CubicWorks

Construction Management Plan
Project: WINTERS BUILDING
Revision: 1



Rev	Date	Produced By	Checked/Approved By
1	30-06-2026	Stephen Jordan	Mark Spavin

Construction Management Plan

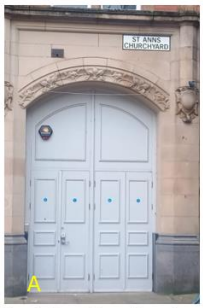
In relation to the building refurbishment of the Property. CubicWorks can confirm our construction method statement for the scheme to be as follows;

Item 1 - Construction traffic routes, including provision for access to the site

The construction traffic route to the site is via St Anns Street into the designated loading bay.

All roads & pedestrian routes are to remain clear from obstructions, due to the nature of the works

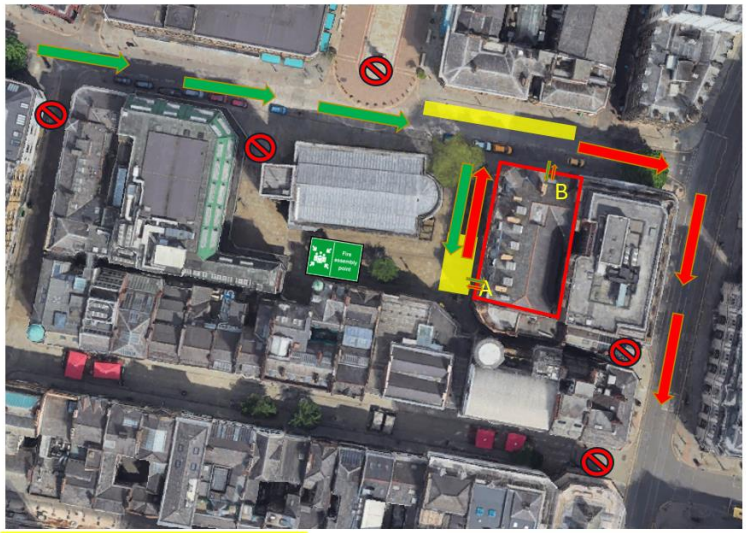
All vehicles used and driven on the site must be compliant with UK legislation and have a valid MOT, road tax and insurance where applicable.



Goods In – Churchyard



Site Entrance – St Anns St





Loading / Unloading St Ann St and Churchyard













Site Contact Details
Project Manager:- Stephen Jordan
Tel: 07881964729
Site Manager Details TBC:

Item 2 -Entrance/exit from the site for visitors/contractors/deliveries

Access and egress for site personnel will be to the ground floor side entrance from Churchside entrance. On arrival all contractors will be asked to sign into the on-site register and receive a full comprehensive site induction. Cubic works will ensure the site is always secure.

Materials drop off zones are identified on our Site Logistics and traffic management plan which are to be a combination of front entrance from St Anns Street and for larger more complex deliveries the side entrance from St Anns Churchyard entrance will be used.

All deliveries will be planned and during normal working hours (Mon-Friday 09:00 to 17:00)

Item 3 - Siting of temporary containers

There will be no requirements for any temporary containers on this project.

Item 4 - Parking for contractors, site operatives and visitors

There will be no on Site Carparking available to Contractors or visitors other than local public parking. The site Postcode is M2 7LE - [Your Search Results | YourParkingSpace]

Item 5 - Identification of working space and extent of work areas

The Project Consists of

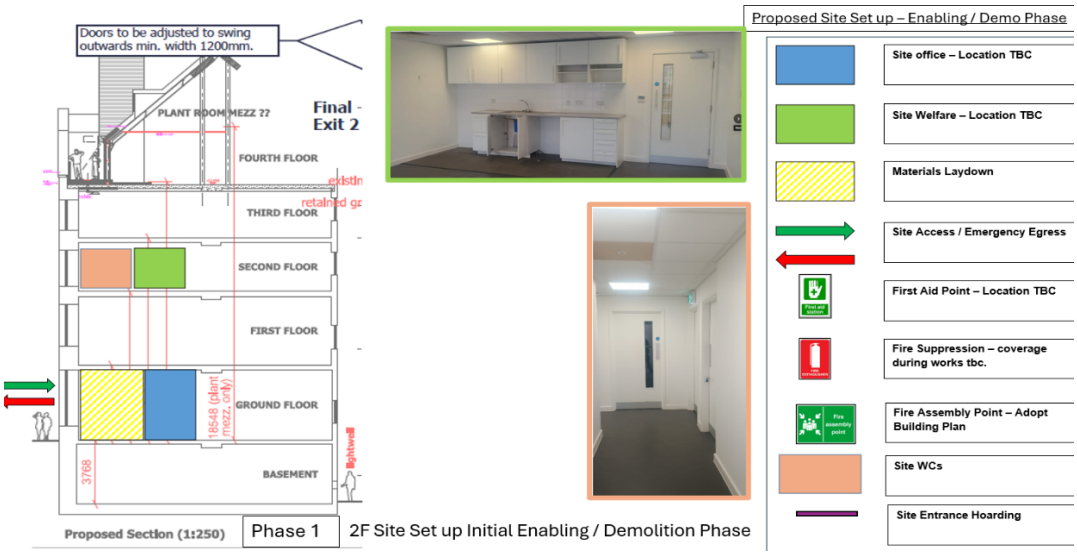
Building fabric alterations and enhancements/ thermal upgrades to the interior of the building associated with the change of use to residential to meet Building Regulations.

Structural interventions to facilitate proposed alterations and new services installations.

External fabric and facades:
Masonry 'Doff' cleaning and local repairs
Formation of new ground floor residential entrance and internal reconfiguration of shop front glazing to the North elevation
Replacement of (non-historic) single glazing in timber sash windows to residential upper floors
New openings to level 04 lightwell façade for plant room ventilation

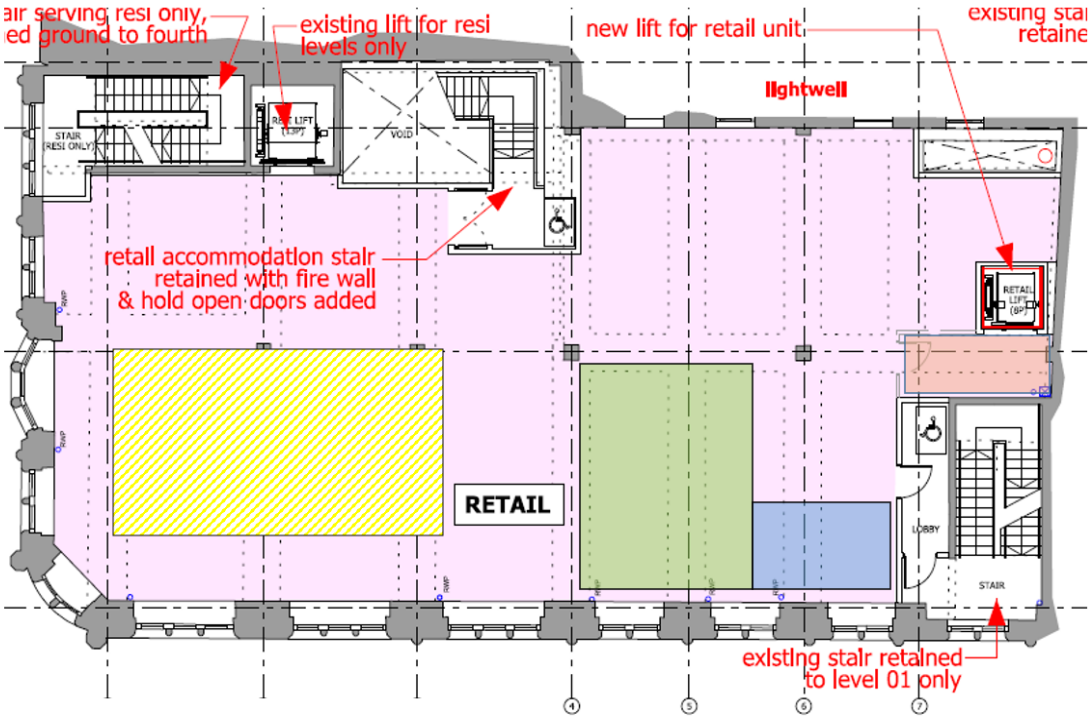
Rooftop:
Alterations to existing roof to create new door openings and external roof terrace with balustrades set behind existing building parapet.
Removal of existing localised non-original flat roof portion of roof and re-instatement of pitch roof.

Internally – Site Arrangements



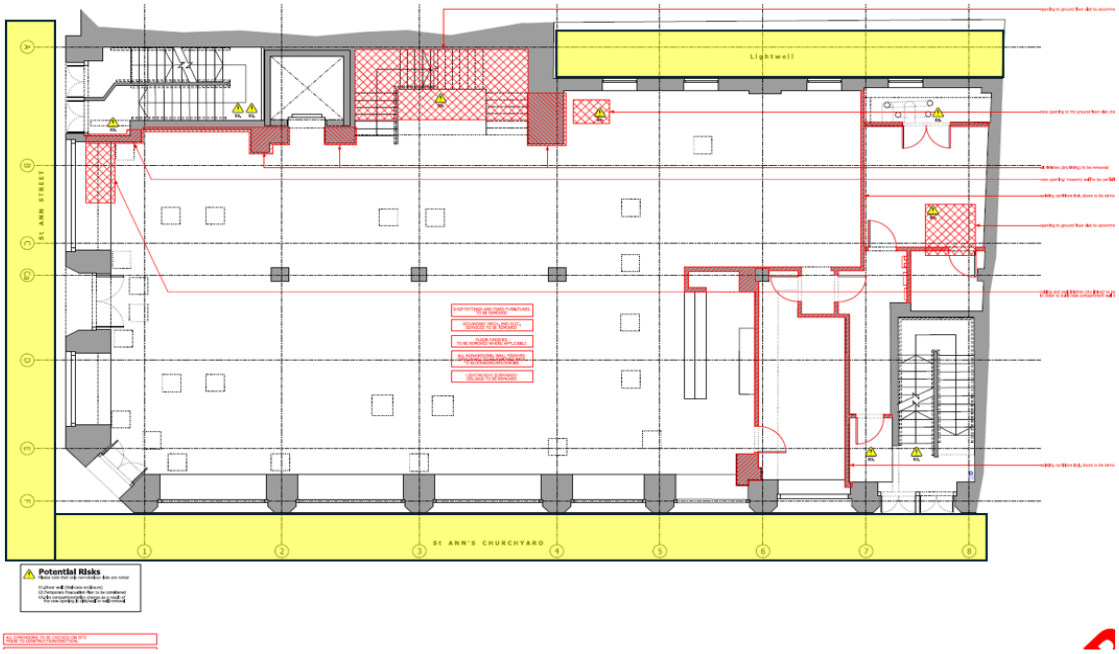
A Site welfare will be establish on the 2nd floor utilising the existing infrastructure for a duration of time whilst the Enabling, Soft strip and minor demolitions are undertaken.

Following this phase we will create and relocate our Site Facilities to the lower floor to enable the residential fit out phase to commence. As per below draft proposal;



1F - Site Set up following Demolition and enabling – Phase 2

External Scaffolding Plan



External Proposed Scaffolding from GF – 4th Floor to Lightwell and front elevations

Externally there will be a requirement for Scaffolding to be erected for a period of time to facilitate safe access to the building external front elevations, rear Lightwell and Slated roof. Full scaffolding plans and designs have been produced with Method statements for erection and disassembly.

Any external hoardings will be a solid, high quality painted system and will be regularly inspected and maintained by the project team. Pedestrian safe walking zones will be

designed in accordance with legislation as stipulated within the hoarding permit application process.

Once the system has been erected it will be inspected on a weekly basis and any repairs / maintenance required will be carried out during the weekly inspection of the hoardings.

Item 6 -Temporary roads/areas of hard standing

There is no requirement for temporary roads or areas of hard standing, the existing roads and surrounding areas will be used for materials and deliveries to site.

Item 7 - Schedule for large vehicles delivering/exporting materials to and from site

For larger more complex deliveries and logistics our proposal is to use an area off from St Anns church side down the side of the building to provide a safe laydown down area whilst materials are imported and exported from the building – Please see stie logistics plan for further details and refer to item 1





Item 8 -Storage of materials

All materials will be stored inside the building.

Item 9 - **large/heavy vehicles/Cranes/machinery on site**

There will be a requirement from time to time for the siting and locating of personnel and material lifting equipment to be implemented external to the building. All equipment will be calculated and used in accordance with all LOLER and PUWER lifting regulations and all relevant permits applied from in advance via he MCC permit procedures.

Item 10 - Measures to control noise and dust

All Noisy and Dusty activities will be carried out under a controlled environment and local dust suppression and LEV extraction methods employed and implemented. Any noisy works will be restricted to normal working hours and within the local authority permitted times which are between 8am – 6pm Mon – Friday. No noisy works will be carried out on Sundays or Bank holidays.

Item 11 -Details of street sweeping/street cleansing/wheelwash facilities

We don't envisage any materials or waste to spill onto the public roads or footpaths. However as part of our site managers duties we will ensure that a daily check is undertaken and any issues are dealt with immediately.

Item 12 -Details for the recycling/disposing of waste resulting from demolition and construction works

Waste will be transferred from site via a combination of 660lt and 1100lt Wheelie bins, which will be collected regularly as work proceeds to prevent waste build up internally. Cubic works are a registered waste carrier and will collect and dispose of site waste as required throughout the course of the project. Further information specifically relating to waste management can be found within our Waste management plan.

Item 13 -Hours of working

Monday to Friday 7.30am to 5.30pm
Saturday 8.00am to 2.30pm
Sunday & Bank Holidays the site is closed

Item 14 -Phasing of works including start/finish dates

The project is forecasted to commence in September / October 2026 for a duration of approximately 36 – 42 Weeks,. Works will be carried out in a single phase for the residential upper floors. Currently we are not aware of the Retailers scope of works or Duration to the lower floors (1F/GF and Basement)

Item 15 -The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

The Construction method statement will form part of our health and safety file and will be used as part of the induction process.