by the relevant pre-commencement planning conditions) and be completed within 6 weeks.

Façade Works

3. The Façade Works will comprise making the façade safe and enhancing the appearance prior to the Main Phase Works commencing. The scope of works will be agreed separately with the LPA.
4. The Façade Works will commence August 2025 and be completed within a 5-week programme
5. The condition of the façade will be inspected regularly until the Main Phase Works commence (see below). The LPA will be invited to review the façade works to ensure the scope of works remains applicable.

Main Phase Works

6. The Main Phase Works comprise the construction of the development granted planning permission (ref. 134953/FO/2022) and will commence by 6th February 2031.
7. The construction programme for Oldham Street is c.2.5 years. Contact

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