folkes architects

The Construction (Design and Management) Regulations 2015

Pre-Construction Information

Development of 5no Flats
Roseland
Arundel

Roseland
Station Approach
The Causeway
Arundel
West Sussex

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1. Introduction

This Pre-Construction Health and Safety Information document draws together the information obtained from the Client and the site visit by the Principal Designer. It provides guidance on the significant site-specific issues that the 'Principal Contractor' will have to manage during the construction phase.

The Construction (Design and Management) Regulations 2015 require the Principal Contractor to develop a Construction Phase Plan before work starts on site. Advice relating to the necessary content of a Construction Health and Safety Plan can be obtained by reference to the following HSE publications.

- HSG 224 Managing Health & Safety in Construction
- L125 Managing Health and Safety in Construction (CDM Regulations 2015 Guidance)
- CITB CDM Regulations Guidance Documents
- CITB Construction Site Safety GE 700

When developing the plan, the Principal Contractor should identify the hazards and assess the risk for each of the main construction activities including, but not limited to, those hazards identified in this plan. The plan is a working document that needs to be kept up to date throughout the construction phase.

This document may need to be read in conjunction with tender documentation and other documents listed below in Schedule 1.

2. Project Information

Location of Site:	**Roseland** Station Approach The Causeway Arundel West Sussex, BN18 9PH	
Nature of Construction Work:	Construction of 5no. new apartments and associated external works	
Project Duration:	12 months	
Client:	**Birchside Management Ltd** 29 Cedarville Gardens London SW16 3DA	Tel: 020 88711115 Contact: Mark Nicholls
Architect/~~Contract Administrator /~~ Principal Designer:	**Folkes Architects** The Design Studio 94 High Street Steyning West Sussex BN44 3RD	Tel : 01903 868629 Contact : Mark Folkes
Structural Engineers	**Gurney Consulting Engineers** Hallmark House 10-12 Johns Road Woking GU21 7SE	Tel: 01483 721721 Contact: Brian Peacock

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Timber Framing Engineer	**Silvatec** Building 1 Grovsner Court Hipley Street Old Woking Surrey GU22 9LL	Tel: 01483 769518 Toby Knight

3. Project Documentation

Specification of Works:	To be prepared by Architect in conjunction with Timber framing company
Site Details:	Obtained by Architect during site visit and Topo survey.
Drawings:	Folkes Architects Construction Drawing Package - job no. 17065
Asbestos Report:	Crucial Environmental – Ref C-02177, 28.09.2017
Utilities/Services:	Services/ utilities survey to be undertaken by Principal Contractor prior to works commencing.
Existing Health & Safety File:	n/a
Soil Investigation Report:	please refer to Geotechnical Report prepared by Constructive Evaluation
Flood Risk Assessment	please refer to Flood Risk Assessment prepared by Hilson Moran
Archaeological Report:	n/a
Condition Survey:	To be prepared by Principal Contractor prior to work commencing
Proposed Drainage Drawings:	As indicated on Gurney Consulting Engineers drawing

4. Nature of the Project

Scope includes:

a) construction of 5no. new timber framed apartments comprising of 1no. building incorporating 5no. apartments, with 2no. to ground and first floor respectively and the 1no. on the third floor, with associated internal communal circulation space
b) installation of new storm and foul water drainage runs
c) construction of external works including, but not limited to:
    i) creation of parking area/ hard standing shared roadway,
    ii) external bin and cycle stores,

For full details refer to specification of works and drawings.

5. The Existing Environment

5.1 The site
The site previously houses a detached property and associated domestic gardens. The existing building and site is to be demolished and cleared.

The site is open to the east facing the access road to Arundel Train Station car park and Travis Perkins Builders Merchants. This access is used by both vehicles and pedestrians.

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Opposite the site is an existing standing taxi rank and principal pedestrian access to the Station. The southern end of access roadway adjacent to the southern edge of the development site narrows where the car park entrance/ exit is and the access road to Travis Perkins turns to run parallel to the sites southern boundary.

The site is bounded by a wire post and rail fence and mature hedging to the north western and southern boundaries (the site is triangular in shape). There is a roadway running parallel to the north western boundary line, with the access road to Travis Perkins running parallel to the southern boundary. The access road to the north serves the fish farm overspill car park.

The nature of the project is such that the works can be contained within a secure “compound”, although access is to be maintained to the access the station car park and Travis Perkins access road.

5.2 Existing building/s
The existing building comprises of a masonry walled, slate and corrugated sheeted roofed detached residential property, with associated timber framed outbuilding.

The eastern face of the building directly addresses the access road, with no definitive boundary nor pavement.

5.3 Survey Reports
Refer to Section 3 above.

The reports do not highlight any other significant H&S issues associated with the project that would not ordinarily be taken into by the Principal Contractor, apart from those listed above.

5.4 Existing traffic systems
The site is located off the access road to Arundel Train Station, accessed off the A27 ‘The Causeway’, a public highway.

The access roadway has a dedicated footpath on the eastern side and no dedicate footpath on the western side (site side). The access roadway widens opposite the site to provide two way traffic routing to/ from the station car park and Travis Perkins builders merchants.

There is standing taxi rank opposite the site on the eastern side of the access roadway. The roadway narrows at the south eastern corner of the site as the access road turns westward towards Travis Perkins and the carpark access.

The station car park is demarked by low level railing.

The parking to the existing dwelling is directly along the eastern face of the building.

5.5 Access to the Site
The site is accessed directly off the access road. A pedestrian gate is located within the fence line to the north western boundary.

5.6 Boundaries and adjacent land use/s
The site is bounded by a wire post and rail fence and mature hedging to the north western and southern boundaries (the site is triangular in shape). There is a roadway running parallel to the north western boundary line, with the access road to Travis Perkins running parallel to the southern boundary. The access road to the north serves the fish farm overspill car park.

Opposite the site is an existing standing taxi rank and principal pedestrian access to the Station. The southern end of the access roadway adjacent to the southern edge of the development site narrows where the car park entrance/ exit is and the access road to Travis Perkins turns to run parallel to the sites southern boundary.

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5.7 Existing services
An overhead telephone cable runs over the northern half of site from a telephone pole located to the north of the station, on the eastern side of the access road. The cable heads to the west/ south west towards Travis Perkins.

There are 2no. street light posts and associated low level barriers on the eastern boundary of the site, with associated buried junction boxes, with buried ducting running between the junction boxes (the presence of the ducting is presumed and is to be confirmed on site prior to demolition/ construction works commencing).

The location of the existing below ground services are currently unknown and are to be ascertained by the Contractor via suitable CAT scans etc prior to commencing works.

5.8 Plant Preservation
There are no plants/ trees or shrubs which are to be retained during the works within the site.

5.9 Environmental issues
The site is located within the Flood Plain of the River Arun - please refer to Flood Risk Assessment prepared by Hilson Moran.

There are no other known environmental issues within the site.

6. Management of Significant Hazards

The following hazards have been identified:

6.1 Site Security
Arrangements will need to be made to ensure that the site is secure during the works through the provision of security fencing/hoardings. A secure compound will be required to segregate the site and the storage/welfare areas.

Access to the site must be controlled during working hours.

Arrangements must also be in place to ensure that any scaffolding cannot be easily climbed on or plant made operational should the site security be breached.

The location of the security fencing to be agreed on site.

(Ref HSE Leaflet - HSG 151 – Protecting Public, Your next move)

6.2 Vehicle Movements
Arrangements will need to be in place to ensure the safety of pedestrians during delivery vehicles drive up to the site and maneuver in the vicinity of the site.

Delivery drivers visiting the site will drive directly to the site compound where booking in and out will take place.

All operatives/visitors to the site will be required to park within the dedicated visitor parking outside of the compound – no operatives/visitors will be permitted to park or walk on the adjacent public and private highways.

The on-site traffic arrangements are to be planned such that reversing on site is eliminated or minimised. If reversing of vehicles with poor visibility is required, then arrangements must be in place for the reversing to be undertaken within the compound under the supervision of a banksman.

Clear signage is to be provided to aid delivery drivers driving on the site.

6.3 Excavations
Excavation work will be undertaken to level the area and for preparing the foundations. The risks associated with excavations must be assessed and suitable control measures adopted to prevent collapse, collapse of adjacent structures and people/plant/vehicles falling into the excavations. The foundations will be piled so the use of piling equipment on site will need to be addressed particularly in relation to the existing site features (watercourse, overhead and buried cables along with consider the piling matt)

The risks are to be assessed and suitable control measures are to be adopted to address the contamination risks highlighted with the Contamination and Geotechnical Report.

Excavations/Piling must be inspected by a competent person in accordance with statutory requirements (i.e weekly, after a collapse or after any event likely to have affected the stability of the excavation).

Suitable means of access and egress must be considered, including emergency procedures.

Ref (HSG 185 Health and Safety in Excavations, CIS 47 Inspections and Reports)

6.4 Temporary Electrical Supplies
The Principal Contractor is to provide a suitable temporary power point for providing power on the site, to be installed by the Contractors Electrician. Any temporary electrical supplies on the site itself must be installed in accordance with BS 7671 and other related standards by a competent electrician. The temporary site supply must include a Residual Current Device (RCD).

Steps must be taken to ensure that the temporary site supply is not overloaded.

(Ref HSG 141 – Electrical safety on construction sites; HS(R) 25 Memorandum of guidance on the Electricity at Work Regulations 1989))

6.5 Working at Height
The scope of work requires working at height, for example:

- Construction of new building elements – external works
- Construction of new building elements – internal works
- Work in close proximity to open edges
- High level works associate with internal finishes and decorations
- Unloading delivery vehicles

All work at height must be undertaken in accordance with the Work at Height Regulations 2005. The Company must ensure that:

- all work at height is properly planned and organised;
- those involved in working at height are competent;
- the risks from working at height are assessed and appropriate work equipment is selected and used;
- the risks from fragile surfaces are properly controlled; and
- equipment for working at height is properly inspected and maintained.

Priority must always be given to using equipment that prevents people from falling (i.e. scaffolding, towers, guard rails on open edges). If this is not practicable, then consideration must be given to providing equipment that protects people from injury in the event of a fall (ie netting, air bags).

(Ref INDG 401 – The Work at Height Regulations – A brief guide)

Ladders and step ladders may be used for working at height, but only as a last resort having fully assessed the risks.

(Ref INDG 445 – Safe use of ladders and step ladders)

6.6 Use of Scaffolding and Scaffold Towers
Consideration must be given to the provision of safe working platforms for working at height. Attention must be given to preventing materials falling onto persons, in particular over busy pedestrian traffic routes, by means of guard rails, fans, double boarding, netting etc)

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The scaffolding and scaffold towers must be subject to statutory examination by a competent person (i.e. weekly, after any alterations or after any event likely to have affected the stability of the scaffolding) and written inspection records retained on site.

In addition Scaffold Tags will be used to provide evidence to users of the scaffolding/towers of the inspections. The scaffolding design must comply with the requirements of NASC TG20:13 and scaffolding be installed and disassembled by a competent scaffolding contractor in accordance with SG4:10.

A scaffold specification will be prepared for issuing to the scaffold contractor, covering:

- period of time the scaffold is required to be in place
- intended use
- height and length and any critical dimensions which may affect the scaffold
- number of boarded lifts
- maximum working loads to be imposed and maximum number of people using the scaffold at any one time
- type of access onto the scaffold e.g. staircase, ladder bay, external ladders
- whether there is a requirement for sheeting, netting or brickguards
- any specific requirements or provisions e.g. pedestrian walkway, restriction on tie locations, inclusion/provision for mechanical handling plant e.g. hoist)
- nature of the ground conditions or supporting structure
- information on the structure/building the scaffold will be erected against together with any relevant dimensions and drawings
- any restrictions that may affect the erection, alteration or dismantling process

(Ref GS15 General Access Scaffold, CIS 47 Inspections and Reports)
(Ref NASC TG20:13 Good Practice Guidance for Tube and Fitting Scaffolding)
(Ref NASC SG4:10 Preventing Falls in Scaffolding)

6.7 Roof Work
The plan must include the precautions necessary to prevent people and materials from falling from or through the roof during the roof work.
(Ref HSG 33 Health & Safety in Roof work)

6.8 Lifting Operations
The scope of work will entail lifting operations using cranes and possibly a telehandler and hoist. Lifting equipment and accessories must be suitable for the environment and loads being lifted.

All lifting operations must be undertaken under the supervision of a competent person and in accordance with the Lifting Operations and Lifting Equipment Regulations. A detailed lifting plan / method statement must be prepared by a competent person in advance.

There must be evidence retained in the site office of statutory examinations of all lifting equipment and lifting accessories used on site.

Further all key personnel involved in planning, supervising and undertaking lifting operations must have relevant certificates of competence that must be retained in the site office.

The principal contractor must take account of the potential high wind speeds at the site. A wind measuring device must be provided.
(Ref L113 Safe Use of lifting equipment – ACOP for LOLER 1998)

6.9 Uncontrolled collapse of structure
This section is not applicable to this project as all demolition work has previously been completed outside of this projects duration.

6.10 Manual Handling
There are significant risks with transporting materials and products on site. Arrangements must be considered to reduce health and safety risks by use of barrows, trolleys, hoists or other suitable means of mechanisation, where practicable. Physical handling must be considered as a last resort.

The Construction Phase Plan will detail how the significant manual handling risks will be controlled.
(Ref INDG 143 Getting to grips with manual handling)

6.11 Electrical Services in the existing building
Arrangements shall be in place to ensure that electrical services in the existing building are securely isolated and power re-introduced in a controlled manner by competent electricians if necessary.

6.12 Gas Services
Arrangements shall be in place to ensure that any work involving the disconnection or connection of gas supplies are undertaken by Gas Safe Registered technicians.

6.13 Hot Works
There are likely to be activities, such as plumbing, that will necessitate the use of a hot works permit system. The arrangements must be considered for implementing a hot work permit system.

(Ref HSG 168 Fire Safety in Construction)

6.14 Liquid Petroleum Gas (if applicable)
LPG may be used on site. The precautions for the use and storage of LPG must be considered.

(Ref HSE CHIS 5 – Small-scale use of LPG in cylinders)

6.15 Hand Arm Vibration (HAVS) Syndrome
The methods for controlling the risks of HAVS when operating any vibrating equipment must be considered. No person must be exposed to in excess of 5.0 ms-1 (A)8 (i.e. over 8 hour period). Consider making use HAVS calculator on HSE website http://www.hse.gov.uk/vibration/hav/hav.xls.

(Ref HSG 88 Hand Arm Vibration)

6.16 Noise
The extent of noise as a result of the construction activity must be kept to a minimum so far as is reasonably practicable to protect the hearing (and stress levels) of third parties in the vicinity as well as site workers. Hotel rooms will be occupied during the period of construction and this needs to be taken into account when planning works that are potentially noisy and that may cause disturbance to guests.

The principal contractor must choose suitable methods and plant / equipment with noise reduction in mind. The methods of controlling noise and noise exposure levels to works must be considered in the plan. There will be no noisy activities undertaken before 08:00 and after 18:00 on weekdays.

Noisy activities on Saturdays and Sundays will be discussed and agreed with the employer in advance.

(Ref INDG127 – Noise in Construction)

6.17 Dust
The principal contractor must choose suitable methods and plant / equipment to eliminate or reduce the extent of airborne dust on site, particularly dust containing silica.

In particular grinding operations will be undertaken using equipment with integral water dust suppression systems or effective extraction systems.

Other operations producing dust will be damped down by water as required.

Internal dust will be removed by vacuum rather than by sweeping.

Spoil heaps, skips etc containing dusty materials will be covered by a tarpaulin.

Suitable Respiratory Protective Equipment will be provided for all operatives on site who are exposed to airborne dust. The minimum specification will be FFP2.

(Ref CIS36 – Construction Dust)

6.18 Fire Detection System
Following and during the demolition of the existing structures the existing system is to be disabled and will no longer be operational/ required. The Principal Contractor is to establish a robust site fire strategy and ensure inclusion of the strategy within the site induction.

6.19 Asbestos
Any deliberate removal / disturbance of asbestos containing material must be undertaken by competent persons in accordance with the Asbestos Regulations 2012 and the HSE notified accordingly.

Site operatives must be instructed to stop work and inform management immediately if they find any additional material that could potentially contain asbestos. Management must arrange for an additional asbestos survey to be undertaken as soon as possible.

Site operatives who are undertaking general works in the premises must have received asbestos awareness training. Site operative who are undertaking non-licensed asbestos removal must be trained in non-licensed asbestos removal.

6.20 Mud on Road
Consideration must be given to cleaning vehicles as they leave the site and the site in general to ensure that there is minimal mud left on the road.

Road cleaning will take place as necessary, as agreed with the employer.

6.21 Pollution Prevention
A pollution prevention strategy must be prepared, that especially relates to ‘run-off’ emanating from compound and storage of liquids, solids and powders. The most significant risk is run off in to the ponds at the southern end of the Castle gardens.

Method statements and procedures contained in the Construction Phase Plan should address (but not be limited to) the hazards identified in Section 6 and shall be available before the work package commences.

7. Site Management

The Construction Phase Plan must include information about the following:

7.1 Storage arrangements
The plan must detail how materials are to be stored on site.

7.2 Site security
Site security arrangements must be made to ensure the exclusion of unauthorised persons and to adequately protect the construction works and operatives.

Suitable warning signs will be placed wherever necessary.

7.3 Working Hours
The works will be undertaken at any time between 09:30 and 15:00 during weekdays and between 09.30 and 13:00 on Saturdays. Work on Sundays and Bank Holidays is not permitted.

There will be no deliveries before 09.30.

7.4 Site Rules & Site Induction
All site rules should be made clear to all site workers through the site induction.

As part of site induction all operatives are required to confirm in writing that they have read and understood the relevant risk assessments and method statements.

The Construction Phase Plan will specify the site rules such as the wearing of personal protective equipment, smoking policy, no drink/drugs on site.

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7.5 Disclosure & Barring (DBS) Checks
There is no requirement for management/ operatives to have a full and relevant DBS check.

7.6 Welfare Provision
Arrangements for the provision of adequate welfare facilities must be included in the plan. In particular hot and cold running water, soap and drinking water must be available, as well as suitable drying room, heated mess room, site office etc. The welfare provision must comply with Schedule 2 of the CDM Regulations 2015 and be in place and functioning prior to works commencing.

(Ref HSG150 Health and Safety in Construction, CISI18 Provision of welfare facilities at fixed construction sites; Schedule 2 of the CDM Regulations 2015)

7.7 Traffic management
The plan must specify the arrangements for the safe movement of vehicles on the site, particularly for deliveries at the site.

All deliveries to report to the site office.

(Ref HSG144 The Safe Use of Vehicles on Construction Sites; HSG150 Health and Safety in Construction; HSG151 Protecting the Public Your Next Move)

7.8 Contractor Parking
Contractor's vehicles are to park in the allocated parking area. No parking will be permitted in the access roads or other car parking areas on site or around the site.

It is crucial that vehicles are parked such that vehicular and pedestrian access, and emergency vehicle access is not impeded.

7.9 Plant and Equipment
The plan must include details of the methods employed to ensure that all plant and equipment on site is well maintained and safe to use.

In particular, there must be procedures for ensuring that users of plant and equipment are competent, and procedures for ensuring that plant and equipment are maintained in accordance with statutory requirements. Appropriate records must be retained on site.

(Ref L22 Safe Use of Work Equipment)

7.10 Signage
Arrangements for signs must be considered (i.e. suitable construction site warning signs on the security fencing, access roads etc)

7.11 Fire, Emergency and First Aid Procedures
A fire risk assessment must be undertaken and procedures must be developed to include means of raising the alarm, emergency exits and muster points, location of fire extinguishers etc.

Adequate first aid provision must be provided, including an adequate number of trained first aiders, and a suitable first aid kit provided.

Other emergency procedures, such as emergency rescue procedures when using the scaffolding for instance, must be prepared.

A notice showing emergency procedures and emergency telephone numbers must be displayed.

Contractors must be made aware of the emergency procedures during induction.

(Ref Management of Health and Safety at Work Regs. 1999; Health and Safety (First Aid) Regs 1981; HSG168 Fire Safety in Construction)

7.12 Occupational health
Provision must be made for health surveillance in connection with high risk activities such as noise, dust, vibration and cement dermatitis.

(Ref Control of Substances Hazardous to Health Regs 1999; HSG88 Hand Arm Vibration; Noise at Work Regs 1989; HSG61 Health Surveillance at Work)

8. Construction Materials

8.1 Health hazards arising from construction materials:
Common materials and substances used during construction or found during dismantling work may present health and/or safety hazards requiring the principal contractor to carry out COSHH or other risk assessment, for example: (this list is not exhaustive)

- Bitumen products
- Cement based products
- Cleaning agents
- Epoxy resins
- Paint products
- Timber preservatives
- Oils and lubricants

Limited material specification was available at the time this Pre-construction Information Document was drawn up. However, contractors should be aware of their duties under COSHH and other regulations to identify hazardous materials or activities and undertake adequate assessment and implement the required control measures.

8.2 Controlled Disposal of Waste
Arrangements must be made for the controlled disposal of waste in accordance with the Environmental Protection Act 1990.

The principal contractor must employ the services of a licensed waste disposal carrier for the disposal of any special waste (i.e. Asbestos Containing Materials).

9. Overlap with Client's undertaking

There is no overlap with any rights of ways or other client undertakings.

10. Project Management

The Construction Phase Plan must include details of the following:

10.1 Responsibilities
The construction phase plan will include specific responsibilities for managers, foremen, sub-contractors, employees etc.

10.2 Competence
The site manager, supervisors, operatives and subcontractors will be required to have the necessary competence in health & safety matters as prescribed by the CDM Regulations 2015.

It is expected that site managers and supervisors will have received CITB SMSTS, SSSTS or equivalent training in the last 5 years in order to demonstrate competence as required by the CDM Regulations.

10.3 Risk Management
The methods for controlling health & safety risks will be included in the plan (i.e. reference will be made to risk assessments, COSHH assessments, method statements, safe systems of work)

10.4 Method Statements
Method statements are required for managing significant risks, for instance, for:

- Deep excavations
- Working at Height
- Lifting operations
- Forming openings in load bearing walls
- Manual handling of large components

10.5 Selection of Subcontractors
Contractors appointed by the Principal Contractor must have the competence, experience, resources and adequate time available. The means by which the Principal Contractor has assessed the competence of subcontractors must be detailed in the plan.

10.6 Management of Subcontractors
The plan must include details of how subcontractors are to be managed. In particular the Principal Contractor must state that subcontractors are not to commence work until the Principal Contractor has reviewed and accepted the Subcontractor's risk assessments and method statements.

10.7 Project Communications
The method of internal and external communications will be considered.

10.8 Safety Consultation
The plan must consider the need for safety consultation between client, management, sub-contractors and employees.

10.9 Safety Monitoring
The plan must include details as to how the H&S on site is to be monitored (i.e. weekly / monthly site audits) and by whom.

Records of site inspections / audits or other means of monitoring must be retained on site.

10.10 Site Information
The plan must include details and location of site documentation and information (i.e. location of Construction Phase Plan, emergency numbers, fire plan, insurance certificate, first aid notices etc).

A copy of the Construction Phase Plan, risk assessments and method statements must be available on site.

11. Continuing Liaison

Procedures for liaison to continue between all parties throughout the project should be included. In particular: All unforeseen eventualities which may occur during construction and which affect previously recognised health and safety issues or resources should be reported to the Principal Designer.

12. The Health & Safety File

Information such as as-built drawings, electrical test records, electrical diagrams, product information must be supplied at the end of the project for inclusion in the Health & Safety File.

The Principal Contractor will be permitted to use their own format for the H&S File. The proposed framework of the H&S file will be submitted to the Principal Designer before the project commences. The contents should follow the guidance outlined in Appendix 4 of the CDM Regulation 2015.

The Principal Contractor will be required to collect and collate information, and prepare the relevant parts of the Health & Safety File throughout the project, and forward the completed copy to the Principal Designer for review within 2 weeks after project completion.

There is no existing H&S File.

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Pre-Construction Information:

Appendix A

Designer Risk Assessments

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Job No: 17025

Project Title: Construction of 5no. new apartments and associated external works.

Client: Birchside Management Ltd

This is the Designers Risk Assessments which form part of the Pre-Contract Health and Safety Plan, by Folkes Architects Ltd in their role as 'Designers' under the CDM Regulations.

The following definitions apply:

Hazards	The potential to cause harm.
Risk	The likelihood that harm will occur.
1st Entry	Refers to 'likely severity of harm' High - Fatality, major injury or illness causing long term disability. Medium – Injury or illness causing short term disability. Low - Other injury or illness.
2nd Entry	Refers to 'likelihood that harm will occur' High - Certain or near certain to occur. Medium – Reasonably likely to occur. Low - Very Seldom or never occurs.

EXISTING ENVIRONMENT	Risk	Precautions or Actions	Residual Risk
Live services running through the construction area.	H/M	All site personnel to be thoroughly briefed as to the location of existing services and temporary disconnection / protection installed around services as necessary. Location of existing services confirmed on site prior to works commencing.	L/L
Removal of remaining internal building fabric will create dust and possibly uncover asbestos.	H/H	Operatives to wear dust masks accordingly. Operatives to immediately cease work and notify the architect of any suspects asbestos containing material found during the works	H/L
Public Access adjacent to construction area.	H/M	Site boundary to be provided at front, rear and side of site with hoarding or fencing to prevent public from accessing.	L/L
Risk of collapse of hoarding under wind loads	H/M	use of Heras fencing and appropriate foot type to be used	H/L
Risk of Ground Gas and soil contamination	H/M	Contractor to allow for all necessary remedial works and appropriate PPE as recommended within the Contamination Report	H/L
Demolition of existing buildings.	H/H	Contractor to carry out top down demolition of existing structures and to provide a full method statement setting out his proposals for all aspects of the work. Including Asbestos removal.	H/M

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CONSTRUCTION METHODS	Risk	Precautions or Actions	Residual Risk
Risk of collapse of sides of excavation for footings and drainage/ service runs.	H/H	Sides of excavations to be provided with adequate temporary support and shoring, or a suitable batter to match the angle of repose of the excavated material. Sides of excavations to have suitable balustrading to ensure safety of operatives and nearby public access. Excavations over 1200mm deep that require access all to have temporary propping and shoring to sides. Facility of pumping water from excavations should be made.	H/M
Injury from improper slinging from the crane.	H/M	Slinging to be carried out by trained personnel and in accordance with the HSE recommended safe slinging practices.	H/L
Cranage and installation of steelwork and timber roof structure	H/M	All site operatives to be made aware of steelwork/ roof structure operations. Cranage to be carried out by trained operatives and to be carefully monitored to avoid excessive sway or hazardous movement while steelwork/ timbers are maneuvered into position.	H/L
Injury from damage to existing services.	H/L	All available documentation on existing site used in conjunction with appropriate detection equipment.	H/L
Erection of steelwork. Injury from falling elements and components.	H/M	Concurrent works below to be discontinued or restricted whilst erection of steelwork is underway.	H/L
Working at heights	H/M	Use of temporary access platforms or temporary scaffolding erected by competent persons	M/L
Falls from height.	H/H	All personnel to wear protective head gear. Provide were possible suitable access such as cherry picker or temporary scaffolding to point of access.	H/L
Objects/ debris falling from height	H/H	All personnel to wear correct PPE including protective head wear. Scaffolding to have correctly installed toe boards and cleaned on daily basis. Personnel to be aware of operatives working at height.	M/M
Injury from site welding. Also any welding involving galvanised material will produce toxic vapours.	M/H	Suitably trained operatives only.	M/L
Manual handling of Block / brickwork	M/L	Unit weights of blockwork / brickwork must not exceed 20kg unless suitable lifting equipment is employed.	L/L
Lifting, carrying and placing of masonry blocks.	H/M	Provide mechanical plant to transport blocks to place of installation where feasible. Fork lift trolley to place blocks to high level platforms	M/L
Wet concrete working.	M/M	Protection to eyes and skin.	L/L
Construction debris on site	M/M	Contractor to ensure site is kept tidy on a daily basis	M/L
Noise to operatives of machinery.	M/L	Contractor to provide ear defenders.	L/L

Collision of site traffic with works or site personnel.	H/H	Site traffic to be directed away from confined areas of site or carefully controlled where passing in vicinity. Site traffic to observe caution within public areas adjacent to site.	H/M

STRUCTURAL MATERIALS	**Risk**	**Precautions or Actions**	**Residual Risk**
Risk of injury from dust, cement, lime and protective coatings to steelwork.	M/M	Operatives to wear protective clothing including goggles where necessary.	M/L
Finishing paint system to steelwork.	L/L	Provide good ventilation. No lead based paint to be used. Follow manufactures' instructions and precautions.	L/L
Manual handling of lintels/ beams	M/M	Unit weights of lintels etc must not exceed 20kg unless suitable lifting equipment is employed.	L/L
Wall ties and fixings.	L/L	Use only safety ties	L/L

MAINTENANCE	**Risk**	**Precautions or Actions**	**Residual Risk**
Cleaning of high level guttering	H/M	To be carried out from secured access platforms or temporary scaffolding. Mansafe system to be provided to extent of roof to allow maintenance access	M/L
High level window maintenance and cleaning	H/M	To be carried out from secured access platforms or temporary scaffolding	M/L
High level roof maintenance	H/M	Material choice of lead has maximised life span of material. Annual maintenance to be undertaken from Mansafe system.	M/L