CEF-003 - Site Waste Management Plan (SWMP)

CubicWorks

Project Title:	Winters Building	**Project No:**	CW2249
Location:	Winters Buildings, St Anns Square, Manchester M2 7LE		



	Name	Title	Date	Signature
Prepared By:	Stephen Jordan	Senior Project Manager	30-06-26	
Approved By:	Mark Spavin	Director		

CEF-003 - Site Waste Management Plan (SWMP)

CubicWorks

Content	
Section	**Description**
1	**Nature of the Project**
2	**Project Duration**
3	**Project Aims**
4	**Management**
5	**Distribution & Document Control**
6	**Instruction & Training**
7	**Waste Management on Site**
8	**Prioritising Waste Requiring Waste Management Enabling Works**
9	**Ways of Minimising Waste**
10	**Segregation**
11	**Waste Management Cycle**
12	**SWMP Implementation Checklist**
13	**Waste Recording - Actual Waste Produced**
14	**Appendices** **Appendix 1 - Current Actions Table** **Appendix 2 - Waste Types and Waste Management Packages**

1. Nature of the Project:

Brief description & Waste Produced

Winters building is a Grade II listed building and within St Ann's Conservation Area. It is also next to St Ann's church which is a Grade I listed building and adjoins Mr Thomas' Chop House, also a Grade II listed building.

The building is four storeys with an attic and basement, and is constructed on a corner plot. It is built of red brick with terracotta dressings with a granite plinth. The ground floor consists of a glazed arcade forming shopfronts. Windows are 1-over-1 vertical timber sashes with replacement modern single glazing.

In the mid-1990s, the structure, internal parts and roof were removed with just the north and west facades retained (consent dates from 1995). This included the removal of the old roof and the installation of a new roof with the reuse of historic slate.

The structure would have originally been iron framed, with a timber roof structure, however this has since been removed and replaced with a modern concrete frame and steel (under the 1995 planning consent).

The building is currently vacant, having most recently been used as a COS retail store.

The Proposed Works involve the conversion of floors 02, 03 and 04 to high end residential use with the 1st Floor, GF and Basement being refitted by the tenants for Retail use. The Landlord will be carrying out essential Enabling works to the Lower floors which is further described below.

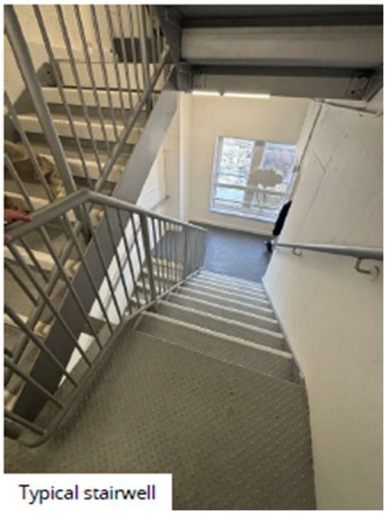
Images of The existing Building:-



Typical upper floor



Level 04/ roof space



Typical stairwell



Level 04/ roof space

Scope of Works

Residential
Interior Fit out and Finishes to create 5no Luxury apartment
Fit out and Finishes to create 4th Floor Plant Space for Retail and Residential Floors
Flooring finishes
Decoration
Replacement Glazing install
Partial new Glazing and Windows to 4th Floor
New Residential Entrance.

Builders work (Structural, Civils, etc.)

- Structural Altertions to existing lift Shaft to Create Residential lift entrance to 4th Floor
- Structural alterations to remove internal Metal staircases and Infill Concrete Floors to Levels 2-4
- Structural Steelwork Modifications and Installation
- Formation of Service Risers through all floors to basement.
- Formation of External Openings to existing building on 4th floor to create external louvres to plant room
- Breaking out of concrete plinths to 4th floor in isolated areas.

Electrical Works

- New Containment
- New Emergency and feature Lighting
- New Mains and Small power for residential floors
- New Fire Alarm and Panels to Residential floors
- New Mechanical Supplies
- New Intruder, CCTV and security systems.
- Underfloor Heating
- Comissioning and testing

Mechanical Works

- New Domestic Hot and cold water plumbing and drainage to residential Floors
- New HVAC to residential Floors
- New Residential Sprinkler System including Sprinkler Tank to Basement
- Boosted Mains water supply to upper floors
- Underfloor Heating to 4th Floor
- Comissioning and testing

Activities involving Higher Risk

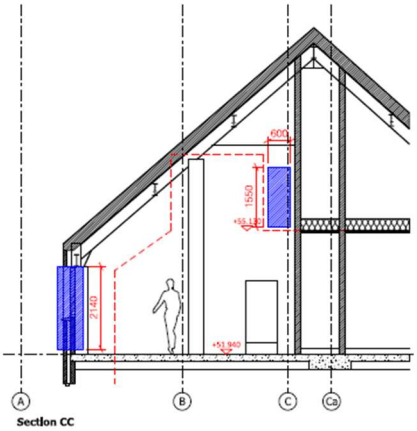
- Crane Lifts
- Lift Shaft Extension
- External Scaffolding
- External Roofing Works
- Removal of Existing Mansard Roof and Residential Roof terrace
- External Window Replacement / Refurbishment Scheme
- External RWP Replacement / Refurbishment

Asbestos Survey has been carried out: Yes

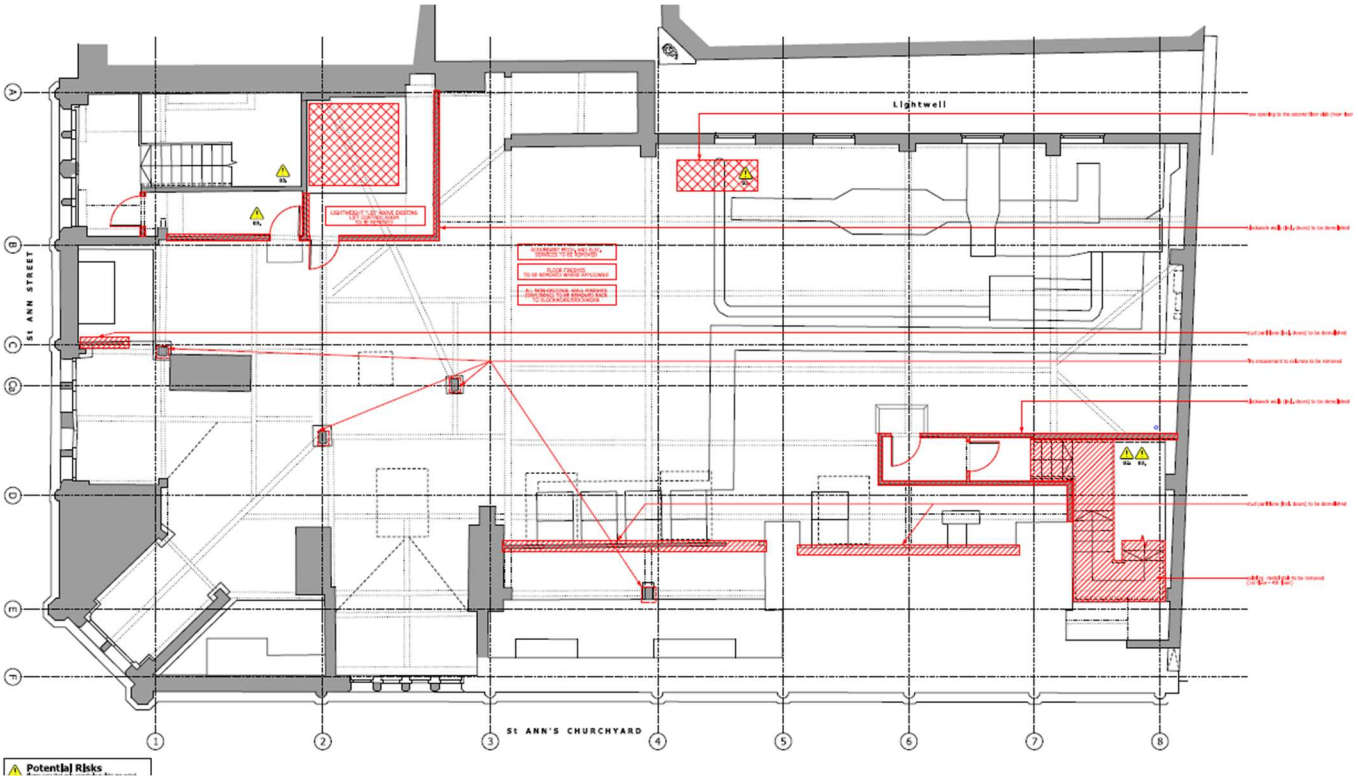
4th Floor - Demolition and Strip out



Photograph of existing fourth floor internal plant room

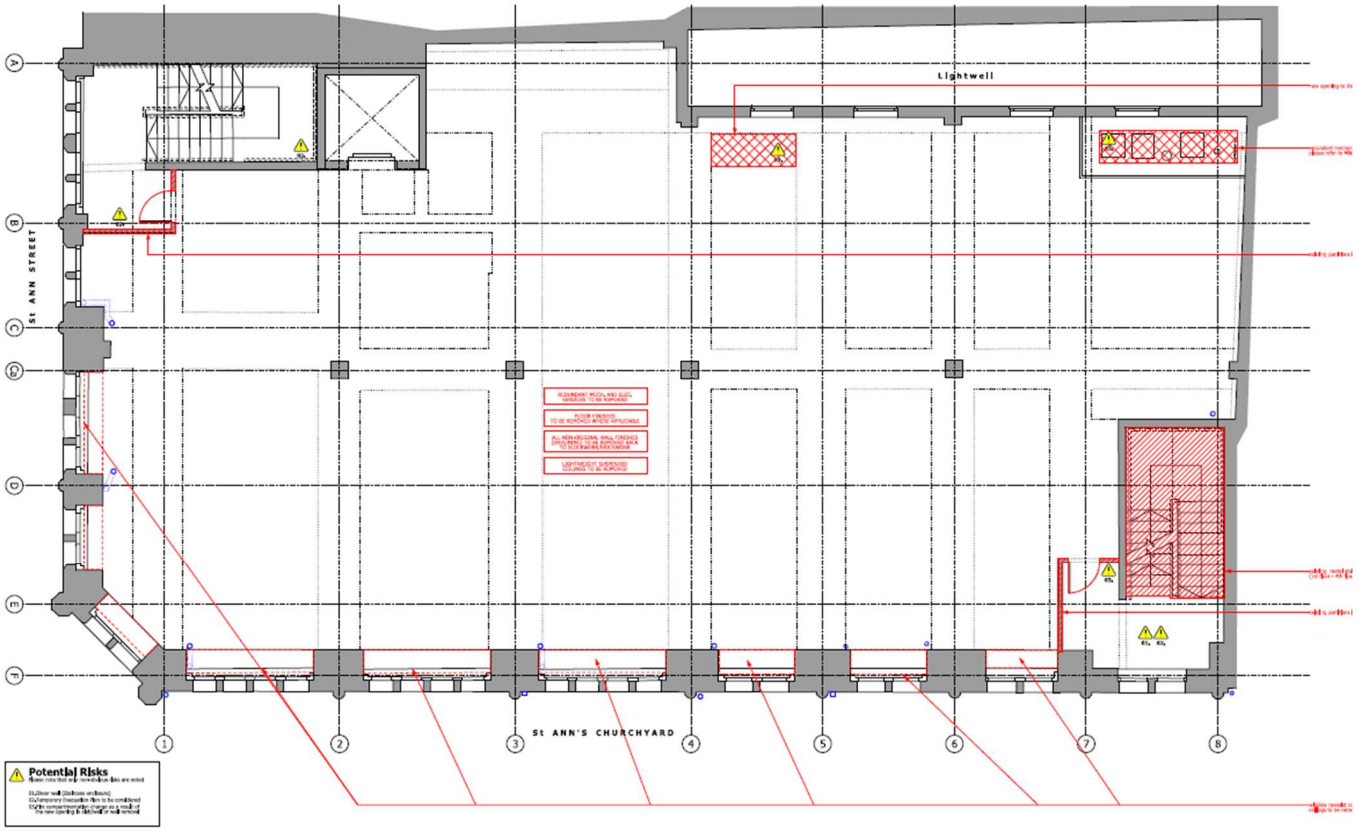


Section CC



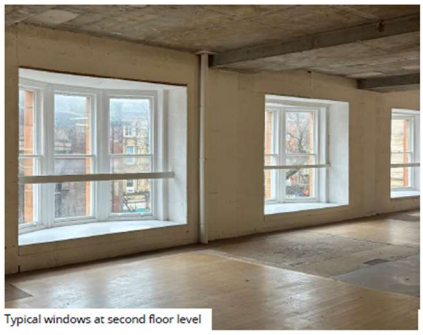
<u>Estimated waste production 4th Floor</u>
Concrete and rubble from forming openings to create service risers – 1m3
Reinforced Concrete from Removal of Lift Cap – approx. – 2-3m3
Lightweight partitioning and Plasterboard - 4m3
Steel Staircase Removal – 2.5 -3ton
Copper pipework and lagging – 200 – 300LM
Mechanical Strip out – 3-4ton
Timber doors and frames – 6no
Removal of RC Plinths – 3m3
Plasterboard Suspended ceilings and Encasements – 2m3
Removal of concrete blockwork to Lift shaft – 4m3
Internal Steel RWP Removal – 25LM

3rd Floor Demolition and Strip out



Estimated waste production 3rd Floor
Concrete and rubble from forming openings to create service risers – 1m3
Lightweight partitioning and Plasterboard – 2.5m3
Steel Staircase Removal – 1.5 – 2 ton
Internal Steel RWP Removal – 25LM
Mechanical Strip out (Ductwork) – 1.5ton
Timber doors and frames – 2no
Removal of Timber Sills and Raised floors – 4m3

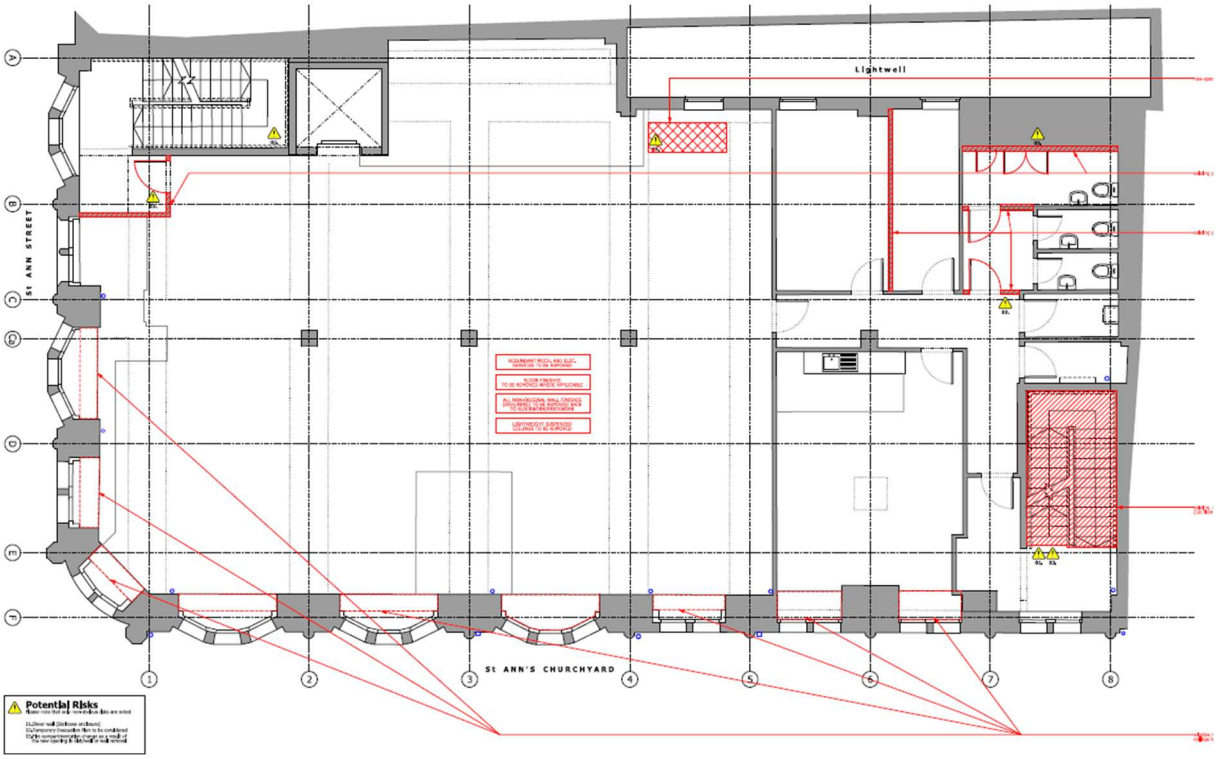
2nd Floor Demolition and Strip out



Typical windows at second floor level



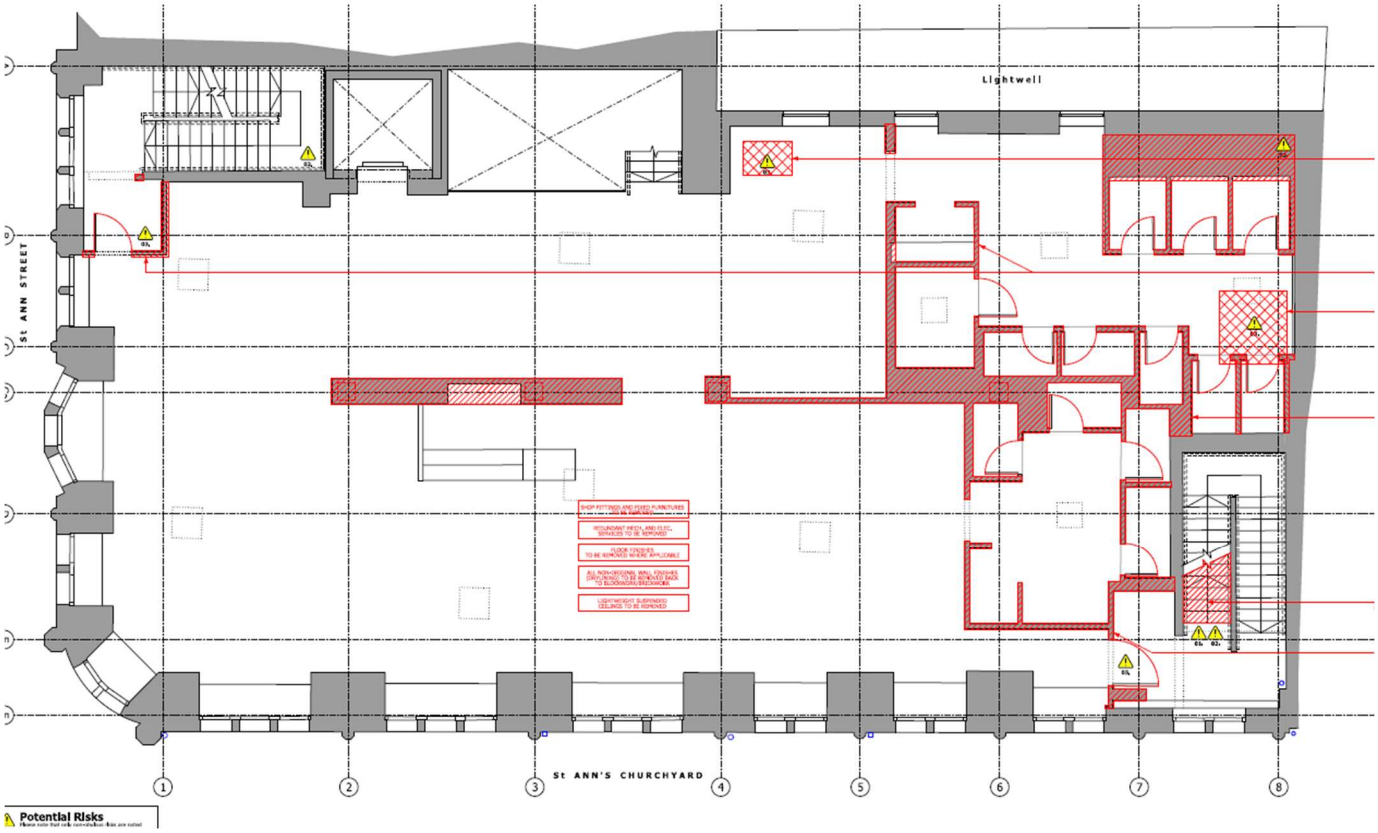
Typical windows at third floor level



Estimated waste production 2nd Floor

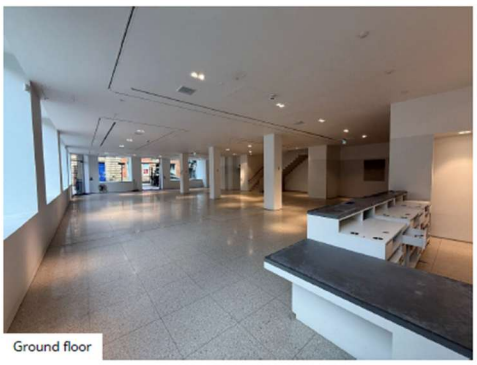
Concrete and rubble from forming openings to create service risers – 1m3
Lightweight partitioning and Plasterboard – 10 m3
Steel Staircase Removal – 1.5 – 2 ton
Internal Steel RWP Removal – 25LM
Mechanical Strip out (Ductwork) – 1.5ton
Timber doors and frames – 14no
Removal of Timber Sills and Raised floors – 4m3
Joinery Kitchen strip out – Timber – 0.5ton / 2m3
Vinyl Flooring – 1m3
Carpet Flooring – 0.7m3
Suspended lightweight ceiling Grid and tile – 3m3
Sanitary / Ceramic – 2m3
Mechanical strip out – 1.5m3
Copper – 50LM

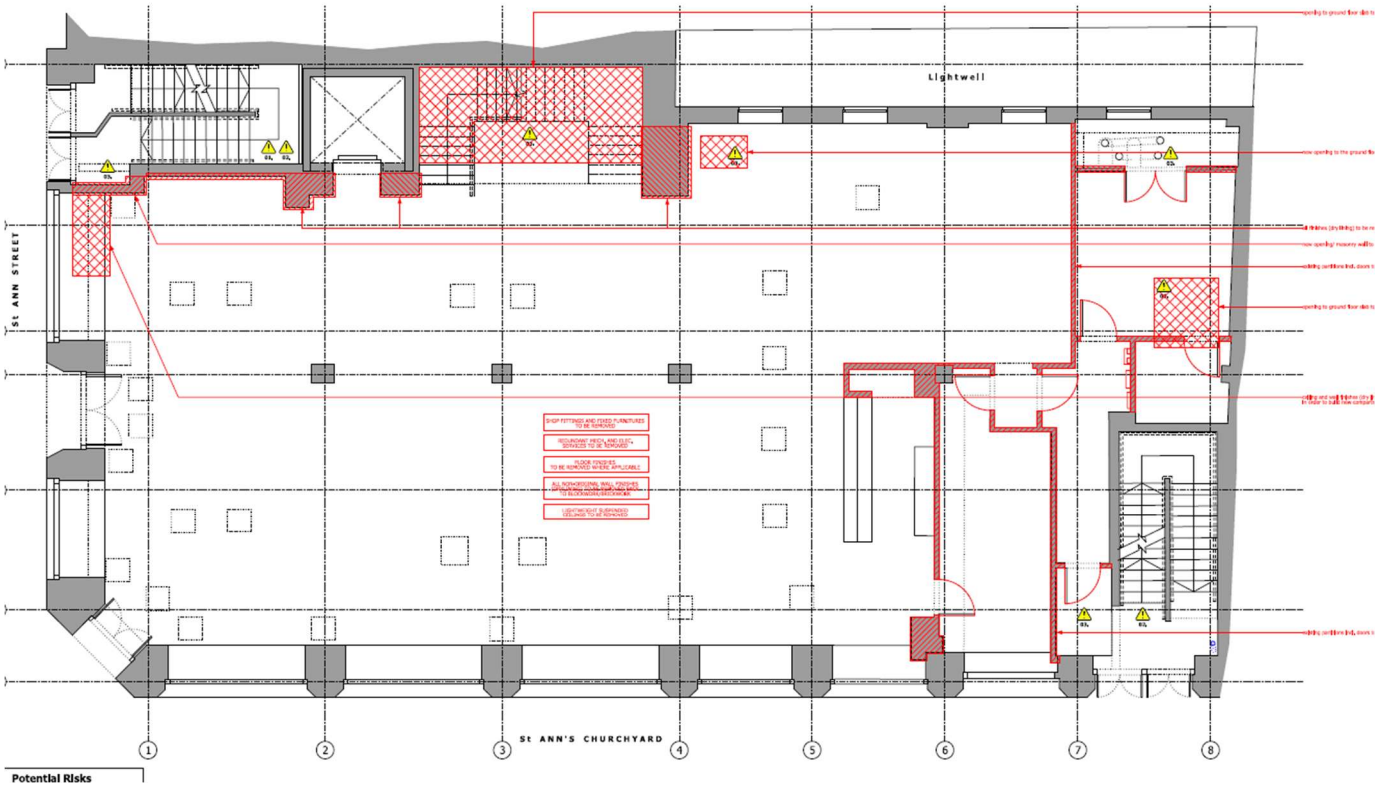
Retail - 1st Floor (Including Retail strip out)



Estimated waste production 1st Floor
Concrete and rubble from forming openings to create service risers – 1m3
Lightweight partitioning and Plasterboard – 30 m3
Steel Staircase Removal – 1.0 ton
Timber doors and frames – 16no
Removal of Timber Sills and Raised floors – 4m3
Joinery Service Counter Worktops – stone – 0.5m3
Joinery Service Counter – Timber – 2.5m3
Laminated timber flooring – 5m3
Vinyl Flooring – 3m3
Carpet Flooring – 1m3
Suspended lightweight ceiling Grid and tile – 2m3
Mechanical strip out – 1.5m3
Copper – 50LM

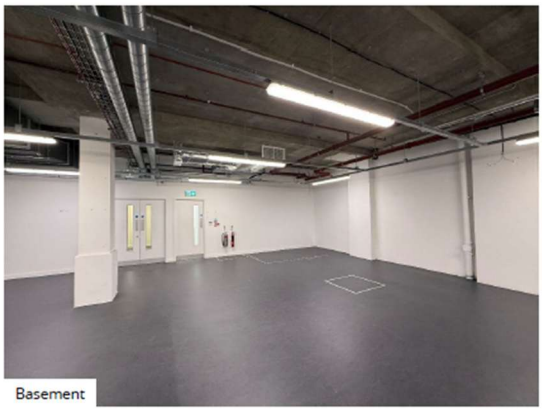
Retail - GF (Residential) – By Cubic
Retail – GF (Retail strip out) – By Others



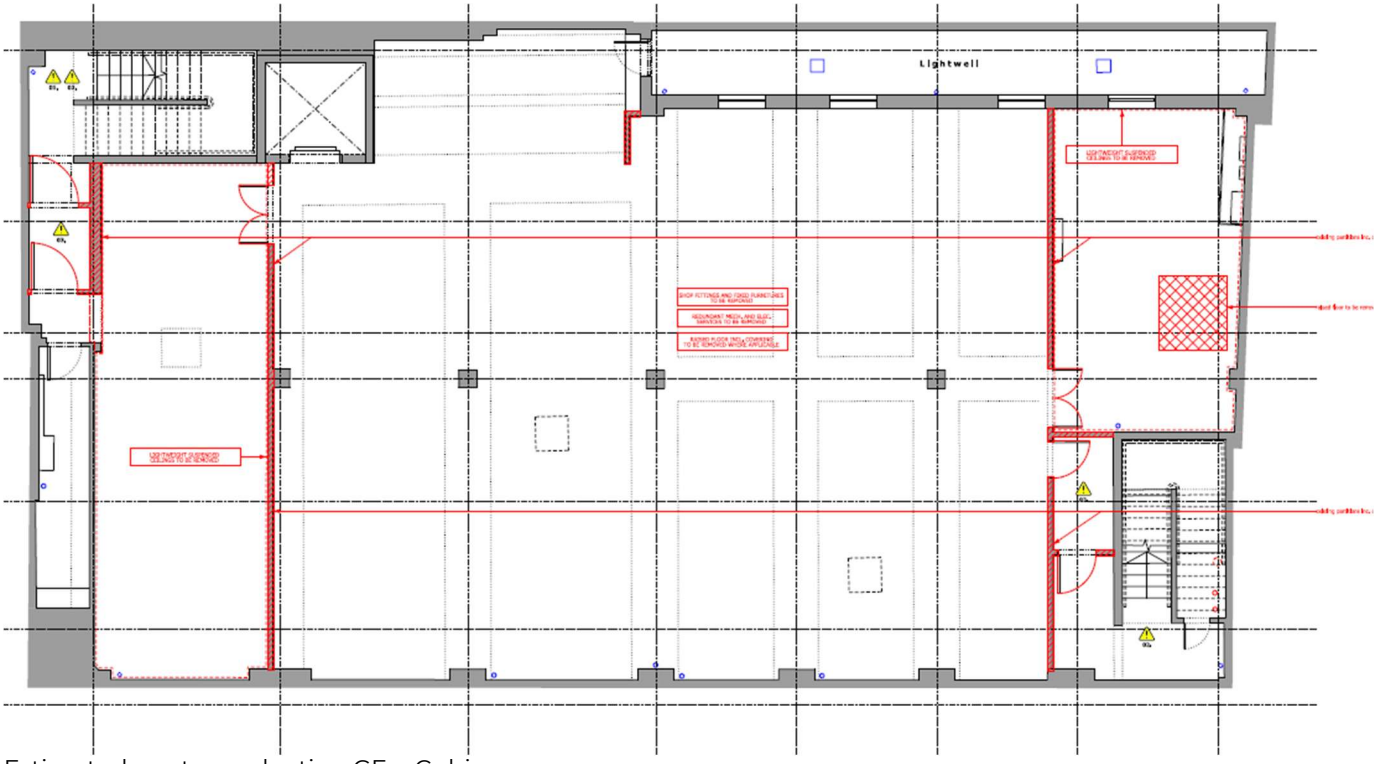


Estimated waste production GF - Cubic
Concrete and rubble from forming openings to create service risers – 1m3
Lightweight partitioning and Plasterboard – 1m3
Suspended lightweight ceiling Grid and tile – 1m3
Forming new Openings – Concrete – 1.5m3
Removal of Timber Stall riser – 1m3
Removal of Lightweight partitioning to Residential Lift Wall elevation – 3m3

Basement – Estimated Waste



Basement



Estimated waste production GF - Cubic
Lightweight partitioning and Plasterboard – 30m3
Suspended lightweight ceiling Grid and tile – 5m3
Removal of Masonry construction – Blockwork – 3m3

CEF-003 - Site Waste Management Plan (SWMP)

CubicWorks

2. Project Duration:	
Start Date:	**28.09.2026**
Anticipated Completion Date:	**19.07-27**
Expected Duration:	**38-42 Weeks**

3. Project Aim:

The Proposed Works involve the conversion of floors 02, 03 and 04 to high end residential use with the 1st Floor, GF and Basement being refitted by the tenants for Retail use. The Landlord will be carrying out essential Enabling works to the Lower floors which is further described Above.

4. Management:

The Site Manager is the SWMP Coordinator of the Project and as such is responsible for ensuring the instruction of Workers, Implementation and overseeing of the SWMP. The Health and Safety Manager will monitor the effectiveness and accuracy during Site Inspection.

Position	Name	Contact Details
Director	Mark Spvin	Mark.Spavin@cubicworks.co.uk 07973755457
Project Manager	Stephen Jordan	stephen.jordan@cubicworks.co.uk 07881964729
Site Manager(s)	TBC	
Site Supervisors(s)	TBC	
Health & Safety Manager	Steve Worrall	Steve.worrall@cubicworks.co.uk 07442 928 313
Client	Chris Oglesby	

5. Distribution & Document Control:

The Project Manager shall distribute copies of this SWMP to the Client, Internal Management Team, and Subcontractors, where required. This will be undertaken every time the plan is updated.

The Project Manager shall incorporate all amendments received (all amendments to be shown in red for the particular update) with superseded pages destroyed and update of the amendment record above to appropriately display changes. After five amendments this document shall be re-issued.

Amendment	Date	Name (Print)	Signature	Amended Pages (Text Shown in Red)
1.	02-0-7-26	Stephen Jordan		
2.				
3.				
4.				
5.				

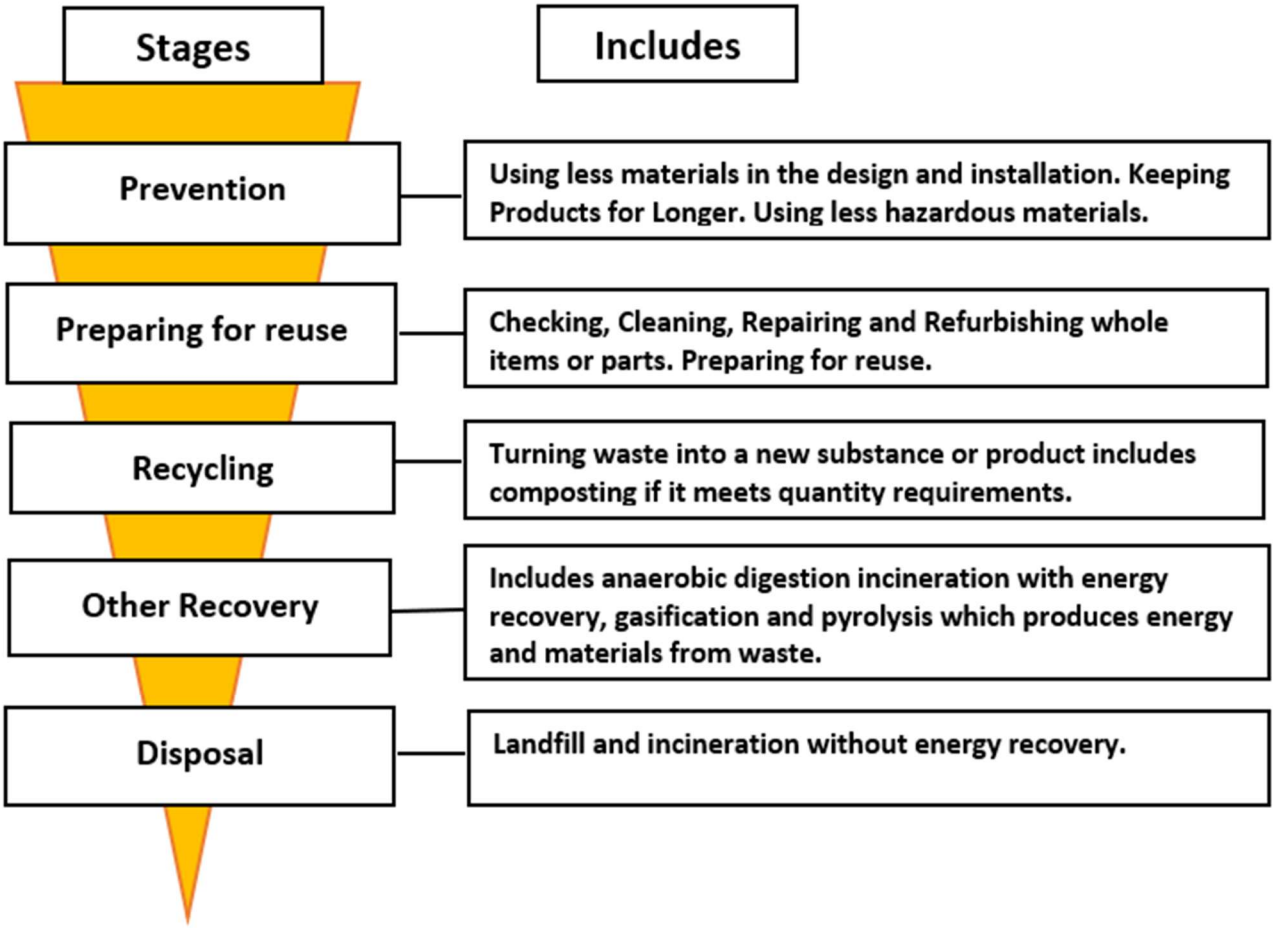
6. Instruction & Training

The Site Manager will provide on-site briefing via induction of appropriate separation, handling, recycling, reuse and return methods to be used by all parties and at appropriate stages of the Project where applicable. Toolbox talks will be carried out regularly on waste issues and all subcontractors will be expected to attend. This will ensure that everyone feels they are included and that their participation is meaningful.

7. Waste Management on Site:

Surplus or waste materials arise from either the materials imported to site or from those generated on site. Imported materials are those, which are brought to the project for inclusion into the permanent works. Generated materials are those, which exist on the project such as topsoil, subsoil, trees and materials from demolition works etc. However, there are other considerations to waste management such as waste reduction, segregation of waste, disposal of waste, financial impacts of waste disposal and recording, monitoring, education and reviewing. This plan outlines the procedures that have been put into place and demonstrate how they benefit the environment, how we can measure the effects and how these procedures and practices are sustainable.

Waste Hierarchy



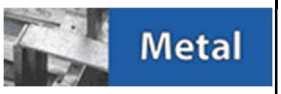
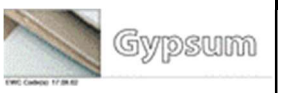
Waste Management falls into three main categories for management, these are:

Reuse - If surplus materials can be used in the permanent works they are classified as materials, which have been reused. If they are surplus to requirements and need to be removed from site and can be used in their present form, they can be removed from site for reuse.

Recycling - if the surplus materials cannot be reused in their present form but could be used in a different form, it is sent for recycling, such as, 50 x 50 timber to use chipboard.

Landfill - If either of the above cannot be satisfied then the only remaining option left is to send the surplus materials to landfill. **But this is always the last resort.**

8. Prioritising Waste Requiring Waste Management Enabling Works (including DEMOLITION): Waste Type, Category and Origin)

Waste Types eg bricks	Waste Category	European Waste Codes EWC	Colour Codes	Origin of Waste Demolition of existing buildings & walls.
Concrete	**Inert**	**17 01 06**		Site Strip & Demolition
Brick/Block	**Inert**	**17 01 06**		Site Strip & Demolition
Timber	**Active/bio**	**17 02 01**		Demolition Works
Metals	**Active/Bio**	**17 04 07**		Site Strip & Demolition
Asbestos	**Hazardous**	**17 06 05**		Demolition Works
Plasterboard	**Active/Bio**	**17 08 02**		Demolition Works
Packaging		**15 01 01 see note 1** **15 01 02 see note 2** **15 01 03 see note 3**		Construction
Mixed		**17 09 04**		Construction & Demolition

9. Ways of Minimising Waste

At Winters Building we have looked at how we can minimise the waste produced, thereby reducing the amount of waste to be removed from the project. Trade Contractors, Design Team and Suppliers are all being encouraged to look at ways to minimize the amount of waste produced at the work face.

For Current Actions Table Refer to Appendices.

10. Segregation

Wherever Possible Specific areas shall be laid out and labelled to facilitate the separation of materials for potential recycling, salvage, reuse and return. Recycling and waste bins are to be kept clean and clearly marked in order to avoid contamination of materials. The Labelling systems shall follow the Waste awareness colour coding scheme. All operatives will be informed prior to the commencement of works to ensure that the correct waste streams are used.

Waste Bins will be Labelled for segregation of waste identified as follows:-

- Wood
- Metal
- Brick/rubble
- Canteen waste
- Mixed General
- Plasterboard

11. Waste Management Cycle

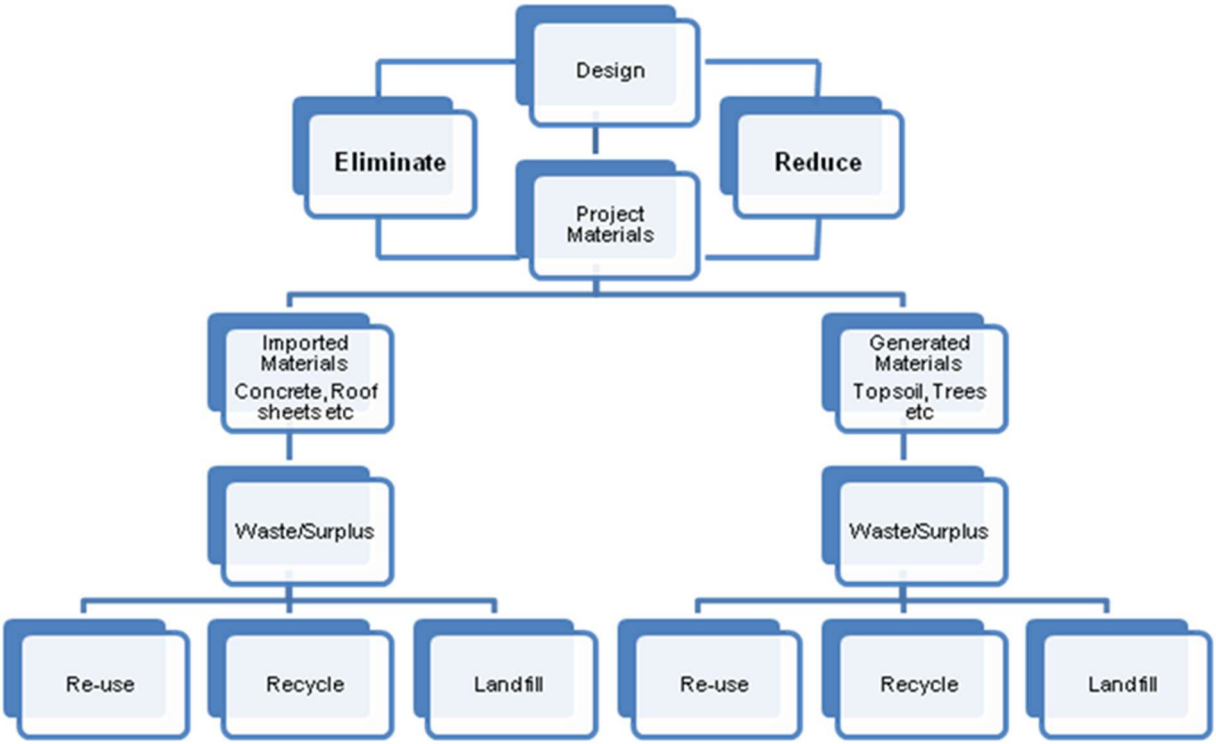


Table for Waste Types & Waste Management Packages within Appendices.

We will continually review the type of surplus materials being produced and where we can change the site set up to maximise on re-use or recycling and **the use of landfill will be the last resort.**

The plan will be communicated to the whole project team (including the client) regularly. The Plan will also be analysed regularly by the Health and Safety Manager to Produce KPI's and Environmental Objectives, in the aim to continually improve practices and processes and allowing the H&S Manager to advise on best practice and solutions throughout the company.

12. Site Waste Management Plan (SWMP) Implementation Checklist

Checks - Please tick yes or no	YES	NO
Have terms and commercial rates been agreed with contractor(s)?		x
For offsite or disposal, are all waste destination details verified?	x	
Has waste segregation/collection been allocated/prepared?		x
Has the waste area been adequately sign posted?		x
Has the SWMP document control/filing system been set up (Site Safety Folder)?		x
Have all necessary staff and contractors had the SWMP communicated?		x
Have all SWMP training/induction procedures been met?		
Has the SWMP been approved by relevant personnel, as identified on the cover page?		
Comments/Further Actions:		
This Project is Currently subject to planning approval so therefore no live works are currently planned for site until the dates shown above.		

13. Waste Recording - Actual Waste Produced – Currently Estimated as no works on site.

EXAMPLE
EWC 17 02 01 – Wood from Construction

Date	Ticket No.	Net Weight	Carrier	Disposal	Action

Relevant Signatures:

Project Manager: **Date:**

Site Manager: **Date:**

14. Appendices

Appendix 1 - Example Current Actions Table

Action	Responsibility	Date Action Commenced	How Notified

All of the above actions act to reduce the amount of waste and surplus materials, which traditionally would be skipped and sent to landfill. We are continually identifying waste minimisation actions and these will be updated in the table above.

Appendix 2 - Waste types and Waste Management Packages

Waste Type	Waste Stream
Enabling Works (Including Demolition)	
Concrete	
Bricks/Blocks	
Timber	
Subsoils	
Metals	
Asbestos	
Plasterboard	

Construction Works	
Plasterboard	Return/ Recycle
Bricks/Blocks	Recycle
Timber	Recycle
Cardboard	Recycle
Mortar	No Usage/ dry to skip
Metals	Recycle
Paints	Recycle