



Pre-Construction Information

For

The Construction of a New Toilet Block

At

Former Aquarium, Promenade, Teignmouth,
TQ14 8BB

For

Teignmouth Town Council


Date: November 2024

Version: 01

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Author	Daryl Hill Principal Designer	Signed 	Date:18 November 2024
Reviewed	Phil Crossley Director	Signed 	Date:18 November 2024

AMENDMENT LOG

Revision	Reason for Issue	Section Updated	Author	Reviewed

PREAMBLES

Pre-Construction Information

The Pre-construction Information has been prepared in accordance with the requirements of the Construction (Design and Management) Regulations 2015 (the CDM Regulations). It has been compiled on the basis of the information available about the project at the time of this revision.

This document is intended to collate information provided into a useful document that can be taken forward and used to plan the project in terms of general cooperation and consideration as well as detailing known health and safety issues.

This document does not attempt to list the responsibilities of the Principal Contractor, of which he should already be fully aware. Further details of such can be viewed in guidance document L153 for the CDM Regulations 2015. This document does however give a guide as to the issues that have been identified already and inform of any site peculiarities or Client restrictions.

This document should not be used in isolation for planning health and safety matters as reference should always be made to other information detailed as well as tender information. Site inspections should always be carried out by the Principal Contractor prior to works commencing to ensure all relevant issues have been identified as far as reasonably possible.

Construction Stage

The successful contractor should note that the appointment will not be confirmed unless or until the Client is satisfied as to the competence of the contractor to fulfil these duties and as to the adequacy of resources to be allocated to the health and safety aspects of the project.

Construction Phase Plan

It is a requirement under the CDM Regulations 2015 that the Principal Contractor produces a comprehensive Construction Phase Plan (herein referred to as the Plan). This plan must be submitted to the Principal Designer for review at least two weeks before works commence on site.

The information provided within this document and other documents referenced herein should be referred to when the Principal Contractor is preparing the Plan. Details of how the hazards will be managed should be included.

The Plan must not be a generic health & safety policy style document but must detail actual information that will be implemented. Irrelevant and out of date information (including reference to the 1994 Regulations) must be removed or amended.

The Principal Contractor shall assume full responsibility for the maintenance of this information and for the development of the Construction Phase Plan which shall be up-dated as necessary during the course of the project.

No construction shall be allowed to commence without receipt of written confirmation that the Client is satisfied that the plan is satisfactorily developed and appropriate to the work at hand and the welfare facilities are suitable and sufficient.

1.0 DESCRIPTION OF PROJECT

1.1 Location

Former Aquarium., Promenade, Teignmouth, TQ14 8BB

1.2 Project Description

The Project consists of the following:

1. Construction of new toilet block
2. Connection to mains services

1.3 Programme

Planned commencement:	06/01/2025
Contract period:	12 weeks
Mobilisation period (minimum):	3 weeks (after instruction of Principal Contractor before commencement of works on site)

The Principal Contactor is required to provide a detailed programme of the works which will be used and updated on a regular basis. Any significant changes to the programme should be notified to the Client in good time

1.4 Contact Details for Duty Holders

Client

Teignmouth Town Council
Britton House
Britton Park Road
Teignmouth
TQ14 9DF

Principal Designer

Crossley Hill Chartered Surveyors
5 Frances Street
Truro
Cornwall
TR1 3DN

Lead Designer

New Space Architecture
The Dairy Barn
Westpoint
Clyst St Mary
EX5 1DJ

Engineer

True Consulting Engineers
Ringslade House
Broadway Road
Newton Abbot
TQ12 3EH

Principal Contractor

TBC

1.5 Extent and Location of Existing Plans and Records

A number of surveys, reports and plans relating to the property and relevant to the works are, included within this document, held by Crossley Hill Chartered Surveyors, copies can be obtained from these parties on request. The relevant information is referred to in the following sections of this document.

2.0 CLIENT'S CONSIDERATIONS & MANAGEMENT REQUIREMENTS

2.1 Planning & Managing Construction Work

The Client attaches particular importance to the promotion of a positive Health & Safety Culture on all their construction sites, and as a result requires that the following Safety Goals are targeted:

- Project to be managed to achieve 'Zero' accidents
- If this target is not met all accidents are to be fully investigated and details reported as necessary and published to the Client
- The project shall not receive any HSE enforcement action
- The scheme shall comply with any current HSE initiatives; current initiatives include; the 'Asbestos Hidden Danger' Campaign and the 'Shatter Lives' slips and trips campaign

The Principal Contractor will need to identify in the Plan exactly how the project will be planned and managed detailing, but not limited to, the sections provided in this document. This will include the need for a full and detailed programme of works.

2.2 Communication & Liaison between the client and others

It should be ensured that the lines of communication throughout the project are maintained to a high degree. Therefore any significant information produced or received should be passed to the relevant people in good time.

The Principal Contractor is to include within his construction phase plan; details of how clear communication lines will be maintained between all key parties. Including how relevant information from this document and his construction phase plan will be passed to the subcontractors.

The Principal Contractor is to identify how and when communication and liaison will take place in the form of schedules of meetings etc. The method for passing information to all parties should also be detailed.

2.3 Arrangements for Security of the Site

The Principal Contractor must ensure that adequate security measures are implemented to prevent unauthorised access to the site. All necessary site hoarding and/or enclosures are to be provided by the Principal Contractor to isolate the site works and protect the public and adjacent activities. The site shall not be left in an unsecured condition.

The client has identified the boundaries on drawing 23.053.THE POINT.01SK which need to be kept secure throughout the course of the contract.

The Principal Contractor must note they have a duty of care to trespassers under the Occupiers Liability Act 1984 and reasonably practicable security measures must be undertaken.

Details of how the Principal Contractor will comply with these provisions must be included within the Construction Phase Plan.

2.4 Arrangements for Welfare Provision and First Aid

Adequate provision will need to be made by the Principal Contractor for all required welfare facilities in accordance with Schedule Two of the CDM Regulations 2015.

The Principal Contractor must include within his Construction Phase Plan; details of the following:

- Details of welfare facilities being provided;
- Details and location of First Aid provisions and emergency procedures

The Principal Contractor is required to make suitable provision for first aid facilities in accordance with the Health and Safety (First Aid) Regulations 1981. Details of equipment provided and trained first aiders must be included within the Construction Phase Plan.

2.5 Fire Precautions and Emergency Procedures

The Principal Contractor is required to comply with the 'Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation' (known as The Fire Code) and accordingly produce a fire safety plan as part of the Construction Phase Plan which is updated as required whilst the project progresses.

There are no specific fire precautions other than those that would normally be connected with working on such a site. Any specific fire risks brought about by the construction works will need to be raised in the Plan and detailed as required to reduce risks wherever possible.

The details relating to emergency procedures will need to be detailed in the Plan to include items such as those detailed in the list below:

- Means of warning and escape
- Significant accidents(s)
- Bomb threat
- UXO strike
- Utilities strike

2.6 No-go Areas

The works are restricted to the site area only and no deviation from this is permitted. It is particularly important that the adjacent land users are protected and no access into or disturbance of those areas will be permitted.

2.7 Site Rules

The Plan is to detail all site rules used by the Principal Contractor and the method of relating these to the workforce, such as in the site induction procedure. Inductions will be required for all visitors where the site rules will be related. The rules are to be explained to all persons working and visiting the site at the induction stage. A copy is to be displayed on site in an accessible location and individual points reinforced as required as part of the Principal Contractors discipline policy.

2.8 Permit to Work Systems

The Principal Contractor is to set out within the Construction Phase Plan the work activities that will trigger the need for a permit to work system. The Permit to work system is to be rigorously enforced.

For Work in existing client premises the client requires the Principal Contractor implement the following permit to work procedures:

- Work at height
- Work on services
- Noisy and/or vibratory works
- Excavation

2.9 Personal Protective Equipment (PPE)

Strict details will need to be provided in relation to PPE to ensure the safety of all construction staff, project team members and visitors. The Principal Contractor will need to detail what PPE requirements are the minimum standard and make suitable PPE available for workers and visitors. All risk assessments and method statements will need to identify what task specific PPE is required.

2.10 Confined Spaces

The Principal Designer has not been made aware of any areas designated as confined spaces

3.0 ENVIRONMENTAL RESTRICTIONS AND EXISTING ON-SITE RISKS

SAFETY HAZARDS

3.1 Access and Egress

The Principal Contractor is to note that the following restrictions are present on the neighbouring roads:

Restricted width access roads on all routes to the site caused by traffic calming measures and on road parking

Traffic calming measure including speed bump

One-way systems

Pedestrian Zones

Access to and from the site is via the Promenade for the duration of the project.

A detailed traffic management plan will need to be produced by the Principal Contractor to show information in relation, but not limited to, all items noted below:

- Access routes and any one-way systems
- Delivery / working times
- Parking (contractors & visitors)
- Construction vehicle storage & refuelling (bunded area)
- Delivery drop off
- Banksman
- Materials storage
- Waste storage
- Waste collection
- Wheel wash / road cleaning / inspection
- Pedestrian & vehicles routes

A clean area will need to be provided for deliveries / waste removal to ensure that no mud or debris will be transferred onto the road. Arrangements are also to be detailed in the event that any cleaning is required.

There is no parking on site and the Principal Contractor will have to make alternative provisions.

The occupiers of the adjacent properties to the above site are sensitive to noise and traffic movements and this must be planned in order to reduce disturbance and inconvenience to them. Therefore the numbers of vehicles must be kept to a minimum as well as deliveries and waste collections which should be planned to occur at off peak periods and the positioning of vehicles during drop off and collection given due consideration to prevent blocking the road.

3.2 Deliveries, Storage and Waste Collection

All deliveries are to be made to the site entrance. Materials are to be stored in a position away from site boundaries within the building where possible to reduce the risk of theft and arson. The Principal Contractor is to include in his Construction Phase Plan a plan showing the positioning of all skips and material storage area.

3.3 Adjacent Land Uses

The neighbourhood shows a mix of property types including, residential, commercial, retail and leisure. Adjacent to the site are the Grand Pier and the playground and adventure golf that will need to have due consideration made for them, particularly when planning site security, hoarding and deliveries.

3.4 Existing Storage of Hazardous Substances

None identified to the Principal Designer

3.5 Location of Existing services

The extent of the existing services has been identified by review of the services on site and from Service providers mapping system. Copies of the plans are provided at Appendix D.

The following services have been identified:

- Electrical services
- Drainage
- Gas
- Fibre

As part of the contract and prior to undertaking any works on site the Principal Contractor must undertake a full service scan of the site and allow for further visual inspection of exposed services and use of cable avoidance scanning tools. Construction work should not be carried out unless or until the Principal Contractor is satisfied that all services in the vicinity of the works have been identified. Further investigation may be required subject to the extent of the works; such as during deep excavations.

Should any previously unidentified services be found then these should be protected, isolated if appropriate and reported to all parties as soon as possible and marked on a services plan for future reference.

3.6 Existing Structural Information

Please see the Structural Assessment Report prepared by True Consulting Engineers reference 1736.

3.7 Previous Structural Modifications

None identified to the Principal Designer although original building on the site has been demolished previously.

3.8 Fire Damage, Ground Shrinkage, Movement or Poor Maintenance

None identified to the Principal Designer.

3.9 Fragile Materials

None identified to the Principal Designer.

3.10 Traffic Routes on Site

No vehicle movement permitted on the site.

3.11 Unexploded Ordnance

None have been reported to the Principal Designer.

3.12 Other safety Risks

The Principal Contractor is to consider the hazards detailed below and include within his Construction Phase Plan methods as to how each matter will be dealt with to ensure the health, safety and welfare for his employees, subcontractors and third parties; when carrying out these activities:

- Working at height
- Scaffolding and other temporary works
- Work over or adjacent to water
- Hot Works

HEALTH HAZARDS

3.13 Asbestos

A building does not exist on the site but the contractor should be aware of the previous demolitions when undertaking the site preparation works. There is a possibility therefore that asbestos containing materials are still present within the ground/site. The Principal Contractor is to ensure that appropriate control measures are in place and all operatives are aware of the presence of Asbestos and what to do should a suspected ACM be discovered on site. Should a suspected ACM be discovered on site; work in the area is to cease immediately and the Principal Designer and Clients representative informed immediately.

3.14 Hazardous Materials within the Structure

N/A

3.15 Health Risks Arising from Client Activities

None have been identified to the Principal Designer.

3.16 Other significant health risks

The following significant health risks have been noted as being present in the site/ building:

- Leptospirosis (weils' disease)
- Ornithosis (bird related diseases)

4.0 Significant Design and Construction Hazards

4.1 Design Assumptions and Suggested Work Methods

None identified

4.2 Coordination of Ongoing Design and Handling Design Changes

Any ongoing design changes are to be distributed to all relevant parties in good time in order to improve coordination and to ensure that all relevant health, safety and other issues have been identified. The Principal Contractor is to detail how such changes will be managed and who will retain responsibility for distributing and following up on such changes.

The following items have been designated as contractor design portions:

- M&E systems etc
- Scaffold

The Principal Contractor and designers will be required to ensure that any significant design changes are notified to the Principal Designer as soon as reasonably practicable and before work on that element commences on site

4.3 Significant Risks identified during design

The Principal Contractor should refer to the Hazard Identification Schedule and Residual Risk Assessment in Appendix C for information on significant risks that the designers could not design out.

The sanction of the suitability of the Construction Phase Plan in compliance with regulations 23(1)(a); and 23(2) and 22(1)(c) is dependent on the inclusion of satisfactory method statements in respect the items noted above.

4.4 Materials Requiring Precautions

No materials are known to have been specified which will require specific precautions other than those in normal use in the construction industry, which will require COSHH assessments in any case.

4.5 Asbestos Declaration

The designers are required to provide a declaration stating they have not specified any Asbestos Containing Materials.

The Principal Contractor is required to provide a declaration stating he has not installed any Asbestos Containing Materials.

The above information will be used by the Client to form part of their Asbestos Register in accordance with the Control of Asbestos Regulations 2012.

5.0 HEALTH AND SAFETY FILE

It is a requirement of the Regulations that the Principal Contractor implements an effective management system by which the requisite information is provided for inclusion in the Health and Safety File which should include:

- Brief description on the work carried out
- Residual hazards and how they have been dealt with (for example surveys or other information concerning contaminated land, water bearing strata, buried services etc)
- Key structural principles incorporated in the design of the structure (e.g. bracing, sources of substantially stored energy including pre or post tensioned members) and safe working loads for floors and roofs, particularly where these may preclude placing scaffolding or heavy machinery there
- Any hazards associated with the materials used (for example hazardous substances, lead paint, special coatings which should not be burned off)
- Health and safety information about equipment provided for cleaning or maintaining the structures
- The nature, location and markings of significant services, including firefighting services
- As-built drawings of the structure, its plant and equipment
- Operation and Maintenance information in relation to all building aspects including services and plant installed.
- Any other information relevant to the construction and future of the building, including demolition which should be passed to future users of the building.

APPENDIX A – CONSTRUCTION PHASE PLAN REQUIREMENTS

1. Description of Project

- a. Project description and programme details including any key dates;
- b. Details of Client, Principal Designer, designers, Principal Contractor and other consultants
- c. Extent and location of existing records and plans that are relevant to health and safety on site, including information about existing structures when appropriate.

2. Management of the work

- a. Management structure and responsibilities
- b. Health and safety goals for the project and arrangements for monitoring and review of health and safety performance
- c. Arrangements for
 - i. Regular liaison between parties on site
 - ii. Consultation with the workforce
 - iii. Exchange of design information between the Client, designers, Principal Designer and contractors on site
 - iv. Handling design changes during the project
 - v. The selection and control of contractors
 - vi. Exchange of health and safety information between contractors
 - vii. Site security
 - viii. Site induction
 - ix. On site training
 - x. Welfare facilities and first aid
 - xi. Reporting and investigation of accidents and incidents, including near misses
 - xii. Production and approval of risk assessments and written systems of works
- d. Site rules (including drug and alcohol policy)
- e. Fire and emergency procedures

3. Arrangements for controlling significant risks

a. Safety risks, including

- i. Delivery and removal of materials (including waste) and work equipment taking account of any risk to the public, for example during access or egress from the site
- ii. Dealing with services
- iii. Accommodating adjacent land uses
- iv. Stability of structures
- v. Preventing falls
- vi. Work with or near fragile materials
- vii. Control of lifting operations
- viii. Maintenance of plant and equipment
- ix. Work on excavations or work where there are poor ground conditions
- x. Work on wells, underground earthworks or tunnels
- xi. Work on or near water where there is a risk of drowning
- xii. Work involving diving
- xiii. Work in a caisson or compressed air working
- xiv. Work involving explosives
- xv. Traffic routes and segregation of vehicles and pedestrians
- xvi. Storage of materials and work equipment
- xvii. Any other safety risks

b. Health risks, including:

- i. Removal of asbestos
- ii. Dealing with contaminated land
- iii. Manual handling
- iv. Use of hazardous substances
- v. Reducing noise and vibration
- vi. Work with ionising radiation
- vii. Exposure to UV radiation
- viii. Any other significant health risks

4. Health and Safety File

- a. Layout and format
- b. Arrangements for the collection and gathering of information
- c. Storage of information

APPENDIX B – HEALTH AND SAFETY FILE

Section 1 General Information

- 1.1 Important Notice
 - 1.1.1 Statutory Requirements
 - 1.1.2 Purpose of the Health & Safety File
- 1.2 File Maintenance
 - 1.2.1 Keeping and Maintaining the File
 - 1.2.2 Amendments to the File

Section 2 Project Particulars

- 2.1 Brief Description of Project
- 2.2 Address of the Project
- 2.3 Project Dates
- 2.4 Project Directory

Section 3 Design Criteria

- 3.1 Lead Designer - key design principles
- 3.2 Architectural - design philosophy statement
- 3.3 Structural
 - 3.3.1 Design philosophy statement
 - 3.3.2 Safe working loads/limits (floors & roofs)
 - 3.3.3 Details of stored energy
 - 3.3.4 Special arrangements for lifting
- 3.4 Building Services
 - 3.4.1 Design philosophy statement
 - 3.4.2 Safe access to plant & equipment
- 3.5 Design Solution Statements
 - 3.5.1 Access Strategy statement
 - 3.5.2 Firefighting strategy


Section 4 Residual Hazards & Risks

- 4.1 Residual Hazards
- 4.2 Residual Hazardous Materials

Section 5 Maintenance & General Details

- 5.1 Cleaning and Maintenance Strategy/ Statement
- 5.2 Contractor's advice and suggested method statements
- 5.3 Cleaning and Maintenance Provisions - Special Requirements
- 5.4 Future Demolition or Dismantling
 - 5.4.1 Prior Arrangements
- 5.5 Environment and disposal of waste materials and products
- 5.6 Commissioning reports and test certificates
- 5.7 Warranties & Guaranties
- 5.8 Surveys and Investigation Reports
- 5.9 Planning and Building Regulations Approval Documents

Appendix C – RISK REGISTER

CDM REGULATIONS 2015		ASSESSOR: AJ DATE: 01/11/2024		JOB & ADDRESS: New Toilet Block - Former Aquarium, The Promenade, Teignmouth, TQ 14 8BB					
PRELIM DESIGN STAGE	<input type="checkbox"/>	CHECKER: AJ DATE: 01/11/2024		CLIENT: Teignmouth Town Council					
DETAIL DESIGN STAGE	<input checked="" type="checkbox"/>								
HAZARD	WHO MIGHT BE HARMED CO V CL P M					RISK FACTOR	EVALUATION, AND CAN IT BE REDUCED <i>Action to be taken</i>		
HAZARD	CONTRACTOR	VISITORS	CLIENT	PUBLIC	MAINTENANCE	RISK FACTOR	ELIMINATED	CONTROLLED	
								ACTION TO BE TAKEN	
Access to and from site: Shared route for construction vehicles and commercial client, staff or delivery vehicles	✓	✓	✓	✓	✗	High	✗	✓	<ul style="list-style-type: none"> General access for site deliveries and personnel is off the existing Main road The Contractor shall ensure that deliveries are staggered to avoid a build-up of traffic at the site entrance and main road junction. It will be the responsibility of the Principle Contractor to ensure that the route around the construction site and contractor's compound provides sufficient clearance for the vehicles being used and access is possible. The Principle Contractor shall ensure that all sub-contractors and suppliers are made aware of the proposed access routes. Banksman to be employed if found appropriate, all necessary directional signage & hazard warnings to be provided & maintained at all times. If contract vehicles do require passing through public areas banksman to be present at all times.
Working near the coast	✓	✗	✗	✗	✓	High	✗	✓	<ul style="list-style-type: none"> Contractor to ensure suitable measures are in place so that they are always aware of any incoming inclement weather (storms, gale force winds etc). Contractor to ensure all materials are suitable weighted or tied down.

CDM REGULATIONS 2015		ASSESSOR: AJ DATE: 01/11/2024					JOB & ADDRESS: New Toilet Block - Former Aquarium, The Promenade, Teignmouth, TQ 14 8BB				
PRELIM DESIGN STAGE	<input type="checkbox"/>	CHECKER: AJ DATE: 01/11/2024					CLIENT: Teignmouth Town Council				
DETAIL DESIGN STAGE	<input checked="" type="checkbox"/>										
HAZARD		WHO MIGHT BE HARMED COVCLPM					RISK FACTOR	EVALUATION, AND CAN IT BE REDUCED ElimCon Action to be taken			
Live below ground services		✓	X	X	X	X	High	X	✓	<ul style="list-style-type: none">The Main Contractor shall apply for the latest Utilities information for the surround pavement areas prior to the commencement of any works and also carry out a CAT scan survey of the area surrounding the site and highlight any live services.Main contractor to CAT scan all areas of excavation / piling prior to works to confirm no services are located within 500mm of work area.If services do fall within this area all works are to be carried out by hand	
Decommissioning of the existing services		✓	X	X	X	✓	Low	X	✓	<ul style="list-style-type: none">The position of all services (i.e. gas, elec, water, telephone, drainage) both underground and over ground (within and outside the building) are to be located and clearly marked to avoid accidental damage.Any new services are to be accurately marked on the drawing and handed to the client upon completion for inclusion within a Health and Safety File.All temporary and permanent electrical installations are to be protected by MCB and RCCD system with full instruction for isolation to be fixed near the installation.	
Fire hazard on site		✓	✓	✓	✓	X	High	X	✓	<ul style="list-style-type: none">Main contractor to provide written fire safety plan highlighting all risks & measures to minimise risks for fire & protection to people on site.Fire safety plan to be updated at regular intervals during construction process & whenever significant design change occurs.Temporary building (site cabins) to be located a suitable distance from timber frame, or to be 30 minute fire rated.Main contractor to install (& maintain) electrically operated automatic fire detection alarm system, all detectors are to be linked (including with timber frame detectors).All storage areas are to be located 15m from building.All container (stores) & drums are to be located 6m from building or boundary fence (unless boundary fence is 30 minutes fire resistance).Main contractor to undertake good housekeeping measures (including no smoking on site, removal of debris before end of day, etc.).Main contractor to liaise with hotel and public house management to keep them fully informed of fire safety plan.	

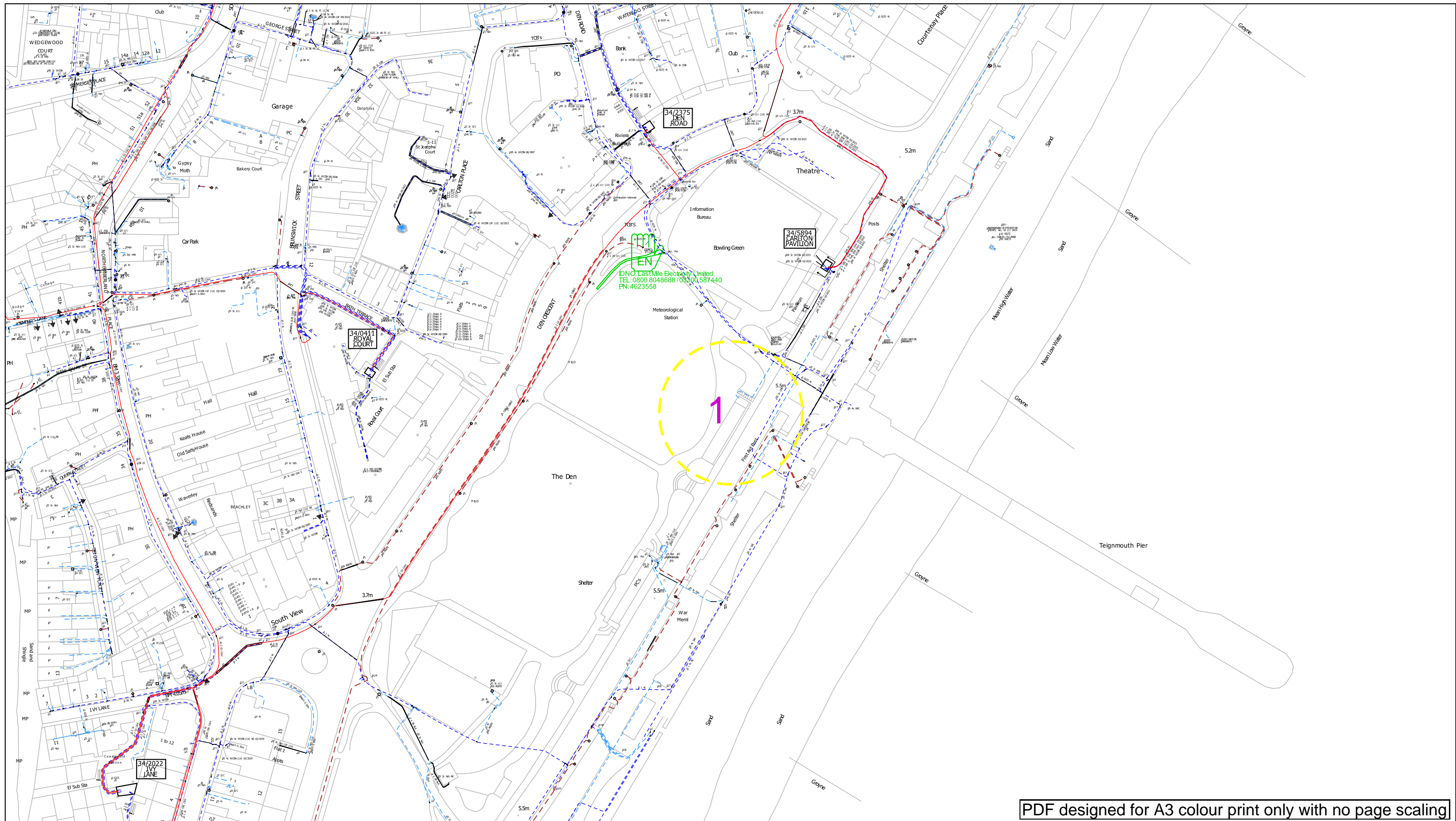
CDM REGULATIONS 2015		ASSESSOR: AJ DATE: 01/11/2024		JOB & ADDRESS: New Toilet Block - Former Aquarium, The Promenade, Teignmouth, TQ 14 8BB						
PRELIM DESIGN STAGE	<input type="checkbox"/>	CHECKER: AJ DATE: 01/11/2024		CLIENT: Teignmouth Town Council						
DETAIL DESIGN STAGE	<input checked="" type="checkbox"/>									
HAZARD		WHO MIGHT BE HARMED					RISK FACTOR	EVALUATION, AND CAN IT BE REDUCED		
		CO	V	CL	P	M		Elim	Con	Action to be taken
Working with a naked flame (First fix plumbing works)		✓	X	X	X	X	High	X	✓	<ul style="list-style-type: none">Contractor to consider compression or plastic fitting to design out risk.Or people with a naked flame should have hot works permit & all necessary firefighting equipment that might be required & good housekeeping prior to works.Any area of hot work to be actively monitored for at least one hour after completion, & must be re-visited two hours after completion.
Working at heights		✓	X	X	X	✓	High	X	✓	<ul style="list-style-type: none">Provide all necessary temporary scaffolding & guarding.If soft landing systems are to be used ensure fire retardant covers are used & kept clear of construction debris (soft landing systems must be removed from the frame when no longer needed).
Falls from height - safe access & egress from the upper floors		✓	✓	✓	✓	X	High	X	✓	<ul style="list-style-type: none">The main contractor shall allow for installing the permanent timber stairs they are responsible for as the works progresses. This is to provide safe access during the duration of the project.Provide edge protection and handrails to all exposed floor edges; maintain at all times until permanent structure in place or access scaffold erect to allow safe working platform.
Maintained unobstructed fire escape routes		✓	✓	✓	✓	X	High	X	✓	<ul style="list-style-type: none">Ensure that all escape routes from building site and existing hotel are kept clear of obstruction at all times, removing debris, etc. promptly.

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DETAIL DESIGN STAGE	<input checked="" type="checkbox"/>								
HAZARD	WHO MIGHT BE HARMED CO V CL P M					RISK FACTOR	EVALUATION, AND CAN IT BE REDUCED <i>Action to be taken</i>		
							<i>Elim</i>	<i>Con</i>	
Moving and working with elements heavier than 20kg	✓	X	X	X	X	High	X	✓	<ul style="list-style-type: none"> Main contractor to provide mechanical lifting devices & moving equipment to allow items heavier than 20kg to be moved & positioned safely either by single operative or multiple operatives. The contractor shall ensure that the sub-contractor confirm the weights of the proposed building components which are to be delivered to site complete. Contractor to consider windows to be transported unglazed, glazing to be installed after installation of the window frames. Door leafs and frames to be delivered and installed separately to reduce overall weights. All building blocks are to be reduced in size to be within the repetitive lifting limits for one man. The contractor shall ensure that 140mm blocks or larger are 'Midi' type, blockwork density to be confirmed by the Structural Engineer. Precast concrete lintels are to be manufactured in sections to allow 2 man lift. Where this is not possible, lifting points to be provide.
Moving and working with elements heavier than 80kg	✓	X	X	X	X	High	X	✓	<ul style="list-style-type: none"> Crane / mechanical lifting should be allowed for all elements in excess of 80kg. This will include items such as timber frame, water tanks, etc. The contractor shall ensure that the sub-contractor / suppliers confirm the weights of the proposed components or materials which are to be craned into position. Steelwork and precast concrete units are to include lifting points installed by the fabricators/ manufacturers.
Dust arising from power float treatment of floor slabs	✓	X	X	X	X	Low	X	✓	<ul style="list-style-type: none"> Floor slabs which are to be power floated, should be carried out whilst wet in accordance with the power float manufacturers recommendations. Ensure that the equipment is properly maintained with sharp blades and working silencer. All power float works to be carried out prior to the structure being fully enclosed to reduce affects and concentration of dust and noise, albeit PPE will still be required.

CDM REGULATIONS 2015		ASSESSOR: AJ DATE: 01/11/2024		JOB & ADDRESS: New Toilet Block - Former Aquarium, The Promenade, Teignmouth, TQ 14 8BB						
PRELIM DESIGN STAGE	<input type="checkbox"/>	CHECKER: AJ DATE: 01/11/2024		CLIENT: Teignmouth Town Council						
DETAIL DESIGN STAGE	<input checked="" type="checkbox"/>									
HAZARD	WHO MIGHT BE HARMED CO V CL P M					RISK FACTOR	Elim Con		EVALUATION, AND CAN IT BE REDUCED <i>Action to be taken</i>	
Carcassing works – irritant chemical treatment	✓	X	X	X	X	Low	X	✓	• PPE to be worn.	
Installation of insulation – skin irritation inhalation of fumes / particles	✓	X	X	X	X	Low	X	✓	• PPE to be worn.	
Installation of joint / frame sealants – skin / eye irritation, inhalation of fumes	✓	X	X	X	X	Low	X	✓	• PPE to be worn.	
Vinyl floor laying – fume inhalation, fire risk	✓	X	X	X	✓	High	X	✓	• Wear PPE, adequate ventilation, & good housekeeping procedures.	
Installation of MDF skirting, dado, etc – site cutting dust inhalation	✓	X	X	X	✓	Mid	X	✓	<ul style="list-style-type: none"> • All chop saws & table saws to be connected to a local exhaust ventilation vacuum dust extraction system. • Wear PPE (including face fitted suitable for use with wood dust). 	

CDM REGULATIONS 2015		ASSESSOR: AJ DATE: 01/11/2024		JOB & ADDRESS: New Toilet Block - Former Aquarium, The Promenade, Teignmouth, TQ 14 8BB					
PRELIM DESIGN STAGE	<input type="checkbox"/>	CHECKER: AJ		CLIENT: Teignmouth Town Council					
DETAIL DESIGN STAGE	<input checked="" type="checkbox"/>	DATE: 01/11/2024							
HAZARD	WHO MIGHT BE HARMED CO V CL P M					RISK FACTOR	Elim Con		EVALUATION, AND CAN IT BE REDUCED Action to be taken
Sanding plasterboard joint filler or skim coats – sanding dust inhalation	✓	X	X	X	✓	Mid	X	✓	<ul style="list-style-type: none"> Orbital sander to be connected to a local exhaust ventilation vacuum dust extraction system. Wear PPE (including face fitted suitable for use with plaster/filler dust).
Cutting of kerbstone, clay and concrete (roof tiles) – site cutting silica dust inhalation	✓	X	X	X	✓	High	X	✓	<ul style="list-style-type: none"> Main contractor to allow for designated protected cutting / splitting area. Block splitting to be used in lieu of saw cutting when possible. Wear PPE (including disposable / half mask respirators (loose fitting)).
Means of escape for contractors during construction works	✓	X	X	X	X	High	X	✓	<ul style="list-style-type: none"> Minimum of 2 emergency escape routes to be maintained at all levels, with a maximum distance of 35m (combined horizontal & vertical travel). External stair fire protection to the internal side and external masonry to 1.8m above door head and full length of the building. All internal & external stairwells to be kept clear with appropriate signage, emergency lighting, fire alarms & sounders & directional signage.
Noise arising from building operations	✓	✓	✓	✓	X	Med	X	✓	<ul style="list-style-type: none"> <u>NO</u> noise works to be carried out before 9:30 in the morning and after 5:00 in the evening. The Main Contractor shall eliminate where possible cutting on site. Holes should be formed in slabs prior to laying. Where noise is unavoidable, PPE will required, choose low-noise tools and equipment, do noisy jobs well away from where other people are working, maintain equipment and any noise reduction devices.
Window and balustrade cleaning	X	X	X	X	✓	Low	X	✓	<ul style="list-style-type: none"> To be cleaned externally with high reach water brush system

Appendix D – SERVICES MAPPING PLANS



PDF designed for A3 colour print only with no page scaling

Contact Us

Mapping Enquiries: 0121 623 9780

General Enquiries: 0800 096 3080

Date Requested: 04/10/2024

Job Reference: 34949886

Site Location: 294177 072725

Requested by:
Mr JARROD HUTT
Your Scheme/Reference: Den Toilets

Scale: 1:1250 (When plotted at A3)

IMPORTANT NOTICES

- This information is given as a guide only and its accuracy cannot be guaranteed. Services or recent additions to the network may not be shown.
- Cables, overhead lines & substations owned by other electricity network owners or private companies may be present and may not be shown.
- You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our Contact Centre on 0800 096 3080.
- Advice should be sought from the National Grid Electricity Distribution Contact Centre for any work that is to take place in proximity to 66kV or 132kV underground cables and 66kV 132kV overhead lines – 0800 096 3080



Link Box

Site Location

Line/Area

Overhead Line

PL
Service
LV
HV (11kV)
HV (33kV)
HV (66kV)
HV (132kV)

Underground Cable

National Grid Telecoms

— S — S —

Private Cables

Private Cables



Underground Earth

Pilot Cables

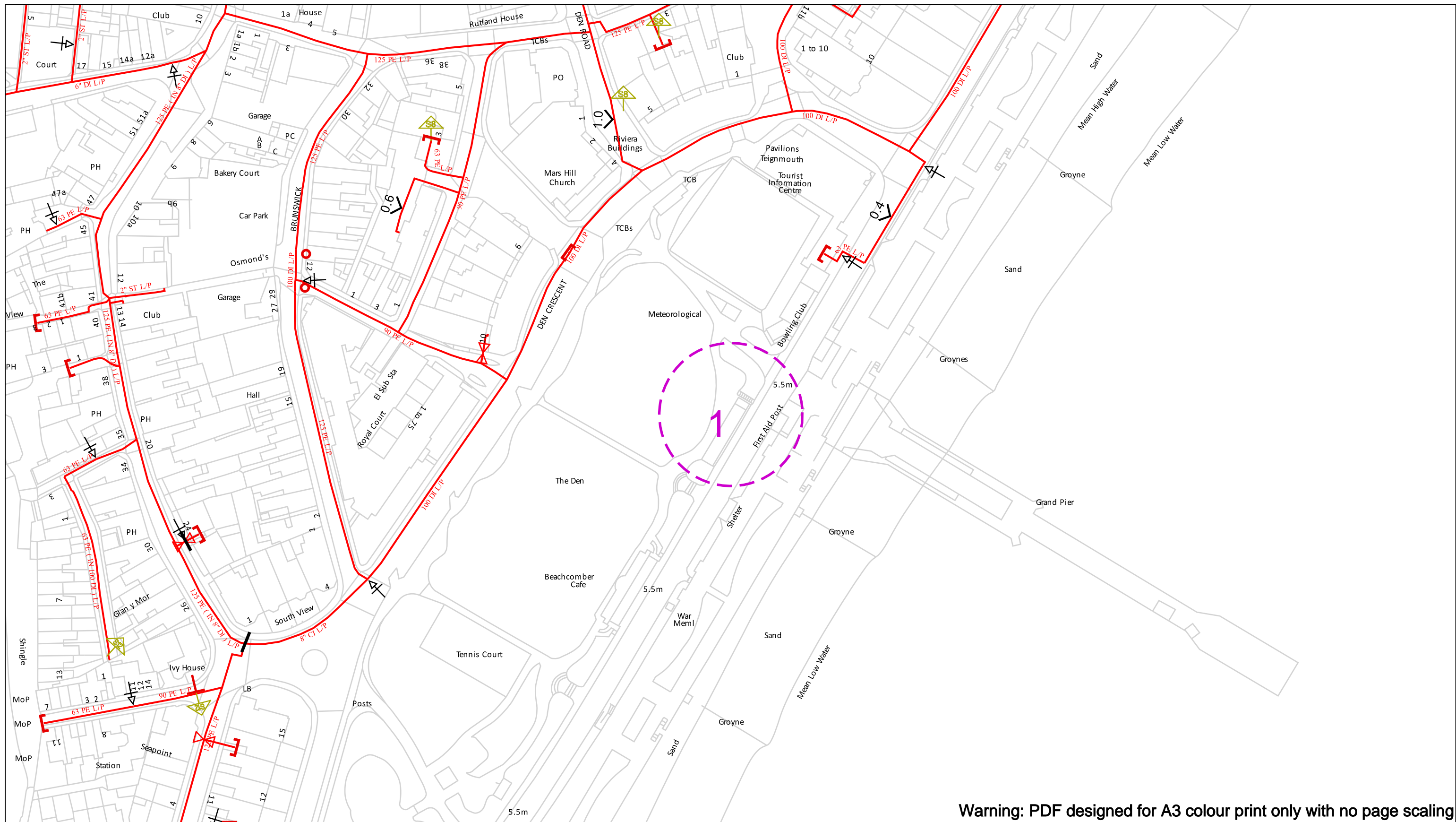
— P — P —

Pole Mounted Transformer☐ **Ground Mounted Transformer**

Report damage immediately KEEP EVERYONE AWAY FROM THE AREA
0800 6783 105

nationalgrid  **Electricity
Distribution**

Email: NGED.MapResponse@NationalGrid.co.uk



Warning: PDF designed for A3 colour print only with no page scaling

Contact Us	
Mapping Enquiries:	02920 278 912
General Enquiries:	0800 912 2999

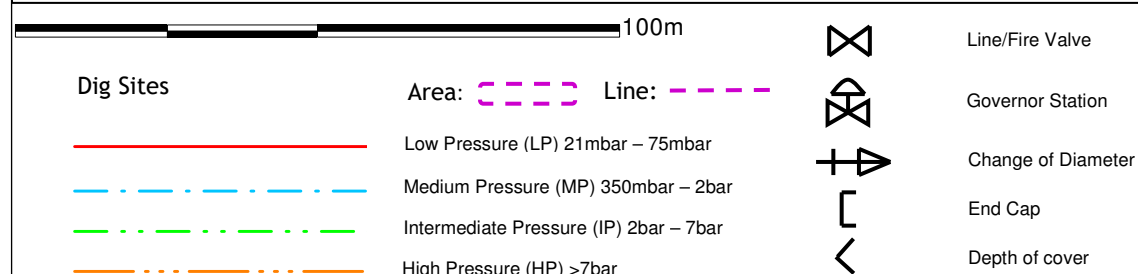
Date Requested: 04/10/2024
Job Reference: 34949886
Site Location: 294177 072725
Requested by:
Mr JARROD HUTT
Your Scheme/Reference: Den Toilets

Scale: 1:1250 (When plotted at A3)

IMPORTANT NOTICES

- This information is given as a guide only and its accuracy cannot be guaranteed
- The plan only shows those pipes owned by Wales & West Utilities (WWU) as its role as a licensed Gas Transporter
- Service pipes, valves, syphons, stub connections etc. may not be shown but their presence should be anticipated
- You must use safe digging practices in accordance with H5(G)47 to establish the actual position of mains, services and other apparatus before any mechanical excavation is used
- It is your responsibility to ensure this information is provided to all persons working near our plant
- If in doubt call the WWU dig team on 02920 278912

In case of an emergency call 0800 111 999



Dial
before
you dig

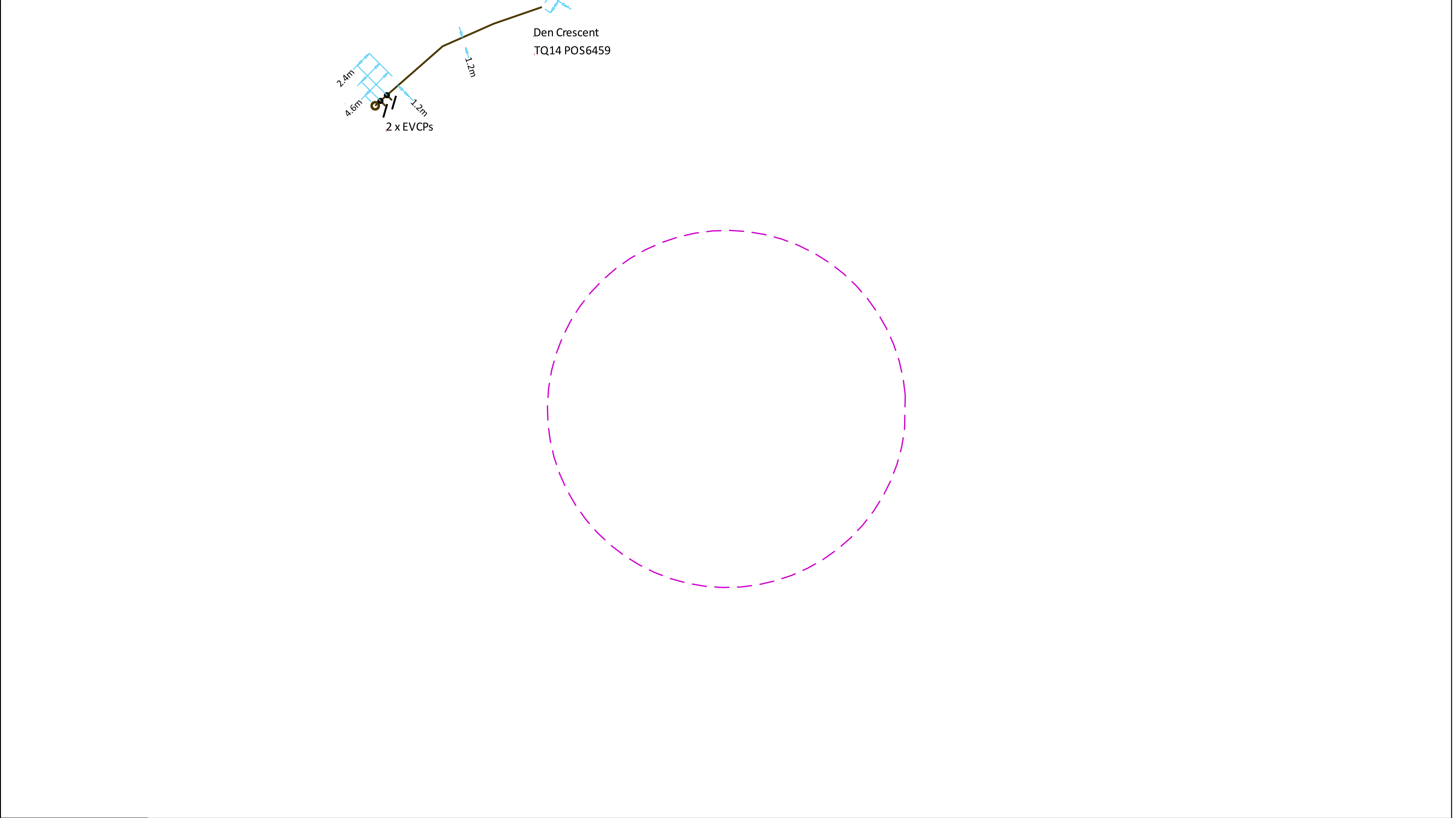
We need
10 days'
notice

Smell gas?
Call the **Gas Emergency Service** on
0800 111 999.

 **Dial**
Call **029 2027 8912**
before you start work.

 **Investigate**
Before you dig, make sure you know what's below.

 **Go ahead**
Done your research?
Now you can dig safely.



In an emergency call 105, 24 hours a day

Date Requested: 04/10/2024
Job Reference: 34949886
Site Location: 294151 72701.
Requested by: Mr JARROD HUTT
Your Scheme/Reference: Den Toilets

Scale: 1:500 (When plotted at A3)

IMPORTANT INFO

This plan shows cables owned by Last Mile Electricity Limited in their role as a Licensed Distributor (IDNO). Cables owned by other Distributors or privately owned cables (or, indeed, any other apparatus, equipment or infrastructure may also be present in the area. Information regarding such cables (or any such other apparatus, equipment, or infrastructure) should be obtained from the relevant owners.

The information shown on these plans is provided for general information purposes only and should not be relied on or treated as a substitute for your own enquiries. We make no warranty, representation, or guarantee, whether express or implied, regarding the content of the plans or that the content is accurate, complete, or up to date. No liability of any kind whatsoever is accepted by Last Mile Asset Management Limited, or their agents, servants or contractors for any error, omission, or misstatement.

Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of all electrical cables and apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons on or near electrical cables or apparatus. The information included on this plan should not be referred to beyond a period of 3 month from the date of issue.

ELECTRIC KEY	
PROPOSED LV SERVICE	LV STRAIGHT JOINT
PROPOSED LV	LV BREACH JOINT
PROPOSED HV	HV STRAIGHT JOINT
PROPOSED EHV (UG)	HV BREACH JOINT
EXISTING/AS LAID LV SERVICE	STREET LIGHTING C.P
EXISTING/AS LAID LV (UG)	MINI PILLAR
EXISTING/AS LAID HV (UG)	LINK BOX
EXISTING/AS LAID EHV (UG)	EARTH SPIKE
EXISTING LV OVERHEAD	POT END
EXISTING HV OVERHEAD	SERVICE JOINT
EXISTING EHV OVERHEAD	
PROPOSING DISCONNECTED	

Dig Sites

Area:

Line:

Last Mile Asset Management Limited
Fenick House, Lister Way
Hamilton International Technology Park
Glasgow G72 0FT
Telephone 03300 587 443

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