

PRE CONTRUCTION INFORMATION

Under the CDM regs 2015

**Refurbishment and extension to existing
Riverbank Gallery & Refurbishment and Mezzanine Floor addition
to The Antique Shop,**

at

**1 & 1A The Strand
Newlyn TR18 5HJ**

For

Mr Mike Pakeman & Ms Nikki McKay

R.W.Abbott & Associates Ltd

Chartered Surveyors

Principal Designers



September 2024

HEALTH AND SAFETY INFORMATION PACK

Site address:- 1&1A The Strand, Newlyn TR18 5HJ

Project details:- Refurbishment of Riverbank Gallery and enclose courtyard as an extension, Refurbishment and additional mezzanine floor to Antique shop

Client:- Mr Mike Pakeman & Ms. Nikki McKay
Flat 3, 1 Market Street, St. Just Cornwall TR18 5HJ mpakeman@isalex.com n-
mckay@live.com

Architects :-Daniel Tregear of Tregear Architectural
31 Talveneth, Pendeen TR19 7UT tel. 07799 507575 danieltregear @ sky.com

Principal Designer under CDM Regulations 2015
Richard Abbott MRICS RMaPS., of RW Abbott & Associates Ltd
Grove Cottage, Red Lane, Rosudgeon, Penzance TR20 9PU
Tel. 01736- 762082/07966-527140
Email:- richard.w.abbott@talk21.com

Structural Engineer-
Richard Gowan Consulting Ltd.
Bank house, Bank Square, St Just, Penzance TR19 7HH

Principal Contractor:- to be appointed

Programme of work:-

Commencement: anticipated as 01/11/2024

Mobilisation period:- 2 weeks

Contract Period:- 14 weeks or as per Contractors proposals

Section A**General**

- A1 The clients have appointed R.W.Abbott & Associates Ltd. as Principal Designer under the CDM Regulations 2015 on this project.
- A2 In the operation of this Health and Safety Plan it is the Principal Designers role to assimilate information from the Client, designers and Contractors relating to the health and safety issues affecting this project and report this information before construction commences in the Health and Safety Plan.
- A3 The Health and Safety Plan is intended to highlight significant potential hazards and risks as far as they can be identified before construction commences. It remains incumbent on the Contractor to remain vigilant in identifying health and safety risks, complying with all statute and recognized good practice (e.g. as recommended by the Health & Safety Executive).
- A4 After Contract negotiations are finalized, the prospective Principal Contractor shall prepare his formal response to the Pre-Construction Information . The response shall be included within the Contractor's Construction Phase Health and Safety Plan and shall be submitted to the Principal Designer.
- A5 The prospective Principal Contractor shall prepare his Construction Phase Health and Safety Plan in a format consistent with Appendix 3 of 'A guide to Managing Health and Safety in Construction' published by HSE and available from HMSO.
- A6 Work shall not commence on site until the Principal Designer has confirmed in writing to the Client that the prospective Principal Contractor's Health and Safety Plan is subject to 'Checked and no further health and safety comment' and suitable welfare facilities are in place.
- A7 Method statements prepared by or received and reviewed by the Principal Contractor shall be incorporated in the Construction Phase Health and Safety Plan.

Section B**Nature of the project**

The project consists of the refurbishment and upgrading of two adjacent commercial properties with an extension to the Gallery and mezzanine floor to the Antique Shop

Section C**Surrounding Land Use**

C1.1 The site is two adjacent commercial premises with frontage to a busy coastal road, tidal estuary to one side and another shop to the side of the Antique shop. The frontage has public access over it and the road is on a busy crossroads with port and local traffic at all times.

C1.2 No waste disposal is available on site for works arisings or workmen's rubbish, all to be removed offsite

C2.0 Existing services

C2.1 The service authorities have responded to enquiries regarding their equipment in the vicinity of the works as follows:-

C2.2 There are Water, Electric and BT services connected to both premises With the clients permission the contractor may use these at his own expense

C3.0 Site Access and Traffic Systems

C3.1 Access to the site will be via the existing frontage , two parking spaces are part of the frontage which may be reservable for the project/deliveries if discussions with the County Council are undertaken

C3.2 The access from the front has no actual pavement and consideration to the size of any delivery vehicles is needed or a banksman/vehicle escort when larger deliveries are due possibly along part of the Strand/Tolcane lane. The width of vehicles and potenal interaction with other vehicles or pedestrians requires extreme caution as the approach and side road is continuously busy and likely to have parked vehicles blocking delivery opportunities

C3.3 Maintaining access for vehicles and on foot is required to adjacent properties and frontage users at all times

C4.0 Ground conditions

C4.1 The following information has been provided:-

An Environmental risk certificate has not been acquired for the site. The land does not meet the criteria as to be described as contaminated. No SI reports for the site have been undertaken . Elevated levels of naturally occurring arsenic are likely,& caution should be noted of potential contamination within the excavations or tidal foundations

Extra hygiene required to avoid transfer of the arsenic containing soils

Deeper excavations are not anticipated as drains/services and wall foundations are not designed at depth .

A small amount of Underpinning may be required as abutting excavations are planned,

Section D **Existing Drawings**

- D1.0 Existing drawings are only available in respect of the Existing plans and elevations , which are included in the Tender documents

Section E **The Design**

- E 1.1 The Designers who are undertaking the structure. architectural work have considered the scheme under Regulation 8 & 9 of the Construction (Design and Management) Regulations 2015. The Designers have made their own assessment of Design Risk criteria on their drawings and specification notes.
- E 1.2 The wider existing access network will be in continual use, with resultant consequences for pedestrians and vehicles on TolcarneLane and the Strand, with the need for traffic management at delivery times. Members of the public using the access frontage could be adjacent to the wider site entrance at any time of the day
- E1.3 All large material deliveries may well have to be transferred to smaller vehicles, smaller delivery loads or at quieter times of day
- E1.4 The adjacent river/estuary is not immediately in the work area but may become a hazard at certain high tides by site inundation or during deliveries when falls into hazardous waters may become a risk
- E 1.5 Precautions will be needed to prevent run off into adjacent properties roads or water courses

- E1.6 The Gallery currently uses part of the first floor as exhibition space, this will not form part of the works, but access through windows at first floor will be required to complete shared roof works.
- E1.7 There is an amount of demolition in this contract which will generate dust plus propping will be needed in certain areas to prevent collapse
- E1.8 The project consists of a number of steel supports, some of which are of considerable mass and require working at height. Details of construction methods will be required
- E1.9 The contractor is required to provide proposals for dealing with the items raised above

Section F Construction Materials

F 1.1

We have not been notified by the designers of any health hazards associated with the construction materials specified on this project

F 1.2

Asbestos containing materials have not been identified to date within the project work area, a pre-demolition asbestos survey is being undertaken before commencement . Be aware that asbestos may be present in other hidden construction

F1.3

The contractor will be expected to hold COSHH records of materials used on site

Section G Site Wide Elements

G 1.0

The contractor is to submit details of:-

- 1 Size of temporary site welfare required and its allocated position once new facilities are installed which will then not be available to the workforce.
- 2 Size, location and layout of storage areas.
- 3 Traffic and pedestrian control measures.
- 4 How material deliveries will be scheduled
- 5 Site security.
- 6 Manual Handling

Section H Overlap With Neighbours Undertakings

H 1.0

Some work is required to boundaries. The contractor will need to provide evidence of how this work will be undertaken to avoid unnecessary disruption and damage to adjacent surfaces.

H1.1

Some of the work provides the possibility of building operations damaging live mains or private shared services. The contractor must show how this is to be prevented.

H1.2

There is a possibility of the site generating a considerable amount of noise and dust, which will be of considerable inconvenience to other long term residential occupiers or holiday visitors.

The contractor is required to provide proposals for dealing with the items raised above

Section J Site Rules

J 1.0

Primarily determined by the Principal Contractor in line with CDM Regulation 2015 clauses 12-15

| Section K | <u>Principal Designers Contract Duties/ Principal Contractor's Response</u> |
|-----------|--|
| K 1.0 | The duties of the Principal Designer during the construction phase can be summarised as: |
| K1.1 | Ensure designers comply with their duties under CDM regulations concerning ongoing design work |
| K1.2 | Be in a position to advise the client on the competence and resources of contractors to undertake or manage work |
| K 1.3 | Ensure designers continue to co-operate with each other and on this contract the Principal Designer shall remain reliant on the Principal Contractor to monitor co-operation between designers |
| K 1.4 | <p>Continue to prepare the Health and Safety File and issue this to the client. In this respect information required to be supplied by the Principal Contractor for inclusion in the H & S file is listed as:-</p> <p>a) As built drawings and plans produced by or on behalf of the Contractor throughout the construction process. These should include at least:-</p> <p>A site plan Drainage, inverts and cover levels, rodding points. Details of the location, depth and nature of utility or domestic services. Structural calculations</p> <p>b) All specification, installation and layout drawings, operating and maintenance manuals and information on electrical and mechanical installations. These shall include at least:-</p> |
| K 1.5 | <p>Design Concept Manufacturers instructions and literature Details of all components and units</p> <p>c) Construction methods used and a schedule of materials used including hazard data sheets where materials may be hazardous (COSHH) in service, during maintenance or during demolition.</p> <p>d) Maintenance procedures and requirements for the new structures.</p> <p>e) Originals of all certificates, guarantees and warranties.</p> |

K 1.6

Environmental Restrictions

The usual care must be taken to prevent ground contamination or the pollution of any watercourses/drains/sewers/paths/adjacent premises from run off

Site dust & mud emerging onto the road or adjoining properties should be controlled. Prevention measures should be enacted.

K 1.7

Welfare

Suitable and adequate temporary welfare facilities as described in the CDM regulations 2015 should be established on site before work commences.

K1.8

Noise

Prevention methods should be put in place to limit the amount of noise emanation from the site

Appendices

Copy of F10

Copy of Asbestos Surveyors report.- follows from Burley Consulting