

BOWEN

PROPERTY SINCE 1862

**PRE-CONSTRUCTION INFORMATION
ALTERATIONS AND IMPROVEMENTS TO
ENGLISH WALLS PUBLIC TOILETS
ENGLISH WALLS
OSWESTRY
SHROPSHIRE
SY11 2PA**



DATE PREPARED

08.08.23

REFERENCE

Survey Department

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Revision History-

Version	Date	Revision Comments

This document should be read in conjunction with all other tender documents and statutory information etc.

1. Contacts-

1.1 The Client/Employer

The employer shall be Oswestry Town Council, The Guildhall, Bailey Head, Oswestry, Shropshire SY11 1PZ.

1.2 Principal Contractor

The contractor will be selected following a rigorous tender selection process.

It is intended that the Contractor will be appointed as the Principal Contractor under the Construction (Design and Management) Regulations 2015, hereinafter referred to as the CDM Regulations.

The Contractor will be required to provide a Construction Phase Health and Safety Plan inclusive of method statements and risk assessments demonstrating how he will fulfil the role of Principal Contractor under the CDM Regulations prior to signing the Contract.

1.3 Contract Administrator

The Contract Administrator shall be Oswestry Town Council, The Bailey Head, Oswestry, Shropshire SY11 1PZ. Telephone 01691 680222. Contact Mr Henry Teuma (Operations Manager) 07542 678822 henryteuma@oswestry-tc.gov.uk

1.4 CDM Advisor or Principal Designer

The CDM advisor or Principal Designer are-

Bowen, Old Town Hall, The Square, Ellesmere, Shropshire SY12 0EP

1.5 Designers

The Designers shall be-

Healthmatic, Redman Road, Porte Marsh Ind Estate, Calne, Wiltshire SN11 9PR

Bowen, Old Town Hall, The Square, Ellesmere, Shropshire SY12 0EP

Thomas Consulting, The Alaska Building, Sitka Drive, Shrewsbury SY6 6LG

1.6 Engineers

The engineers shall be-

Thomas Consulting, The Alaska Building, Sitka Drive, Shrewsbury SY6 6LG

1.7 Building Control

The Building Regulations will be assessed, checked and approved by Shropshire Council Building Control, Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND- 01743 258710

1.8 Quantity Surveyor duties for client

To be confirmed

1.9 Clerk of Works duties for client

To be confirmed

1.10 Description of the works

The project comprises of works including-

- **Improvements and alterations to English Walls Public Toilets, English Walls, Oswestry SY11 2PA**

1.11 Programme

- **To commence during November 2023 and to be completed within 12 to 16 weeks or thereabouts therefrom.**

1.12 Position of the works

All works are positioned within the confines of the car park and associated footway at the front

Access to the site is via highways. Ensure access to the site and all adjacent areas for the general public is maintained with diversions put in-place as required.

2 Clients considerations-

2.1 Management arrangements- planning the construction works

It is the wish of the client to integrate health and safety into the management of this project and that the project will be completed safely by identifying and eliminating hazards or reducing those hazards that cannot be eliminated. All works are to be completed in full adherence of CDM Regulations 2015.

The successful contractor will be invited to attend a pre-contract/start meeting to discuss the project prior to work commencing. At the pre-contract/start meeting a programme of site visits is to be agreed by all parties.

The contractor is to produce method statements, risk assessments and safe systems of work for all operations to be carried out and permits to work where required. These documents will form part of the Construction Phase Health and Safety Plan as per the requirements of Regulation 11 of the CDM Regulations 2015.

It is proposed the works will be undertaken during normal working hours which are Monday – Friday 7.30 am to 4.30 pm. No work is to be undertaken on Saturdays or Sundays or outside the normal working hours unless previously agreed in writing with the Principal Designer/Client. There may be the need to undertake line marking works on a Sunday.

The contractor must produce a clear programme of works to be issued to the Client/Principal Designer, which sets out a definitive sequence of operations. Any change to the programme, for whatever reason, must be communicated to the Client/Principal Designer immediately.

The works will be overseen by the Client/Principal Designer or his representative with regular site visits being made.

2.2 Contractors duties

The Contractor must comply fully with the requirements of legislative Health and Safety Law and Regulations including the CDM Regulations.

The Contractor's attention is drawn to the HSE Guidance HSG 47 (Underground Services), which the contractor must fully comply with.

The Contractor shall ensure that a Construction Phase Plan is prepared and in compliance with Regulations 12 and 13 of the CDM regulations before works commence.

The contractor shall provide a Health and Safety File on completion of works in compliance with Regulation 12 of the CDM regulations.

2.3 Communication and Liaison

Contact details for the Client and Designer are included on page 5 of this document.

For all queries relating to the design and specification of the works, the Contractor should contact the Client/Designer/Engineer.

The Principal Contractor is to ensure that all operatives attend a site induction prior to commencing work on site.

The Principal Contractor is to pass on to the Contract Administrator/Principal Designer the contact details of all sub-contractors or others who may be involved with the project and to liaise closely with all interested parties.

2.4 Security of the site

Site security measures and working areas are to be identified and agreed with the Client/Principal Designer at the pre-start meeting. The security of the works and of any plant or materials on site will be the sole responsibility of the Principal Contractor. The Contractors compound shall be suitably and sufficiently protected to prevent unauthorised access at all times, particularly when the Contractor is not present on site, i.e. evenings, weekends (and public holidays where applicable).

2.5 Welfare provisions

The Principal Contractor must provide welfare facilities necessary for the duration of the works as per Schedule 2 of CDM 2015. The exact location of the welfare facilities are to be agreed at the pre start meeting.

2.6 Site hoardings and temporary fencing

The Principal Contractor is to ensure that the site /areas of work are adequately fenced to maintain the safety of the public and any other persons and security of the working site.

The Principal Contractor shall provide warning notices as necessary, and highlight any temporary measures in force during the construction work, e.g. 'Danger Construction Work - Keep Out'.

2.7 Transport arrangements and vehicle movements

All rules regarding highway use must be adhered to at all times. Vehicle movements within the car park area should be as per the agreed Traffic Management Plan ratified by Oswestry Town Council.

2.8 Fire precautions

The contractor is to ensure that all reasonable precautions are taken to eliminate the risk of fire. Where hot work is unavoidable, all necessary fire extinguishers are to be provided by the contractor and all hot work to stop at least 1 hour before the site is vacated. No fuel sources should be stored on-site without authorisation from the Client/Principal Designer. Hot works permit to be issued.

2.9 Emergency procedures

The nearest hospital with A&E is the -

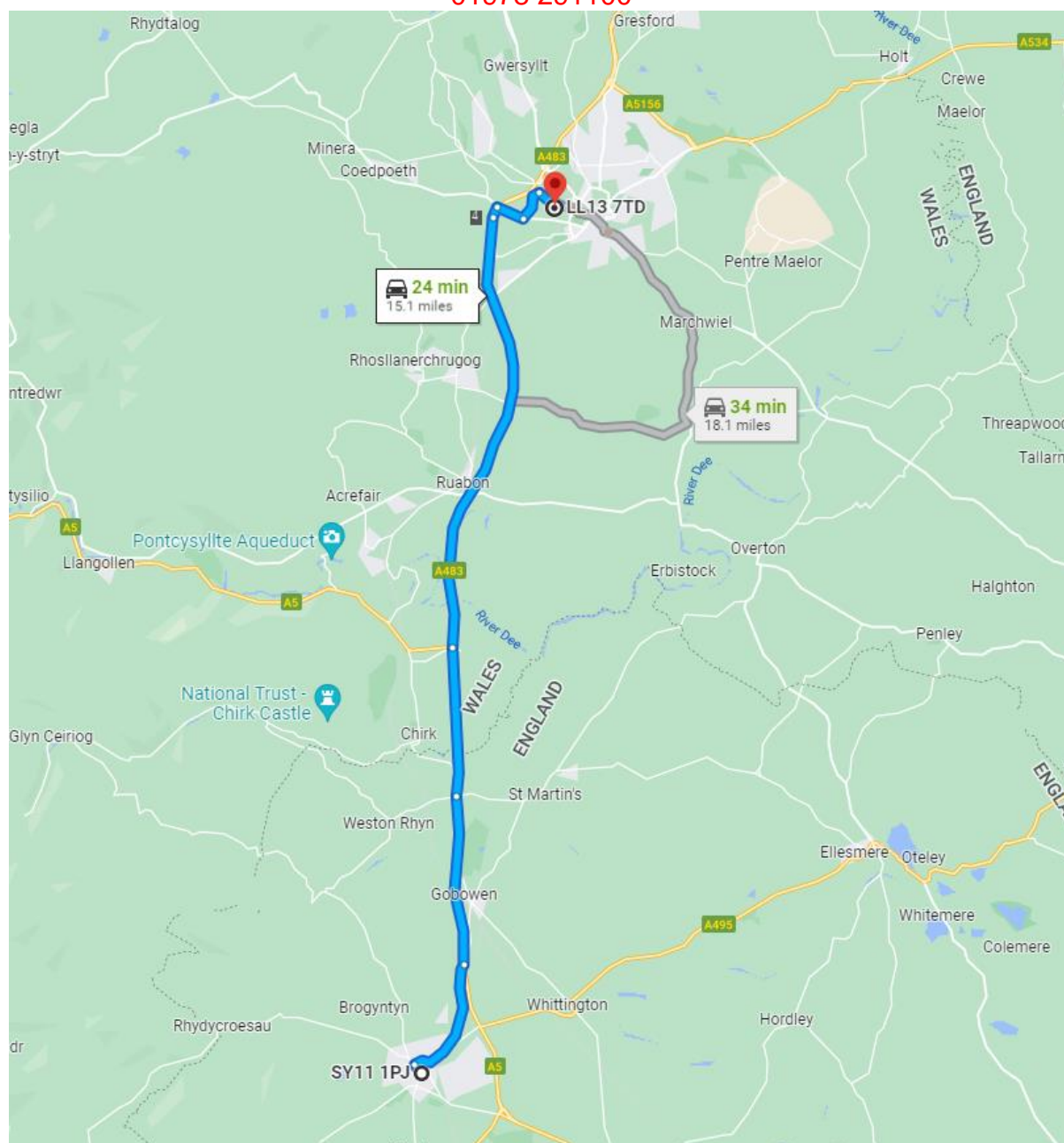
Wrexham Maelor Hospital

Croesnewydd Road

Wrexham

LL13 7TD

01978 291100



3 Environmental restrictions-

3.1 Boundaries and safety hazards

All waste must be stored in a safe manner and removed from site.

3.2 Services

Specific services will be identified to the working area prior to construction works via the pre-start meeting.

3.3 Existing structures

Existing boundaries walls are present and in-part are owned by different parties.

4 Health hazards-

4.1 Asbestos

A copy of the latest asbestos (Refurbishment Survey) report is appended. No asbestos detected in the areas assessed.

5 Site hazards-

5.1 Design assumptions and work methods

The Principal Contractor must adhere to the construction details specified in the Specification and Scope of Works and drawings prepared by Designers and Engineers unless otherwise instructed by the Principal Designer/Client. It is the responsibility of the Principal Contractor to bring to the attention of the Principal Designer/Client any unforeseen difficulties which could result in a change in design.

5.2 Construction hazards

The significant design hazards associated with this work include-

- **Traffic**
- **Pedestrians/general public**
- **Underground services including electricity**
The contractor **MUST** undertake his own checks prior to any excavations.
- **Plant and equipment**
- **Demolition of ceilings and walls (temporary support required where new external walls are to be constructed), see Structural Engineers drawings and notes**
- **The lifting and handling of building elements/components**

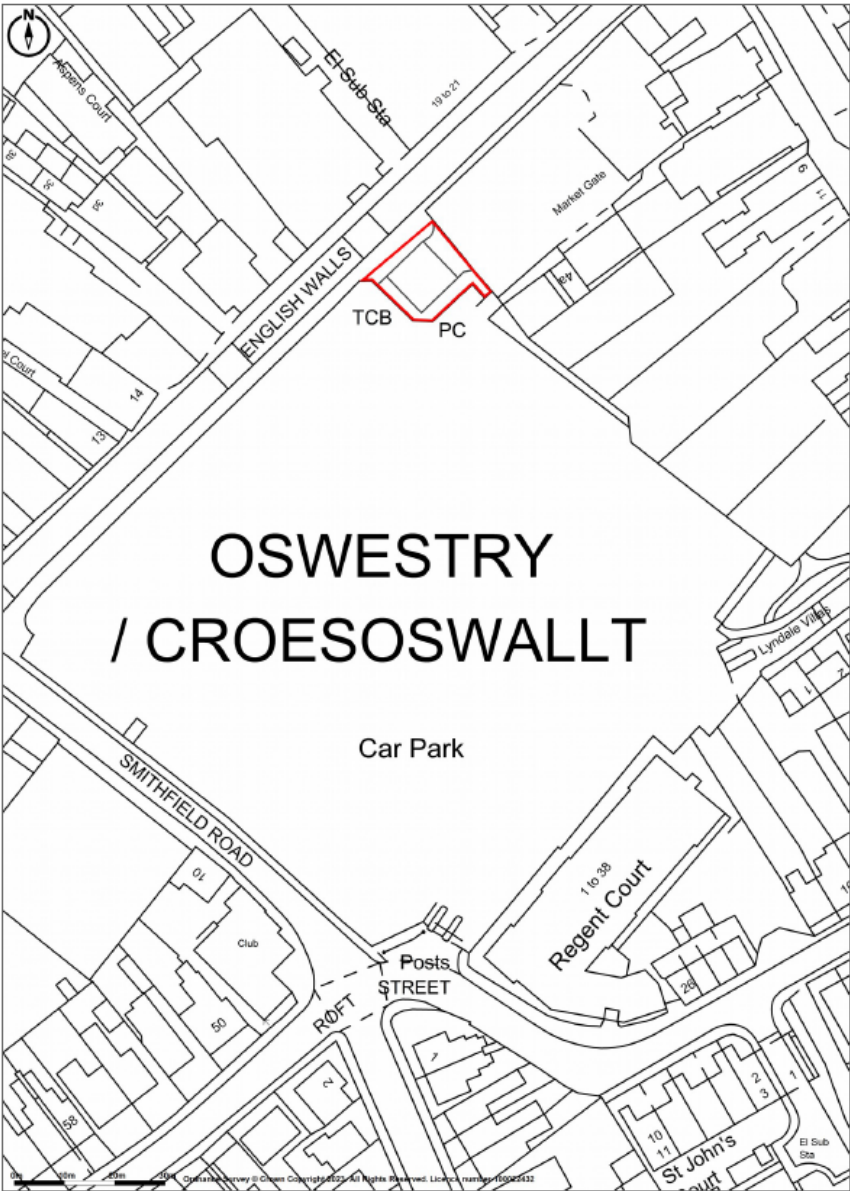
6 Health and safety file-

All relevant health and safety information is to be forwarded to the CDM Advisor/Principal Designer and Client on completion of the project in a format to be agreed at the pre start meeting to comply with Regulation 12 of the CDM Regulations 2015.

7 Site photographs and plan-







Site plan

Appendices

APPENDIX A- LAND REGISTRY TITLE PLAN

APPENDIX B- DRAWINGS AND REPORTS (Healthmatic, Bowen, Metro Rod and Thomas Consulting)

APPENDIX C- ASBESTOS SURVEY REPORT