

Pre-Construction Information

for

Demolition of the existing building
and construction of a new Pitch
and Putt building

at

Bude Pitch and Putt
Crooklets Road
Bude
Cornwall
EX23 8ND

for

Bude-Stratton Town Council

June 2017

 01271 326335

 pwh@pwhsurveyors.co.uk

www.pwhsurveyors.co.uk

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1.0 INTRODUCTION

Unless otherwise stated, the **Regulations** referred to hereunder are the **Construction (Design and Management) Regulations 2015 (CDM 2015)**, effective from 6th April 2015.

2.0 NATURE OF THE PROJECT

PROJECT DESCRIPTION:	Demolition of existing building and construction of a new Pitch and Putt building
METHOD OF CONSTRUCTION:	Timber frame with through coloured cladding system and double glazed windows.
LOCATION:	Bude Pitch and Putt Crooklets Road Bude Cornwall
POST CODE:	EX23 8ND
DISTRICT COUNCIL:	Cornwall Council

Client:

Bude-Stratton Town Council
The Parkhouse Centre
Bude
Cornwall
Ex23 8LD

Principal Designer:

Mr Shaun Watts FRICS RMaPS
PWH Surveyors Ltd
16 Castle Park Road
Whiddon Valley
Barnstaple
North Devon
EX32 8PA

Tel: 01271 326335

Structural Engineer:

None appointed for the project.

Project No:

266/14

Existing Land Use:

Pitch and Putt facility

2.1 Nature of Work to be Carried Out:

- 2.1.1** The demolition of the existing masonry building with slate roof and construction of a new timber framed building to service the Pitch and Putt facility.

2.2 Programme of Works

2.2.1 Project Key Dates

The new construction works are programmed as follows:-

- .1 Design Period - 4 weeks
- .2 Pre-start meeting – September 2017
- .3 Contractors Commencement – end of September 2017
- .4 On site period – up to 22 weeks

2.2.2 Principal Contractor's Programme Development

The Principal Contractor shall prepare a detailed programme indicating the design period allowed and the construction periods incorporating the various activities.

2.2.3 Principal Contractor's Construction Phase Plan

The Principal Contractor shall take over and develop the Construction Phase Plan and co-ordinate the activities of all contractors so that they comply with health and safety law.

The Principal Contractor's key duties are to:

- .1 Develop and implement the Construction Phase Plan.
- .2 Arrange for competent and adequately resourced contractors to carry out the work where it is sub-contracted.
- .3 Ensure that all workers are properly informed and consulted.
- .4 Make sure only authorised people are allowed on to the site.
- .5 Display the notification of the project to HSE.
- .6 Ensure where required the Health and Safety File is correctly completed with the collation of the required level of information.

3.0 THE EXISTING ENVIRONMENT

3.1 The Site

3.1.1 The site extent is as detailed on the drawings contained in Appendix A detailing:-

.1 The existing site layout and plan

Care will need to be taken to ensure the safety of the members of the public and occupiers and users of the adjacent buildings and land during the construction process.

3.2 Existing Services

3.2.1 Information on existing services which may affect the installation of these works has been obtained and are included in Appendix B.

3.3 Occupied Areas

3.3.1 It is anticipated that none of the adjacent ground will be in use whilst the work is being carried out, however members of the public will have access to the area around the site.

3.3.2 Special regard will have to be given to the safety and minimisation of disruption to the occupiers of adjacent buildings and the main road when the works are being carried out. Precautions will need to be taken to ensure that disturbance is kept down to a minimum, this needs particular attention to noise and dust pollution.

3.3.3 Specific care will need to be taken in relation to the access to the site along the footpath and roads into the site with materials and vehicles. The footpath and roads will be open and in use by members of the public throughout the course of the works. Care will need to be taken in regard to members of public and users of these accessways.

3.4 Site Investigations

3.4.1 There have been no site investigations carried out other than those needed to ascertain the extent of the restoration works.

A full set of the following documents are held in the Designer and Clients office for inspection.

- Specialist asbestos survey of all of the building.

4.0 EXISTING DRAWINGS

- 4.1** There are limited existing drawings available; a site survey has been undertaken. See Appendix A.
- 4.2** There are no existing Health and Safety files (produced under the CDM Regulations 1994 or CDM Regulations 2007) held for the site.

5.0 CLIENT AND PRINCIPAL DESIGNER SPECIFIC REQUIREMENTS OR RESTRICTIONS

5.1 Site Investigation

The Principal Contractor shall assist in carrying out all necessary site investigation required to develop the Construction Phase Plan.

5.2 Health and Safety Executive Requirements and Codes of Practice

The development of the Construction Phase Plan shall cover all requirements by the Health and Safety Executive, whether specifically mentioned or not in this document.

5.3 Significant Hazards and Works Identified at the Tender Preparation Stage

Significant Hazards That Have Been Identified At Design Stage That Will Require Specific Method Statements

- 5.3.1 The demolition of the existing structure in a safe and controlled manner, including the safe removal of the asbestos elements. Care to be taken in regard to the site operatives and members of the public using the adjacent area.
- 5.3.2 The excavation of new foundation and service trenches for the new facility, consideration to be given to unprotected excavations and depth of the excavations. Care should be taken in regard to site operatives entering the excavations, plant and machinery adjacent to the excavations and unauthorised access by members of the public.
- 5.3.3 The safe erection of the timber frame structure to the works and the roof and necessary temporary support during the erection works. Specific regard is to be given to stability of the structure and preventing any uncontrolled collapse during the works to protect the site operatives.
- 5.3.4 The safe erection of the scaffold and stability of the new walls, roof and floor structures.
- 5.3.5 The access and exits arrangements from the site by heavy plant and lorries with regard to pedestrians and vehicles using the public highway, footpaths and entrance to the adjacent properties.
- 5.3.6 The structural stability of the structures during the demolition process.
- 5.3.7 Fire escape and emergency access routes must be maintained at all times so that users of the access routes can, if required, get to a place of safe refuge.
- 5.3.8 The provision of adequate welfare facilities on site on commencement of the works, and the need, if required, for temporary services to provide adequate water and electric to the facilities and their position during the construction works.

5.4 Security arrangements

- 5.4.1 Security of Premises occupied or partly occupied by Client - The Principal Contractor shall ensure that steps are taken to limit the number of people on site to those directly concerned with the construction work and to ensure that the security of the site as a whole is maintained and that the security of the

Client's property is preserved. The Principal Contractor is required to discuss arrangements with the Client's representative before commencing work.

6.0 SITE WIDE ELEMENTS

- 6.1 Services Isolation** - The Principal Contractor is required to obtain permission from the Project Manager/Contract Administrator before shutting off any service. The Principal Contractor must comply with the Client's Safety Rules.
- 6.2 Visitors** - will be required to visit the site office and sign themselves in. Before entering the site, the Principal Contractor will advise them of any hazards on the site, whether in the area to be visited or not. When a visitor leaves the site, he should sign out.
- 6.3 Welfare facilities on site** – adequate welfare facilities including electric and water must be provided on site before work commences.
- 6.4 Personal protection** - Hard hats and foot protection will be worn as a minimum requirement throughout the duration of the contract, both inside and outside the building. These shall be available for visitors. Personal protective equipment shall be provided for all those who require it.
- 6.5 Smoking on site.** Smoking is not permitted at the workplace.
- 6.6 Radios on site.** Radios, including Walkman type personal radios are not permitted at the workplace.
- 6.7 Tidy Site.** The Principal Contractor shall maintain the site in a tidy condition, especially along pedestrian and vehicular routes.
- 6.8 Rubbish removal.** Risk: damage to health. Rubbish chutes are to be directed into the skip and the skip is to be covered against dust fallout. Skips with inflammable or potentially toxic waste must not be left near openings in the building or in public areas.
- 6.9 Burning on site.** No burning will be permitted.
- 6.10 No "hot work"** - involving blowlamps, welding equipment, soldering irons, etc. may be carried out during the last hour of the working day. The Principal Contractor shall inspect such sites immediately before he leaves site.
- 6.11 Arrangements for safe traffic routes and segregation of vehicles and pedestrians** - The Principal Contractor should attach a layout plan following consultation with the Client, Police, Fire and Lighting authorities, describing access/egress, safe routes for third parties, pedestrian and vehicular controls, signage, loading/unloading and vehicle movements, parking, site security arrangements, hoardings and lighting and the location of temporary site accommodation and welfare facilities.
- 6.12 Safe working routes** - Areas where the Principal Contractor is not required to access shall be barriered off. Safe working routes shall be defined before commencement of any work.

7.0 SITE RULES AND MANAGEMENT

7.1 The Principal Contractor shall ensure that all contractors engaged on the project are fully trained in Health and Safety and are fully aware of the hazards involved in the project.

7.2 All workmen shall inform the Principal Contractor of any hazardous task to be undertaken so that due regard to the health and safety of the operator and others can be given. The Principal Contractor shall act accordingly with protection for other and the issue of building notices as required.

7.3 The Principal Contractor shall identify to the electrical sub-contractor all points of isolation for the electrical distribution system required for the works.

7.4 The Client requires the Principal Contractor to adopt specific site rules and produce safe systems of work for the following operations:-

7.4.1 Induction Training Prior to Starting Work on Site

All site personnel are to undertake a safety induction course before commencing work on site.

7.4.2 Experience of Key Staff

Details of all relevant experience and qualifications are to be provided to the Client prior to works commencing on site.

7.4.3 Procedures for Control, Monitoring and Auditing Project Health and Safety

The recommendations detailed in the HSE publication HS(G)65 'Successful Health & Safety Management' should be applied to this project. For auditing purposes, on this project, it is recommended that the CITB 'Construction site Safety Auditing System' or similar be followed.

7.4.4 The Principal Contractor is to ensure that the site is always adequately supervised for Health & Safety purposes during the course of the works. An organisational chart defining the H & S responsibilities and an up to date copy of CITB publication "Construction Site Safety – Safety Notes" and "Health & Safety in Construction" published by HSE are to be available on site.

7.4.5 The Principal Contractor must display, where the project is notifiable, the HSE Form F10 on site and any other applicable statutory notices.

7.4.6 Site Management/Visitors records

A site record book will be kept and shall be filled in all by all operatives and Clients representatives, these shall be filled in on entering and leaving the site at all times.

7.4.7 Car Parking

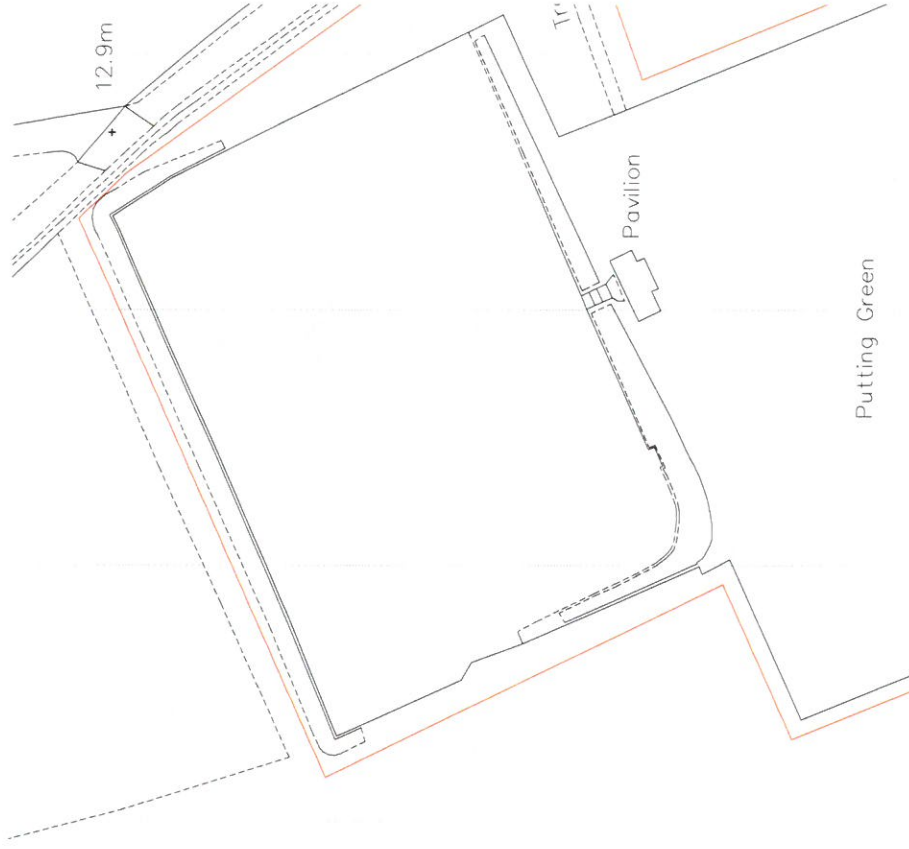
There is limited roadside and site parking available and significant care will be needed to control the parking on and around the site.

APPENDIX A

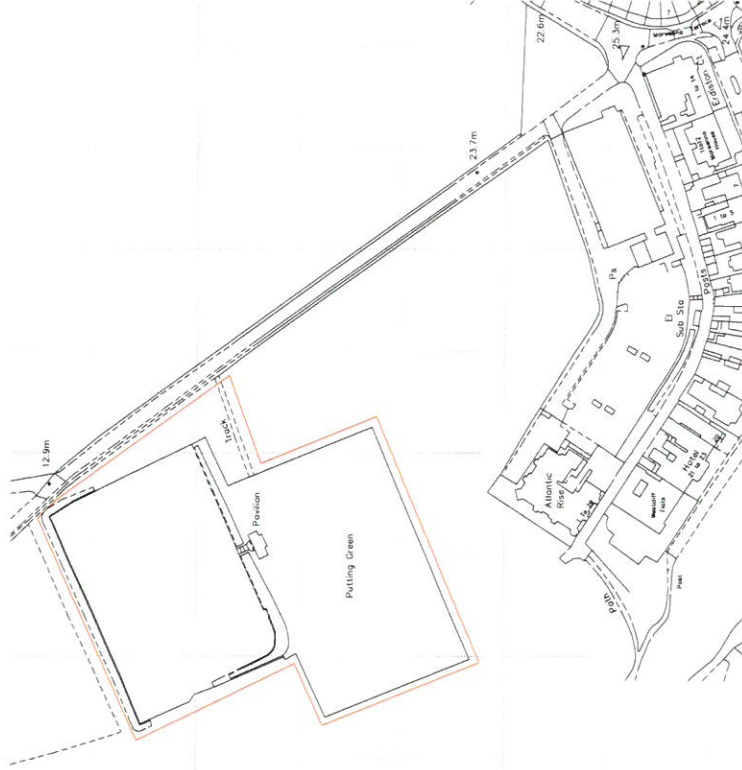
SCHEDULE OF DRAWINGS

For information purposes only – not to scale

Substructure and Roof Plan	-	266.2014.010
Elevations	-	266.2014.030
Sections and Details	-	266.2014.040
Floor Plans	-	266.2014.060
Site Plan	-	266.2014.100



Block Plan
(Scale 1:500)



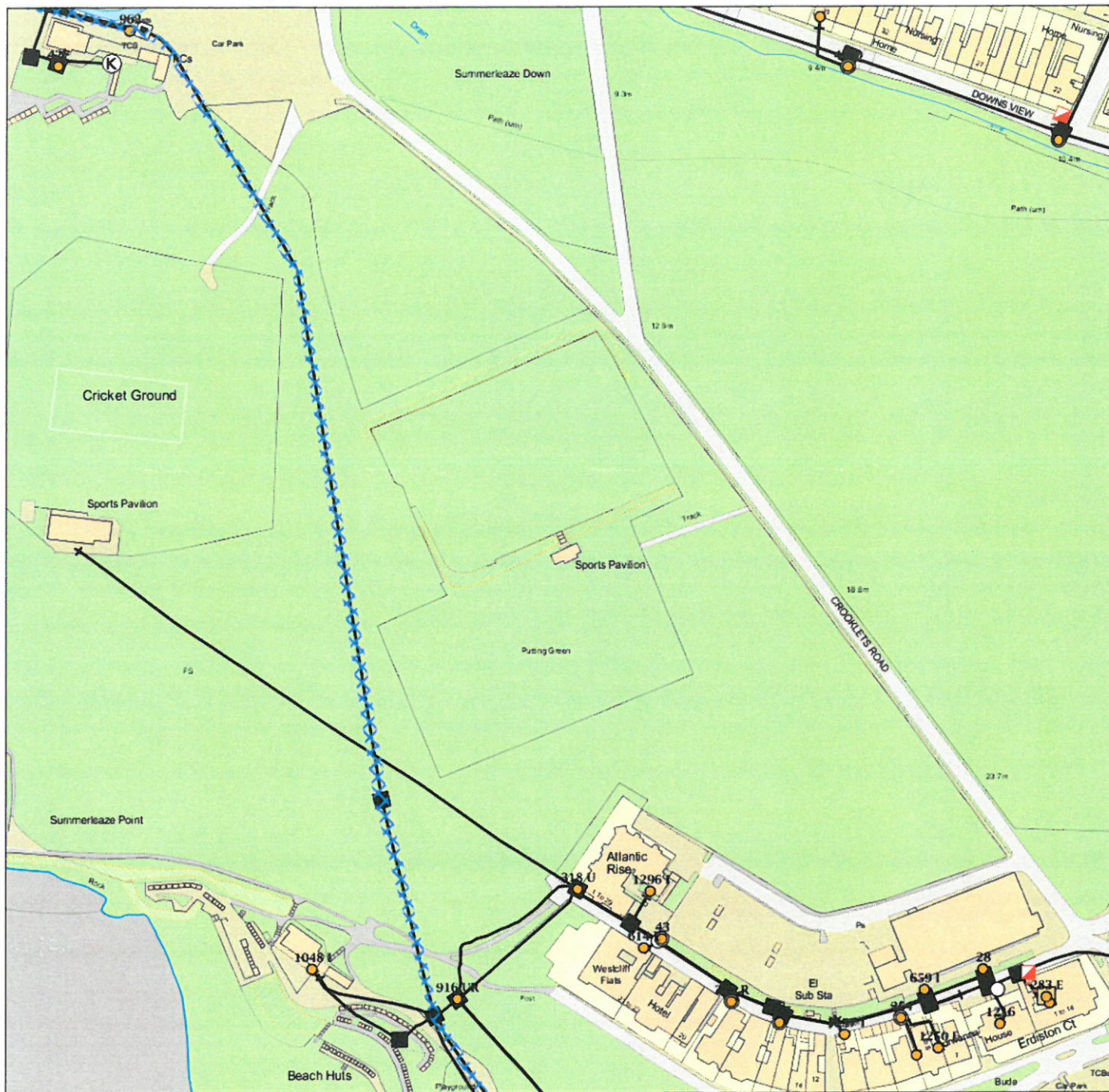
Location Plan
(Scale 1:250)

<p>Scale: 1:500 & 1:250 Date: July 2015 Drawing Number: 268/14/004</p>	<p>Location Plan Bude Pitch and Putt</p>	<p>puwh Chartered Surveyors 14 Colver Park Road, Bournemouth, Dorset BH2 9PA Tel: 01202 333333 Fax: 01202 333334 www.puwh.co.uk</p>	<p>KEY:</p>	<p>STATUS: Subject to Planning Approval</p>	<p>CLIENT: Mr A Morgan Bude-Station Town Council The Paddock Centre Bude EX33 8LD</p> <p>Drawn: A Gillespie Checked: J Bourton EX33 8LD</p>
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APPENDIX B

LOCATION OF SERVICES

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy.

It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



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CLICK BEFORE YOU DIG

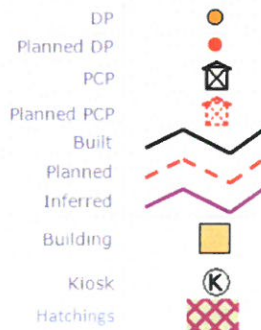
FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08:00 to 17:00)
www.openreach.co.uk/cbyd

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KEY TO BT SYMBOLS



Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation

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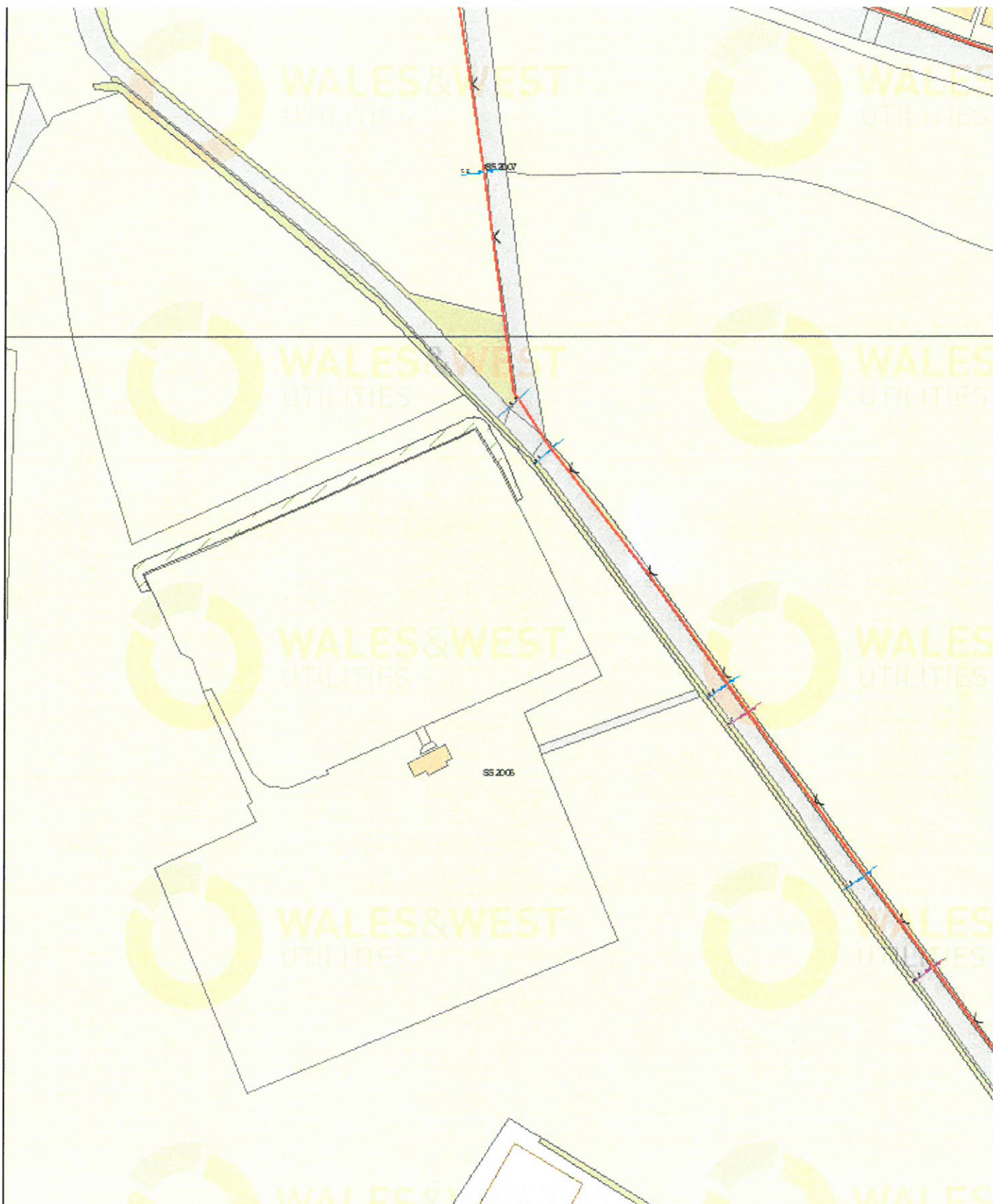
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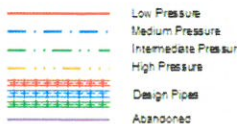


Map Reference : (centre) SS205520687

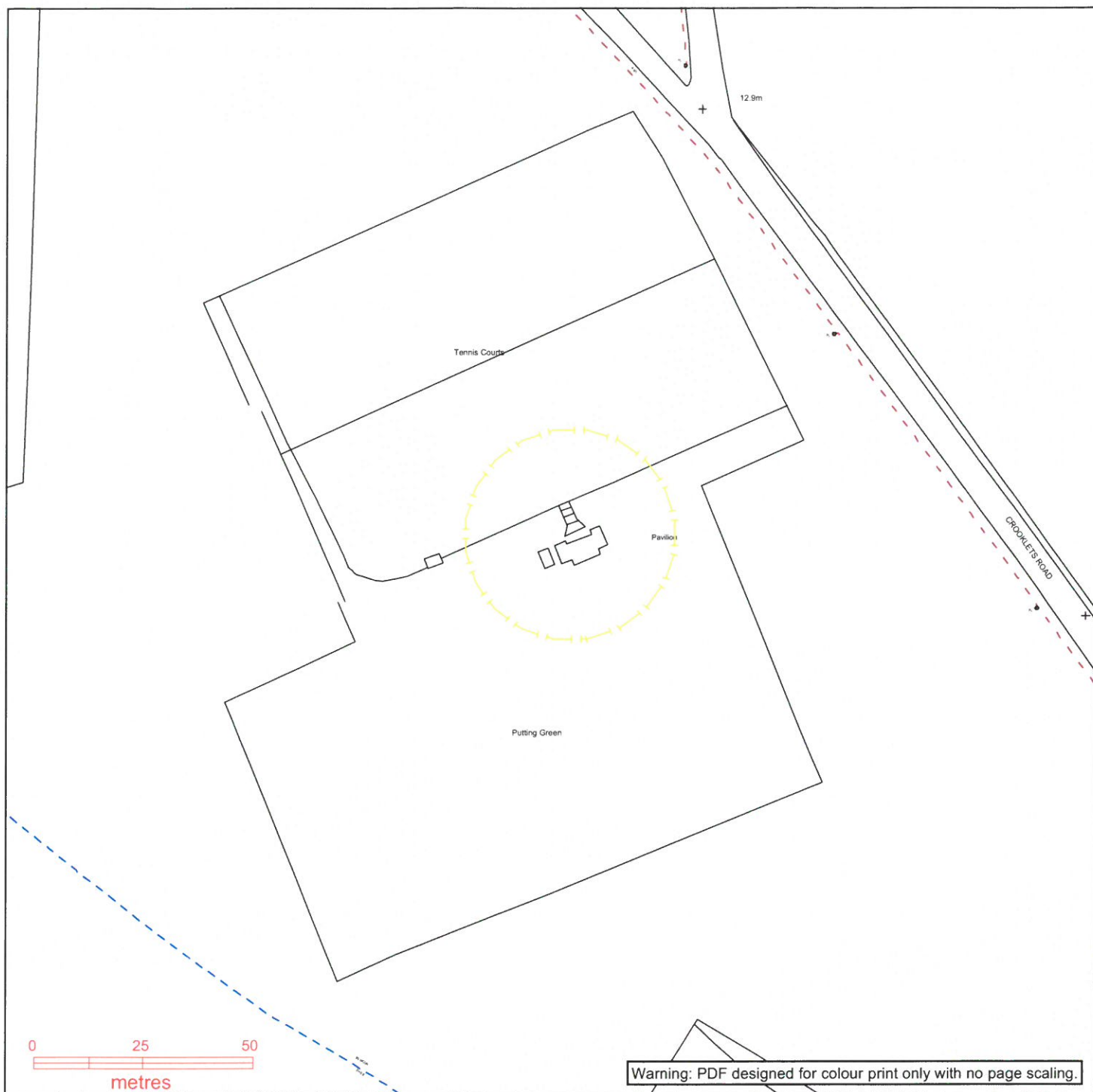
Easting/Northing : (centre) 220552,1068

Issued : 27/06/2017 10:23:02

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk



Scale	1 : 1635@A4	TITLE:	 <p>Wales and West Utilities Ltd., Wales and West House, Spooner Close, Celtic Springs, Coedkernew, Newport, NP10 8FZ</p>
User ID		<p>The plan shows those pipes owned by Wales & West Utilities (WWU) in its role as a Licensed Gas Transporter (GT). The information shown on this plan is derived from historic information and may have involved re-scaling plans, and the accuracy of it cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. may not be shown but their presence should be anticipated. No warranties are therefore given in respect of it. WWU its employees and contractors do not accept any liability for any inaccuracy or incompleteness in it.</p> <p>You must use safe digging practices, in accordance with H S(G)47, to establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you or near gas apparatus. The information shown on this plan should not be used beyond 28 days from the date of issue of this plan as it is subject to updating.</p> <p>The plan also provides indications of gas pipes owned by other GTs, or otherwise privately owned, which may be present in this area. This information is not information of WWU and WWU is unable to verify this information or to confirm whether it is accurate or complete. It is supplied voluntarily to assist the user in determining whether to make contact with other GTs or others. The user must obtain such information from the other GT or person concerned. WWU, its employees and contractors do not accept any liability for this information or any inaccuracy or incompleteness in it.</p>	
Date	27/06/2017		
Grid Ref:	Easting: 220576 Northing: 106918		
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Serving the Midlands, South West and Wales

Contact Us

Mapping Enquiries:

All areas 0121 623 9780

General Enquiries:

All areas 0800 096 3080

Date Requested: 27/06/2017

Job Reference: 10702291

Site Location: 220552 106871

Requested by:

Mrs Vanessa Knight

Your Scheme/Reference:

266/14

Exact Scales:

1:1250 Area or Circle dig site

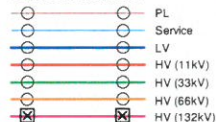
1:500 Line dig site

Link Box

Site Location
Line/Area



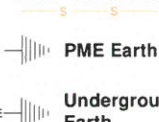
Overhead Line



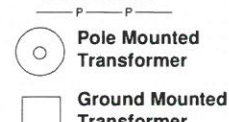
Underground Cable



SURF Telecoms



Pilot Cables



IMPORTANT NOTICES

- This information is given as a guide only and its accuracy cannot be guaranteed. Services or recent additions to the network may not be shown.
- Cables, overhead lines & substations owned by other electricity network owners or private companies may be present but will not be shown.
- You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our General Enquiries number.
- Advice should be sought from the Western Power Distribution General Enquiries team for any work that is to take place in proximity to 132kV underground cables and 132kV overhead lines.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 6783 105

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APPENDIX C

ASBESTOS SURVEY (supplied by Client)