



Pre-Construction Information

Extension & Refurbishment of Community Centre

Jubilee Hall
Stadon Road
Anstey

For Anstey Parish Council

May 2023
7728/NC/AJR

Pre-Construction Information Document



This document has been prepared to capture the pre-construction information made available to the principle designer at the start of the project. The document will be further developed through tender and pre-construction stages and updated accordingly

Project

Extensions to Jubilee Hall, Station Road, Anstey for Anstey Parish Council

- Start on site TBC - Summer 2023
- Alterations to existing kitchen & WC's towards end of programme
- Completion TBA

Client

Anstey Parish Council
Jubilee Hall, Station Road, Anstey, LE7 7AY

Liz Hawkes (Clerk) – Telephone : 0116 236 2646 / 07458 305 025

Architect Principal Designer

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Existing Survey and Investigation Documents

- A foul sewer passes to the front of the building (marked on drawings), expected to be 4 metres deep.
- A culverted water course passes to the rear of the building (in the playing fields).
- GI report
- No underground utility survey has been undertaken
- Arboricultural Report

Operational Arrangements

The site will remain in operation throughout the works, advance notice of any disruption to services will be required and consultation with the client on progressing of internal works to the kitchen and WC's is to be undertaken following appointment.

- The building houses Anstey Parish Council offices – members of the public will need access during the daytime.
- The Hall provides communal facilities and is in use during the daytime and evenings.
- The playing fields to the rear of the site are used for Junior football at the weekends.
- The Parish Council have a grounds maintenance workshop / garage and will need access to this on weekdays and at weekends.
- A small car park area is situated at the front of the building and is accessed through a narrow gate with stone piers.
- Access into the site will need to be controlled and a secure route to a compound area on the playing field side of the building is expected.

Nearest Hospital

Leicester Royal Infirmary – Infirmary Square, Leicester, LE1 5WW

Tel: 0300 303 1573

Existing Services Arrangements

The Topo site survey indicates a foul sewer & culverted ditch running either side of the building.

- No further information on overhead or buried services are available and the contractor will need to make further enquiries to identify live & redundant services.
- Note – Lamp columns are evident within the car park area adjacent to external works areas.
- Principle contractor must work in accordance with the HSE Advice 'Avoiding danger from underground services'.

Fire Precautions

The building remains in operation for the duration of the works. Fire Exits are located on the car park side of the Hall and will need to remain accessible. The principle contractor is to ensure that a suitable construction phase Fire Risk assessment and evacuation strategy is undertaken and updated throughout the project.

Site Security

The Principle Contractor shall take all reasonable steps to prevent unauthorised access onto the construction site.

The contractor shall ensure that all construction works are fully segregated from members of the public and PC staff with appropriate barriers and hoardings.

The contractor shall keep accurate records of all operatives and visitors who attend site, and record activities in a log book.

Principle Contractor is to ensure that all operatives behave respectfully – offensive language, inappropriate behaviour will not be tolerated and may result in the individual / company being asked to leave then site.

Environmental Restrictions

Welfare facilities are to be provided by the contractor within the compound area

Skips are to be located within the compound and a minimum of 8m away from the building to prevent possible fire risk

Parking for contractor and vehicles attending site to be within the contractor's compound area to leave the existing car park available for Parish Council staff and the public.

There are parking restrictions along Staddon Road and the contractor is advised to reduce on-street parking in the surrounding streets

Delivery Times

Contractor to liaise with suppliers to avoid busy times around the start and finish of school days. The site is located close to the village centre and has a well used playground to the West of the site. The village community library is located close by on Paper Mill Close.



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