



Pre-construction Health and Safety Information

Chittlehampton Village Hall,

EX37 9PS

Rev. A - xxxxxx

Introduction

This document has been prepared as part of a package for tender by Barton Architects, who have been contracted by the property owner to provide Principal Designer services to the project during Stage 4 (Technical Design).

The pre-construction health and safety information (PCI) contains information to satisfy the requirements of the Construction (Design and Management) Regulations 2015 and HSE “Managing Health and Safety in Construction” L153, Appendix 2. The PCI contains relevant project information, including details of any residual significant or unusual issues and site constraints inherent within the site/ adjacent areas, or specification for the works, and to assist the Principal Contractor with the development of the CDM Construction Phase Plan.

This report has been prepared by:

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Chartered Architect

Description of the Project

Listing and Heritage Status

The existing property is not listed, nor sits within a conservation area. It does however constitute an historic structure using novel construction methods for the time (1940s).

Building Uses

The building is and will remain a village hall. It is managed by a registered charity, who shall be defined as the Client. The client is not considered domestic under the definitions provided by HSE. The building's occupation will cease prior to the contract commencement.

Substructure

The building consists of masonry and timber, with precast concrete components to the main hall, supported by a ground bearing slab and mass concrete footings. Where required trial pits and localised breaking out should be undertaken to Structural Engineer's approval.

New works are to be supported using foundations as specified by the Structural Engineer.

Superstructure

The existing building superstructure is in masonry and timber with pre-cast elements to the hall. This is to be clad with Kingspan Quadcore panels to the roof to replace the existing asbestos sheeting, and a new wall buildup supported from studs resin-anchored to existing masonry, and clad in softwood.

External Spaces

The project is well sited within the property's curtilage, with access via the existing car park. A site plan has been prepared showing possible hoarding layouts but the Principal Contractor must develop their own Construction Management Plan to demonstrate safe access for deliveries and plant.

Site Accommodation

Contractor accommodation is provided for within the building. Two toilet units will be retained, along with the existing domestic kitchen. These facilities must be kept clean and tidy at all times.

Contacts

Site Address	Chittlehampton Village Hall, EX37 9PS
Client Details	Trustees of the Village Hall
Primary Contact	Zoe Nicklin
Secondary Contact	Keith Routledge

Role	Consultant
Architect / Principal Designer	TBC
Contract Administrator	TBC
Structural Engineer	TBC
Principal Contractor	TBC
Approved Inspector	TBC

Client Requirements

Noise and Nuisance

As the works are undertaken in a residential area it is critical that the contractor complies with current legislation and best practice. Out of hours working will not be allowed.

At all other times noise should be kept to a minimum, with contractors confined to working methods and areas agreed.

Any neighbour communications should be transmitted to the Principal Designer as soon as practical.

Noise and dust control will be monitored and any excess dispersal will be sanctioned under the terms of the contract. If in doubt advice should be sought from the Principal Designer.

Interior spaces designated for cutting and power tools will be designated by the contractor, with appropriate dust collection measures in place to maintain the safety of workers and the public

Client Access

The working area is to be hoarded using 2m high Herras fencing with tamper-proof connections with appropriate signage warning of the dangers of sites.

A path to the south is to be maintained for grounds maintenance vehicle access to the play area and sports pitch (see site plan).

The site is to remain secure when not attended.

The client representative will be given access keys and alarm codes for out of hours access

Project Specific Risks

The following risks have been identified as significant to this project and must be addressed as part of the Construction Phase Plan:

- Improper demolition method: Demolition of the existing structure is to be undertaken to Structural Engineer's methodology and temporary works are to be approved prior to installation.
- Falling from height: The contractor is to follow best practice guidance and all relevant regulations when operatives are working at height.
- Floor protection: Any part of the existing building fabric not subject to works should be retained and free from damage. Specifically the hall floor will require protection during works overhead including the use of lifting equipment internally. A specification for this is to be agreed with the design team prior to commencement with special consideration for weight loading and spreading.
- Vehicle collision: The contractor is to include details of site vehicles, and to maintain and operate them in such a way as to remove the risk of collision with structures, people, or other vehicles. Vehicles entering site must not wait within the village or on access roads to and from the site. All deliveries must be given a site access instruction prior to dispatch.
- Existing structure and services: as a refit of an existing building additions and alterations have been made over a number of decades. As such all existing information is subject to a degree of variation from what is built. As such the Contractor is to exercise caution when excavating, breaking out, or fixing to the existing structure. If an issue is found then the design team should be proactively engaged to eliminate risk.