

CDM – Pre-Construction Information

Nature of project	
Name of client.	Camborne Town Council.
Location of project.	The Passmore Edwards Building, The Cross, Cross Street, Camborne .
Nature of construction work to be carried out. (E.g. scope of works.)	Re-roofing, leadwork, rebuilding of chimney, repointing, re-decoration and associated works.
Timescale for completion of construction work.	Proposed works are planned to commence in late spring 2021 with a 12 – 20 week programme with an anticipated completion in Autumn 2021.
Contact names and addresses of the project team. (If appointed.)	Refer to Project Directory. Principal Designer – RTP Surveyors office 01326 318599 for the procurement of the project. Following this phase the Principal Designer will be confirmed on appointment of the Project Manager.
The existing environment	
Surrounding land uses and related restrictions adjacent to proposed construction site. (E.g. premises, schools, shops or factories.)	Read in conjunction with drawing P200654-310. The Passmore Edwards Building is both a public library and offices for Camborne Town Council. Its location is on the junction between Trevenson Street/ Cross Street / South Terrace and Basset Street which is located in the centre of Camborne town. The surrounded area is used by both commercial and residential buildings. Camborne is steeped in industrial heritage which attracts the visiting tourists to the area.
Planning restrictions, which may affect health and safety.	The Passmore Edwards Building and the adjacent Old Council Offices are both Grade ii listed buildings and fall within Camborne's Conservation Area – refer to Cornwall Council interactive mapping.
Existing services including both underground and overhead.	Electric, water and gas supplies are provided underground to the property. All services are to be traced and accurately marked prior to any digging on site. The foul and storm drainage are also present on site. The location of underground pipework can be obtained from the statutory undertaker. No overhead services were seen during the initial site inspection.

Existing traffic systems and restrictions. (E.g. access for emergency services, waste disposal, deliveries, etc.)	The road of both Trevenon Street and South Terrace are two way, Basset Street and Cross Street are part of Camborne's one-way system. Sign boards are required at the entrance identifying the property throughout the duration of the works.
Existing structures. (Any hazardous materials in existing structures which are being demolished or refurbished, any fragile materials which require specific safety precautions or have instability problems, structural limitations or loadings).	Property is a vernacular heritage structure prominent in Camborne. Its composition is mainly granite with Bath-stone detailing around openings, capping's of walls and the turret. The building is "L" two storey shaped in design with a single storey infill making the building's foot print rectangular.
Relevant information relating to the presence of Asbestos or any other known hazardous substances or materials.	An asbestos refurbishment survey has been undertaken by TMS dated 15/06/2017 for the areas of previous works which this project relates to.
Ground conditions. (E.g. contamination, instability, possible subsidence, old mine workings or underground obstructions.)	All the work this project relates to is above ground, However, Camborne is a known area of mining and consideration is required when designing the scaffolding and storage of materials on site. Known radon area.
Existing fire and emergency procedures.	The Principal Contractor to address risks and provide fire plan in Construction Phase Plan.
Existing permit to work arrangement that are to be enforced on this project.	The Principal Contractor to address risks and provide controls in Construction Phase Plan with particular regard to any hot works.
Existing security arrangements that are to be enforced on this project.	The Principal Contractor to address risks and provide controls in Construction Phase Plan. Where out of hours works are undertaken the Contractor is fully responsible for the security of the building and the site Keep premises secure at all times.
Existing drawings and existing health and safety file	
Available drawings of structure(s) to be demolished or incorporated in the proposed structure(s). (This may include a health and safety file prepared for the structure(s) and held by the client.)	Tender plans/drawings available for the existing and proposed works. There are no planned demolition works however, there is the requirement for the careful dismantling of the large chimney off Cross Street.

Client-specific site-wide elements		Comments/response
Positioning of site access and egress points. (E.g. for deliveries and emergencies.)		Access and egress for internal works is through the main entrance at front off Basset Street, external works will be via the side garden area off Cross Street.
Location of temporary site accommodation/welfare facilities.		The proposed location of welfare facilities are to be located in the side garden off Cross Street and agreed with the employer.
Location of unloading, layout and storage areas.		To the side of the Passmore Edwards Building is a garden / hard standing areas. Skip location to be agreed on site with the employer.
Traffic/pedestrian routes.		Separate wherever possible. This is particularly relevant for the fire egress through the side garden area.
Overlap with client's undertaking		Comments/response
Consideration of the health and safety issues which arise when the project is to be located in premises occupied or partially occupied by the client or effected by the works. (I.e. other activities on or adjacent to the site.)		Consider visitors both on foot and vehicular to the Premises as the building will remain in use throughout works. Controls to be in place for ensuring nearby general public, building users and neighbours' safety throughout the works. Special consideration is needed during this Covid pandemic.
Site rules		Comments/response
Specific site rules which the client or the Principal Designer may wish to lay down as a result of the points above or for other reasons. (E.g. specific permit-to-work rules, emergency procedures.)		Fire plan required with Construction Phase Plan. Hot Works Permits to be used.
Continuing liaison		Comments/response
Procedures for considering the health and safety implications of design elements of the principal contractor's and other contractors' packages.		All design information to go through Principal designer (RTP) for review to the point of commencement on site. Thereafter the appointed Project Manager will further develop the Construction Phase Plan with the Principal Contractor. The RAMS to address risks (to be supplied from Principal Contractor).
Procedures for dealing with unforeseen eventualities during project execution resulting in substantial design change and which might affect resources.		As above.
Key performance indicators		Comments/response
Are there any specific KPIs that the client proposes to initiate during the project that are related to health and safety? I.e. noise/dust emissions, accidents, health and safety inspections/audits.)		Consideration of neighbours required.

Schedule 3 Risks:

- 1) Work which puts workers at risk of burial under earthfalls, engulfment in swampland or falling from a height, where the risk is particularly aggravated by the nature of the work or processes used or by the environment at the place of work or site. **roof level works require suitable access scaffolding and guarding.**
- 2) Work which puts workers at risk from chemical or biological substances constituting a particular danger to the health or safety of workers or involving a legal requirement for health monitoring. **smoke/off-gassing damage, chemicals for cleaning and repairs all require evaluation for COSHH.**
- 3) Work with ionizing radiation requiring the designation of controlled or supervised areas under regulation 16 of the Ionising Radiations Regulations 1999(1). **N/A**
- 4) Work near high voltage power lines. **N/A**
- 5) Work exposing workers to the risk of drowning. **N/A**
- 6) Work on wells, underground earthworks and tunnels. **Known mining area**
- 7) Work carried out by divers having a system of air supply. **N/A**
- 8) Work carried out by workers in caissons with a compressed air atmosphere. **N/A**
- 9) Work involving the use of explosives. **N/A**
- 10) Work involving the assembly or dismantling of heavy prefabricated components. **Works involving the dismantling and rebuilding of a large stone chimney**

Graham Watts 03/02/21
On behalf of RTP Surveyors