



Mr Tim Hudson		Date:	
		Our Ref: Version:	214
Description:	Proposed demolition and reconstruction of front facing and side first floor elevations and internal alterations to provide a first floor commercial unit.		
Location:	Cornish Locksmiths, 47a Market Jew Street, Penzance TR18 2HZ		

# Designers Risk Assessment Health and Safety

The Construction (Design and Management) Regulations 2015  
(based on drawings/specifications supplied)

This document is to be read in conjunction with associated drawings as submitted with the  
Building Regulation application

Jeremy Downing – BSc (Hon's), FCABE, OCDEA  
Accredited SAP/EPC Assessor

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**Health & Safety:** The principal contractor is responsible for health and safety in and around the site and to fully follow manufacturers and supplier's instructions when using their materials.

- Precautionary measures should be taken to minimise the risk to health and safety whilst building operations are under way
- The Construction (Design and Management) Regulations 2015: may apply to this project (if unsure contact the Health & Safety Executive)

**The Contractor:** should have a Health & Safety Plan on-site for inspection throughout the project and employ project specific procedures suitable for project demands.

**Asbestos:** A Refurbishment and Development Asbestos Survey (R&D Survey) for the property should be carried out.

## **Falling from height**

- Falling persons/operatives from a high level
- Falling materials from high level scaffolding/staging
- Falling through openings in walls
- Cranage of heavy materials

Scaffolding: to be controlled by a competent CITB certified company – routine checks (i.e. 7 days and recorded) to be carried out.

- Structural element lifting: all beams to have lifting points and to be moved into position with the use of suitable lifting apparatus that is operated by a competent person/s.
- All joints are to be prepared at ground level and lifted into position for final connections/bolts to be applied

**Manual handling precautions:** Avoid the manual lifting of heavy items when possible and consider ordering materials in smaller sizes.

- Manual handling/cranage of heavy materials
- Working in confined places
- Operative protection

## **Mobile Plant**

- Site traffic/mobile plant
- Deliveries and the flow of traffic
- The need to separate pedestrians from danger



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## **Collapses**

- Excavations – stability of trench and impact upon adjacent structures
- Existing structures to be fully supported

**Services:** The position of all services, both overground and underground are to be located and clearly marked to avoid accidental damage.

- Any new services are to be accurately marked on a drawing and given to the client for inclusion into the health and safety file
- All temporary and permanent electrical installations are to be protected by MCB (miniature circuit breaker) and RCCD (residual-current circuit breaker) systems with full isolation instructions being placed near to the installation

## **Fire**

- Use non/low flammable or combustion materials where possible
- On-site welding
- Fire safety equipment / extinguishers should be provided on site
- Means of raising the alarm – dependent on working activity (i.e. noise)

**Working with hazardous substances:** Whenever possible avoid the use of hazardous materials and always follow manufacturers written instruction regarding the handling and storage of materials.

- Cement, concrete, steel reinforcement, treated timber, steel beams/lintels
- Use paint materials within a well ventilated area
- Use mask when using mineral fibre insulation

## **General**

- Operatives should be protected from works overhead
- Give consideration to the removal and alteration of existing structures that may contain asbestos
- Give consideration to operatives and safe working zones
- Avoid water ingress through the structure that could cause damage to the internal structure/finishes

The design drawings and specification have been prepared under the supervision and instruction of the property owner and offered to the builder on general construction techniques and methods for satisfying the requirements of the Building Regulations 2010.

The builder is ultimately responsible for ensuring that the works are carried out using certified materials, good workmanship and in accordance with current codes of practice and safe working practice procedures.