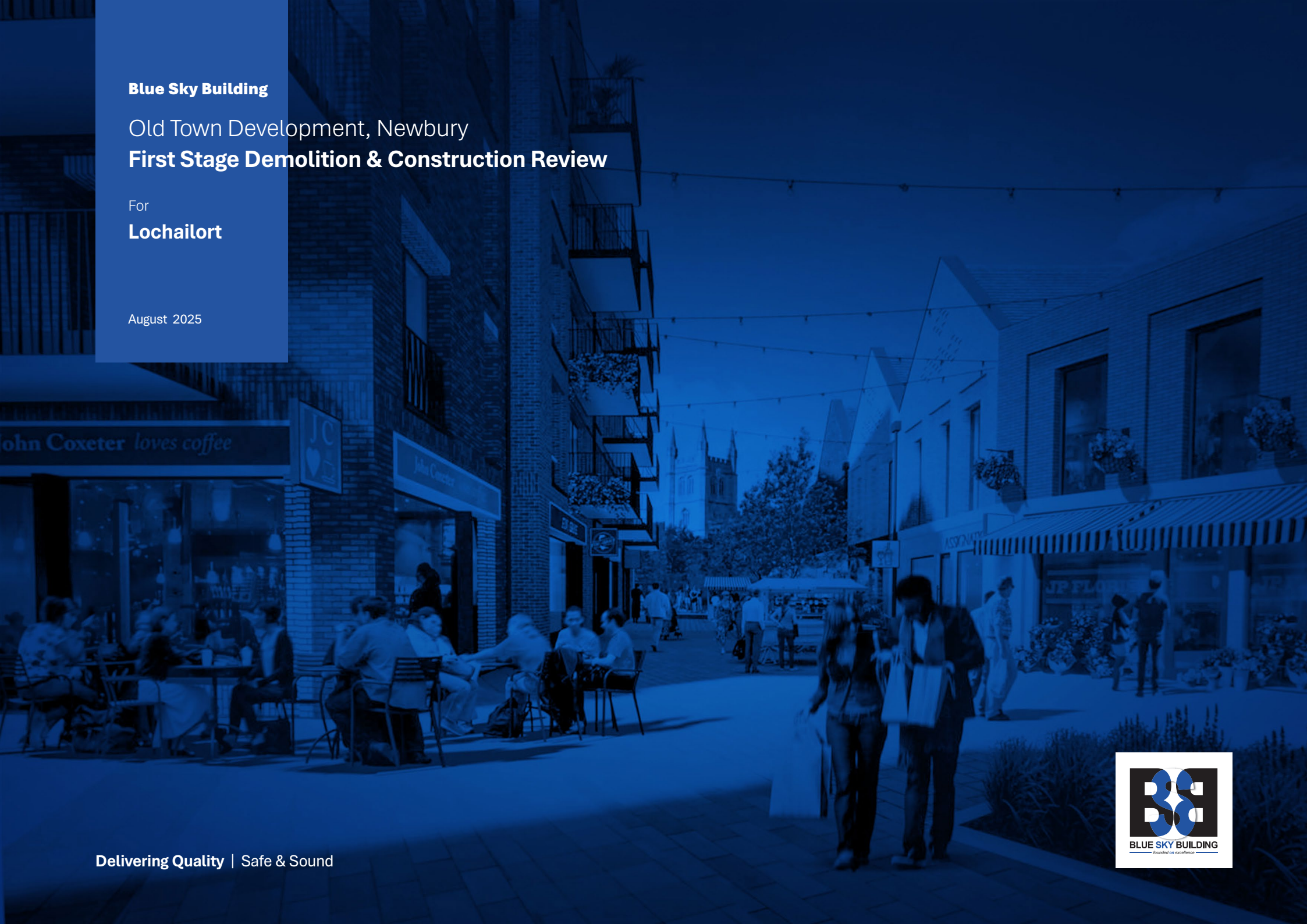

Blue Sky Building

Old Town Development, Newbury

First Stage Demolition & Construction Review

For

Lochailort

August 2025

Delivering Quality | Safe & Sound

Contents

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REGISTRATION NO. 07816133

1. Programme

This section contains our Strategic Demolition and Construction Programme.

The current design and supplied information are not sufficiently developed to be able to formulate a detailed set of programmes for both demolition and construction. However, as the design is developed, the programme and methodology can be reviewed further.

Once the Contractor is appointed, detailed demolition and construction programmes can be formulated by them, based on their own selected methodology and the most current design information. Once completed these programmes are to be agreed with all stakeholders.

Please refer to logics drawing on page 11 of this document for references to construction zones.

1. Programme

Strategic Demolition and Construction Programme

Line	Name	Duration
1	**Key Milestones**	**31w**
2	Start on Site	
3	Commence Vue Seperation Works	
4	Complete Vue Seperation Works	
5	Complete Hard Demolition	
6	**Demolition and Construction Phase**	**146w**
7	**Demolition Phase**	**31w**
8	**Site Establishment**	**8w**
9	Establish Accomodation	2w
10	Erect Hoarding/Secure Site	8w
11	Establish Traffic Flow/Lights System	1w
12	**Soft-Strip**	**14w**
13	Install/Erect Protective Gantries/Scaffolds	12w
14	Soft-Strip & Removal	12w
15	**Vue Cinema Seperation Works**	**22w 2d**
16	**Hard Demolition Zones**	**25w**
17	**Construction Phase**	**121w**
18	**Site Establishment**	**6w**
19	Establish Accomodation	6w
20	**Construction Zone 1**	**97w 1d**
21	**SubStructures**	**22w 3d**
22	Basement Works	16w
23	**Superstructure**	**27w 1d**
24	**Envelope**	**49w 2d**
25	**Landlord Areas**	**36w**
26	**Apartment Fit-Out**	**63w 1d**
27	**Blocks Construction Zone 2**	**97w 1d**
28	**SubStructures**	**23w**
29	Basement Works	16w
30	**Superstructure**	**27w 1d**
31	**Envelope**	**49w 2d**
32	**Landlord Areas**	**36w**
33	**Apartment Fit-Out**	**63w 1d**
34	**Blocks Construction Zone 3**	**97w 1d**
35	**SubStructures**	**23w**
36	Basement Works	16w
37	**Superstructure**	**27w 1d**
38	**Envelope**	**49w 2d**
39	**Landlord Areas**	**36w**
40	**Apartment Fit-Out**	**63w 1d**
41	**Blocks Construction Zone 4**	**97w 1d**
42	**SubStructures**	**23w**
43	**Superstructure**	**27w 1d**
44	**Envelope**	**49w 2d**
45	**Landlord Areas**	**36w**
46	**Apartment Fit-Out**	**63w 1d**
47	**Externals**	**22w**
48	**Hard & Soft LandScaping**	**22w**
49	**Final Completion**	**5w**
50	**Final Inspections and Handover**	**5w**
51	Practical Completion	

Milestone Appearances

Start Milestone Finish Milestone

2. Programme Assumptions

- Programme based on working weeks, within standard UK construction calendar, and is based on a working week Mon-Fri 08.00 to 18.00, Saturday 08.00 to 13.00.
- Full right of access for demolition contractor/main contractor, vacant possession needed on or before start date.
- Vacant possession of the site means “all of the site” and no access or constraints have been considered other than those which are directly associated with the works.
- Design information is at the moment minimal , we have assumed the requirement for piles, as the design is developed this approach may be reviewed.
- No MEP information received currently; we have therefore assumed the bulk to be domestic, with a small amount of commercial/office.
- Consideration could be given to the use of prefabricated building solutions.
- Procurement routes will be put in place for all key elements in accordance with market conditions and programme parameters.
- We have assumed all substations within the site boundary can be relocated and that all third-party asset diversions, such as drainage, sewers and service diversions can take place within the overall programme.
- No allowance has been made, for any issues associated with the interface to existing buildings other than those identified within the information received.
- We have assumed all third-party access rights issues from adjoining retained structures, in the form of fire escape and or deliveries and collection have been resolved and do not impact methodology.
- Any public footpath closures or diversions needed to facilitate the works would have been agreed and that any requirement for encroaching onto and the oversailing of public footpaths and public areas and third-party assets, with scaffold and protective gantries would have been put forward at planning stage and any issues will be resolved prior to commencement.
- The programme is based on CFA piles, 600mm diameter, 20 and 25 meters long in accordance with Robert Bird current assessment received.
- No programme allowance has been made for an additional floor to the section of car park remaining post demolition, as that intent seems currently unclear.
- The programme is based on an industry standard build out rate of one apartment per day per block, maximum two completions per day in total.
- Any reserved planning matters will be dealt with within the programme parameters.
- Demolition zoning, will be in accordance with BSB demolition zoning drawing BSB-OTN-D&C-001.
- Wheel wash facilities will be installed near the egress to the site and will remain until any public realm works required are progressed.
- No allowance made for the discovery and removal of munitions or archaeological investigation.
- All statutory service providers to deliver services to allow programme to proceed as drafted.
- Tower cranes will be used to facilitate the constructure of the superstructure, envelope, and roof structure, being supplemented by hoists and mobile cranes and telehandlers. A full logistics strategy should be developed to accommodate the selected design solutions and programme perimeters.

2. Programme Assumptions

- All necessary permissions in respect to oversailing agreements, wayleaves and access will be obtained to allow the programme to proceed as drafted. Albeit the cranes can have an automated zonal system to prevent lifting over sensitive areas.
- Normal output rates per crane would be 450m^2 of floor slab and associated verticals per week.
- Whilst the initial fit out install will commence from the bottom up in line with the superstructure and envelope works, the finalisation of fitting out and completion of each apartment/house and floor will be top down.
- We have assumed progressive installation of rain-water pipes/hoppers, temporary or permanent, to assist in the water proofing strategy.
- A blended rate of 22 Weeks per apartment / house unit has been adopted, from commencement to de-snag after clients first inspection.
- Prefabrication of utility cupboards, bathrooms and wardrobes should be considered, this will improve quality and reduce programme risk.
- Ancillary and common areas generally 16 to 24 weeks.
- All primary services can be installed to meet necessary testing and commissioning dates leading to occupation.
- A whole building testing period has been allowed on all blocks.
- The programme allows for a robust period of final commissioning/proving from internal completion.
- All related public realm works will be completed to allow residential entrances to be completed on a sequential basis, based on earliest completion.
- As advised, we have only considered one overall PC for the Developement, but sectional completion could be considered.

3. Demolition and Construction Methodology

As noted in our assumptions section, the programme and methodology, is based on information received thus far. As the design develops and other options are considered, such as pre-fabricated modules, the programme and therefore the methodology, may be subject to change.

One of the first actions will be to establish the site, securing it and making it safe with hoarding protective scaffolds and walkways were required, the installation of temporary service connections will also be required along with accommodations, which we envisage will be located on top of the retained car park area.

Once the site is established and as part of the initial demolition enabling. Works to the interfaces of the retained buildings will commence, with particular emphasis on the works required to the perimeter of the Vue Cinema. This will include but not be limited to the formulation of a temporary fire escape, temporary propping, and new local structural works to facilitate the demolition of adjoining areas. Other interfaces around the perimeter may require temporary propping pending further investigations being concluded.

At the same time as the above, the main demolition works will commence, using the logistical approach identified in BSB Demolition zoning drawing BSB-OTN-D&C-001.

The overall intent of the phasing of the zones identified on the above drawing, is to create an access and egress point to the site, which will not only be utilised during demolition, but will remain throughout the project duration, thus giving the ability to formulate a workable robust traffic management and material delivery strategy. It will be the intent to have vehicles entering site via Market Street and egressing onto Cheap Street, then onto Bear Lane. This strategy is to be further developed into a detailed strategy, coordinated with the overall detailed construction programme when formulated.

Zone 1A, will initially create a loading area for the demolition works, Zone 1B, will then create the access and through point. Remaining demolition works will continue, as per the zoning drawing, with vehicles entering and egressing site, as identified above. Also demolition scaffolds can commence to neighboring properties, once works to the Vue are structurally supported.

Once demolition works are complete and the site is cleared to the desired level, piling operations will commence in the following sequence, to utilise the access and egress strategy formulated during the demolition works. That sequence being, Construction zone 1,2,3, then 4, (see logistics drawing). In a sequential manner, piling matt, pile install and pile cap construction will take place. The programme allows for the incorporation of the construction of common areas, within each zone, that philosophy is adopted, throughout the whole of the programme sequencing.

Once sufficient piling works including pile caps are completed, tower cranes will need to be installed, as identified on BSB Logistics drawing BSB-OTN-D&C-003. The cranes will serve the superstructure, envelope, and roof works. These cranes will need to be supplemented at times, with mobile cranes, hoists and telehandlers.

In line with the progression of piling operations, superstructure works will commence this will facilitate the installation of hoists which will serve initially the envelope works, but latterly the internal fit out works, it will also allow for the installation of scaffolding to serve the envelope works. The superstructure works, to all areas will then follow in the same sequential manner as the piling, the overall strategy/intent being that as each area is completed, the works will be working towards and out of the egress area created earlier.

Once sufficient superstructure works have been completed in each area, scaffolds will need to be progressively erected to facilitate envelope works, we initially estimate this commences around level four of each area of superstructure. Loading bays will be progressively installed along with the progression of the envelope, as will hoists. However, this will need more detailed analysis, as the design is further developed, for example, modular prefabricated facades, need limited install access externally, whereas the current scheme of hand set install, will require a full designed scaffold system with loading platforms, this takes up programme time.

3. Demolition and Construction Methodology

Any scaffold install, should be done in liaison with a hoist installer, to facilitate the installation of hoists and to enable the most optimum hoist/scaffold interface. This is particularly important for when the scaffolds are stripped, but the hoists will need to remain for a period of time.

The brickwork will proceed, and, once sufficient brickwork has been installed, windows and balconies can be installed, along with the roof works. Note, the scaffolding should be designed to incorporate the installation of these elements as well as the brickwork. Once the works to the envelope reach their conclusion, the scaffolding should be progressively removed. This will allow the completion of external areas and common areas.

It's also at this stage, the tower cranes can be removed and any structures left out to facilitate them, can be installed. Again, allowing the completion of external and common areas.

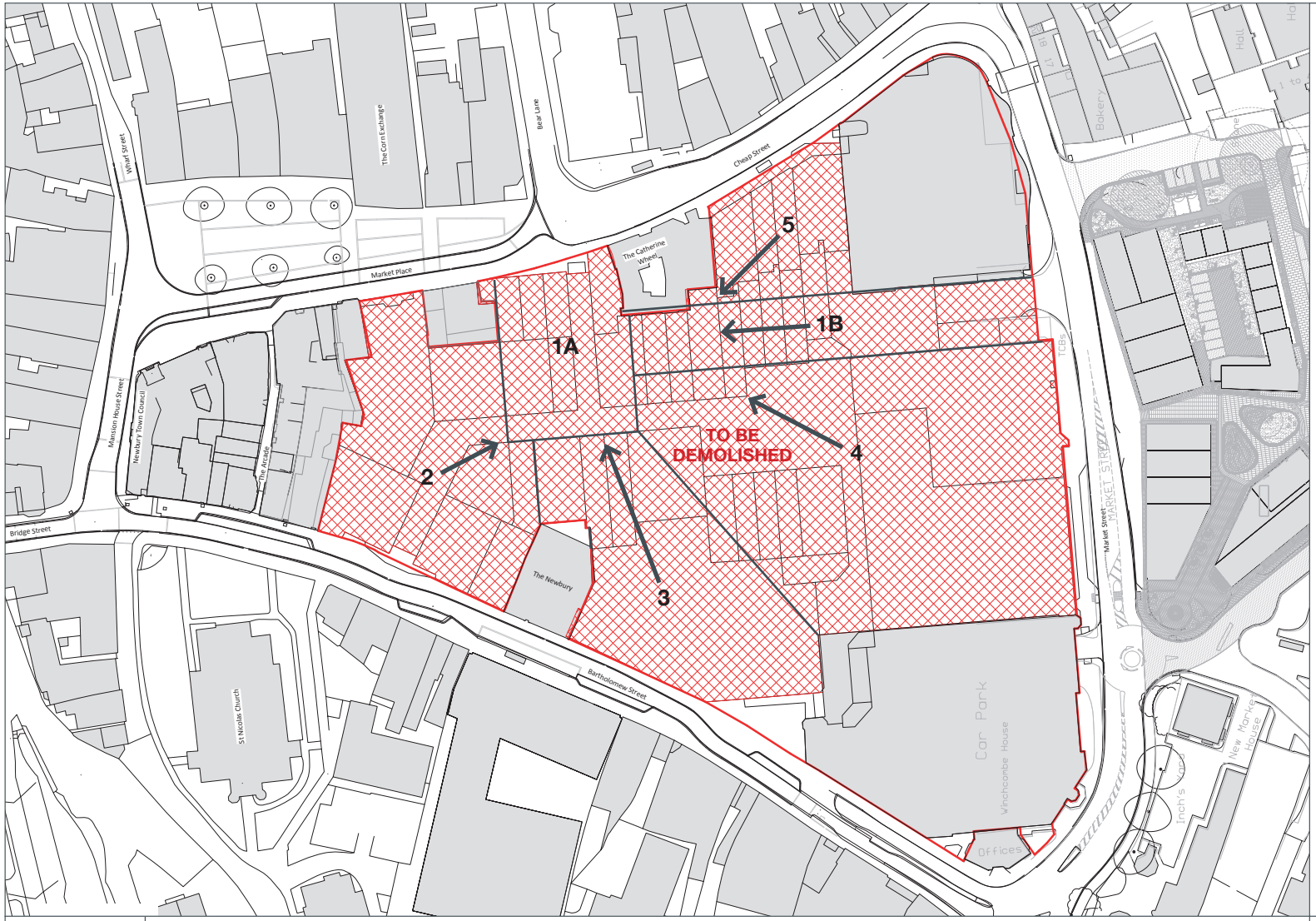
As the envelope progresses and partial, if not whole watertightness is achieved, internal works can commence, initially primary MEP and carcassing, moving onto to the completion of areas, in line with achieving envelope/roof completion and watertightness. Stair and lift installations, if applicable, can commence and taken up with the structure, but, they will also continue through he envelope phase. We have assumed the lifts will be used towards the latter stages of each area for facilitating the completion of apartments and common areas. Whilst the initial fit out will follow the superstructure and envelope sequencing, final completions and inspections will need to be top down.

It's at this point, hoists can be progressively removed and the areas of envelope left out to facilitate them made good.

Once apartments are nearing completion, common areas will also be brought to the desired competed stage, to allow a full regime of snagging, testing, and commissioning to take place.

We have made allowance in each section of the programme for architectural, services consultant's, other consultants, progressive inspections as well as a robust period towards the end of the program duration, for final inspections and practical completions. Units will be completed at a rate of one per day per block , at a maximum of two per day for the developement.

4. Demolition Zoning Drawing



Project: Old Town Development, Newbury

Client: Lochailort

Title: Demolition Zoning

Drawing No: BSB-OTN-D&C-001

Revision No & Date: Rev 0 - August 2025

5. Demolition Scaffold Drawing

Project: Old Town Development, Newbury

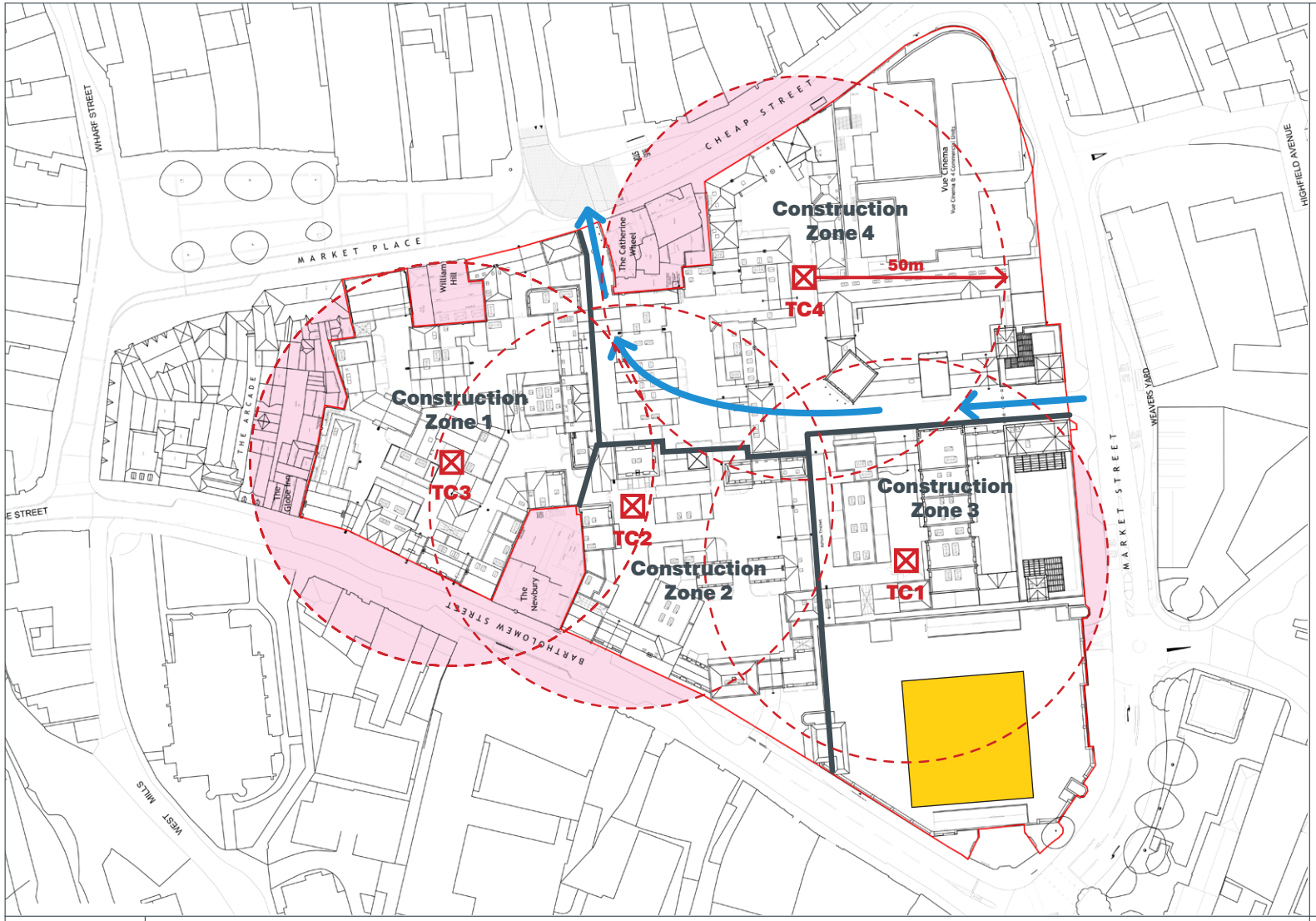
Client: Lochailort

Title: Demolition Scaffold

Drawing No: BSB-OTN-D&C-002

Revision No & Date: Rev 0 - August 2025

6. Logistics Drawing



Key:

- Tower Crane
- Controlled No Lift or Oversail Zone
- Traffic Flow.
  This routing is to be further developed in detail, as methodologies and sequencing are formulated and agreed
- Site Accomodation

Project: Old Town Development, Newbury

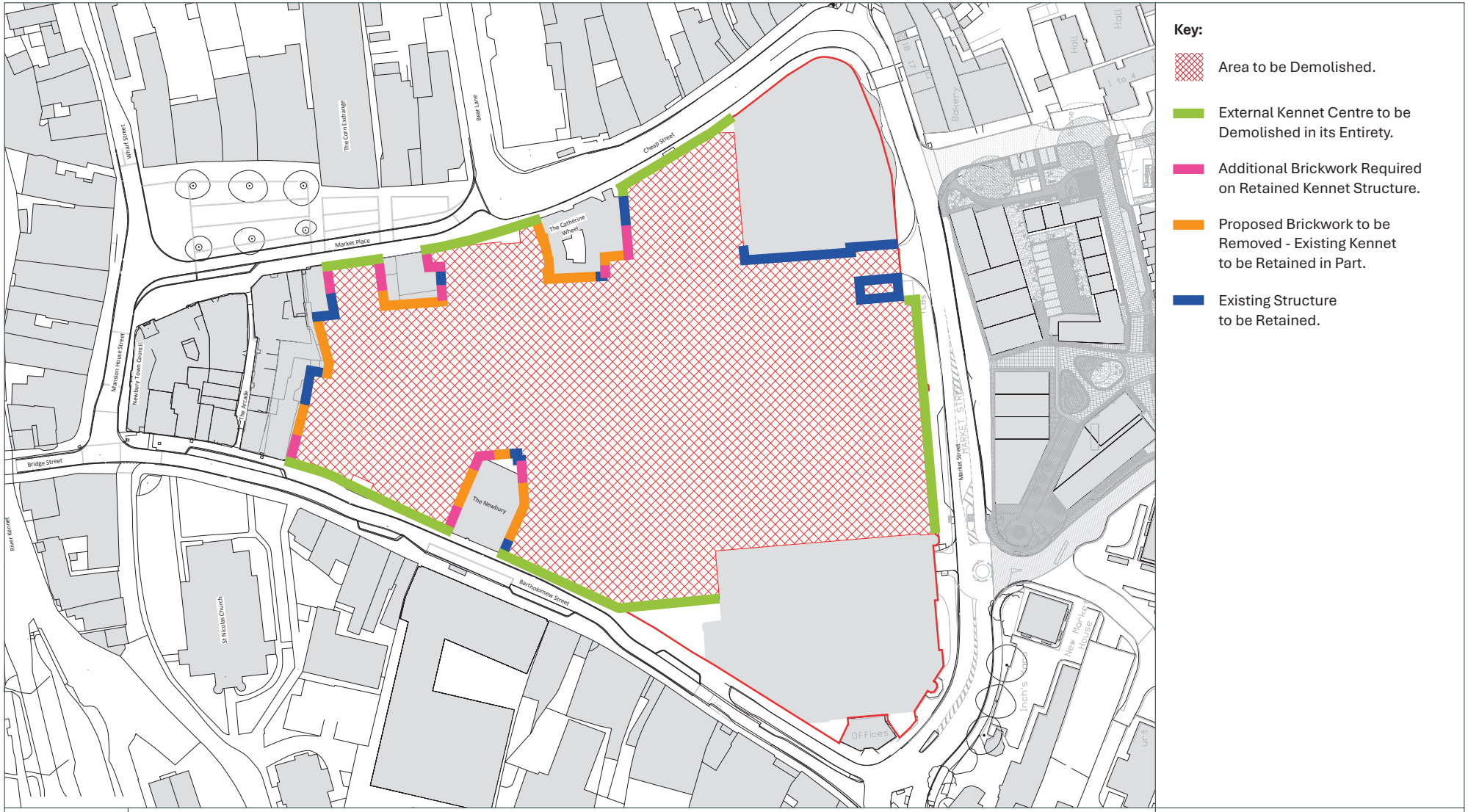
Client: Lochailort

Title: Logistics Plan

Drawing No: BSB-OTN-D&C-003

Revision No & Date: Rev 0 - August 2025

7. Demolition Plan



Project: Old Town Development, Newbury

Client: Lochailort

Title: Demolition Plan

Drawing No: BSB-OTN-D&C-004

Revision No & Date: Rev 0 - August 2025

8. Existing Elevations

1 Existing Cheap Street Elevation

1 Existing Market Street Street Elevation

1 Existing Bartholomew Street Elevation

Project: Old Town Development, Newbury

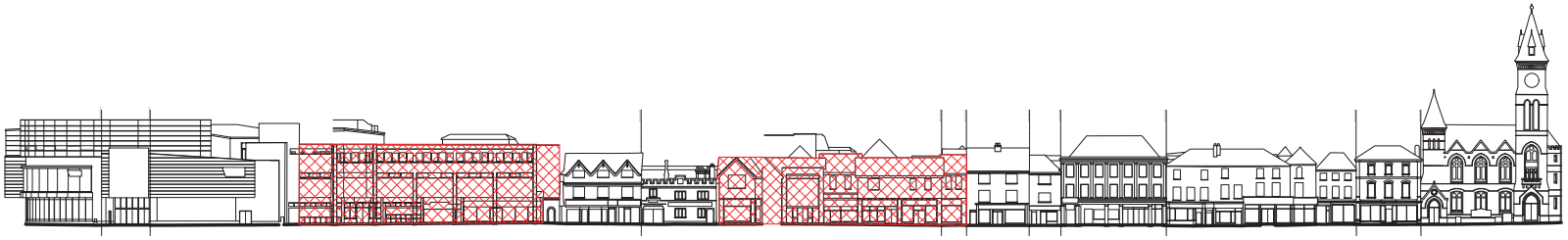
Client: Lochailort

Title: Existing Elevations

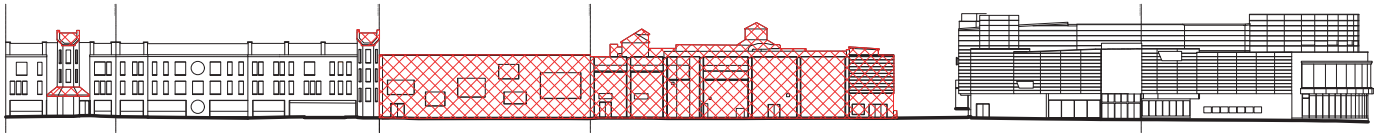
Drawing No: BSB-OTN-D&C-005

Revision No & Date: Rev 0 - August 2025

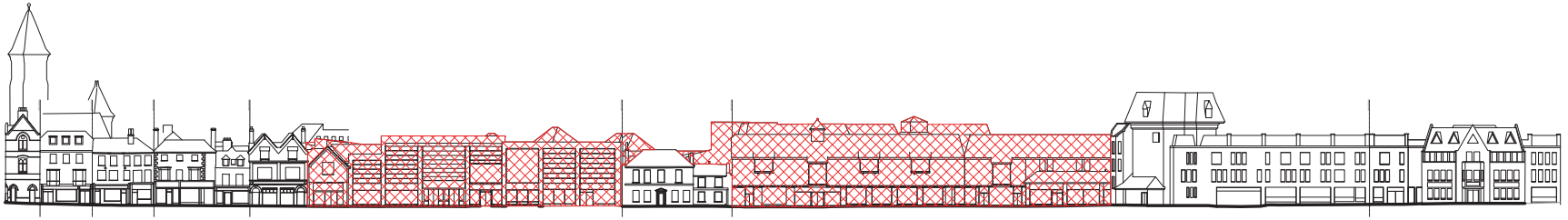
9. Demolition Elevations



1 Demolition Cheap Street Elevation



1 Demolition Market Street Street Elevation



1 Demolition Bartholomew Street Elevation

BLUE SKY BUILDING

Project: Old Town Development, Newbury

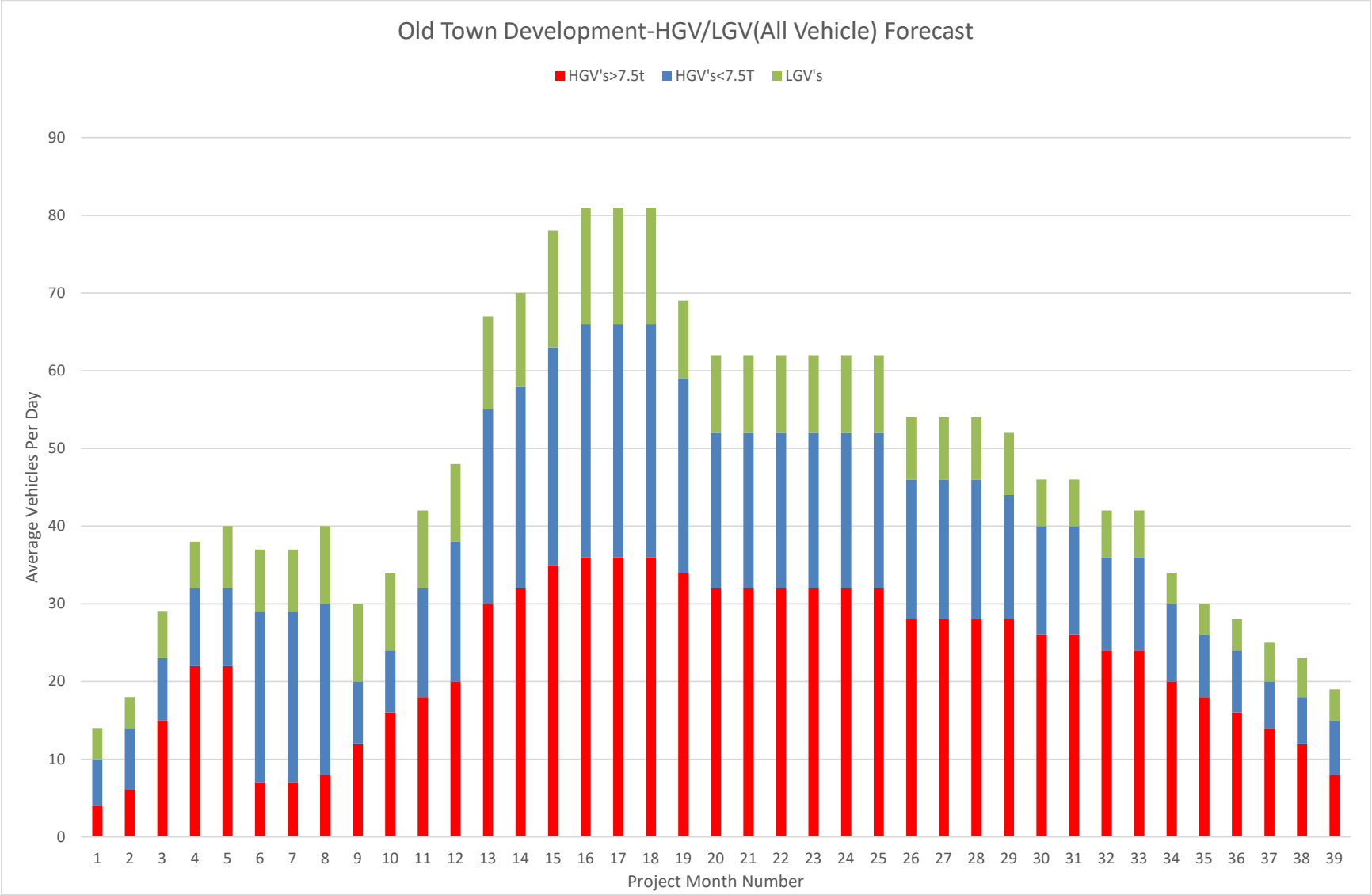
Client: Lochailort

Title: Demolition Elevations

Drawing No: BSB-OTN-D&C-006

Revision No & Date: Rev 0 - August 2025

10. Indicative Traffic Numbers



Introducing Blue Sky Building, Founded On Excellence

Who We Are

In 2012, Julian Daniel, our Founder and Managing Director spotted the opportunity to create a company of his own, Blue Sky Building, which would embody the enthusiasm and passion he feels for the industry.

Blue Sky Building is an innovative construction management company which delivers unique solutions. Our founding directors boast a combined experience of over eight decades, uniting their background in the delivery of bespoke construction with the expertise and skills needed to manage complex engineering and construction projects, particularly in the midst of the kind of city centre environment prevalent in London and the South East.

We act as a trusted collaborator, setting the kind of standards other constructors aspire to, by offering our clients quality, professionalism and innovation. We've built our reputation upon offering a bespoke service each time, tailored to meet the individual needs of each client.

We know our industry and understand how the construction process works. We study our clients' business and we understand the wider business climate, bringing all three together in a pursuit of excellence which is as relentless as it is refreshing.

At Blue Sky Building, no resource is more valuable than the people charged with delivering our vision. The principles we work around are excellence, quality and safety and the values underpinning our work are intelligence, honesty, integrity and trust.

We have been responsible for some of the most complex and challenging projects in the UK, carried out for a number of prestigious clients in conjunction with their professional consultants.

Our Promise

- A focus on the client;
- Clarity of leadership and direction;
- Accessible and practical advice;
- Input and ownership up to Director level;
- Appropriate and timely communication;
- Simple solutions to complex issues;
- Advice which is independent and maintains the integrity of the clients' procurement process;
- In depth knowledge of the market and links to key trade Contractors; and
- Value added throughout - from design, through procurement and on to construction

Some of our Clients

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