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PRE - CONSTRUCTION HEALTH AND SAFETY INFORMATION

Construction (Design and Management Regulations)

FOR WORKS AT

Corner Greater London
House, Hampstead Road
London, NW1 7QY

ON BEHALF OF

Lazari Investments Limited
Greater London House
Hampstead Road, London,
NW1 7QX

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1.0 DESCRIPTION OF PROJECT

- 1.2 Site Address:** Corner of Greater London House, Hampstead Road, London, NW1 7QY
- 1.3 Site Location:** The site is located on the corner of London House adjacent to Mornington Crescent Tube Station. The site is accessed from Hamstead Road and also from Mornington Cresecent.
- 1.4 Brief project description** The project consists of grubbing up th existing site. Casting of new foundations to build a resturant.
- 1.5 Programme details**
- | | |
|---------------------------|-----------|
| Appointment of contractor | Jul-15 |
| Mobilisation period | Two weeks |
| Planned start | Jun-15 |
| Planned finish | Jun-16 |
- 1.6 Extent and location of existing records and plans** Please refer to appendices for site levels, enviroinmental report anf ground soil invetigation report.
- 1.7 Whether or not the structure will be used as a workplace (if so, the finished design must take account of the Workplace Regulations 1992)** Yes

1.8 Project Team

Client

Name of contact

Address

Telephone

Lazari Investments Limited

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CDM Co-ordinator

Name of contact

Address

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Structural Engineer

Name of contact

Address

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ADS Consultancy

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Principle Contractor

Name of contact

Address

Telephone

Synergy Property Group

Mr. Nick Cotsford

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Street, London, EC2A 2EW

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2.0 CLIENT CONSIDERATIONS AND MANAGEMENT REQUIREMENTS

Arrangements for:

2.1 Planning for and managing the construction work: include any health & safety goals for the project:

The principle Contractor shall co-ordinate all Health & Safety matters of all organisations and persons on the site.

The following shall be included as a minimum requirement:

- * Formulation and enforcement of site specific safety rules.
- * Provision of information to all operatives
- * Nominated safety supervisor appointments
- * Provisions of adequate personal protective equipment
- * Provision for lifting and assembling steel frame

2.2 Site Induction:

A Health and Safety induction is to be given to all site personnel before coming onto site.

All plant drivers and operators must hold and be in possession of at all times, whilst on site a relevant CITB Certificate.

2.3 Form of Contract:

TBA

2.4 Communication and liaison between client and others

The CDM Coordinator is to be advised of any unforeseen hazards or design changes arising during the works and details of any health and safety implications are to be submitted without delay.

Regular design team meetings

Regular safety supervisor appointments

Regular safety co-ordination meetings

2.5 Security of site

The existing hoarding will require improvement work to ensure that the site is secure. The contractor may want to consider replacing the existing with their own.

The general public shall not have access to the working areas outside prescribed and agreed route at any time. The site shall be made secure outside of working hours and measures are to be in place to prevent unauthorised access at all other times.

2.6 Welfare Facilities

These are to be provided in accordance with current legislation within the site compound.

2.7 Protective Clothing:

All persons visiting the site shall as a minimum wear an approved hard hat, protective footwear and a high visibility jacket or vest.

Where power tools or other plant are in use, ear defenders, eye protection and gloves shall be worn as a minimum.

Any person found disregarding this rule, will be required to leave site.

- 2.8 Location of Site Accommodation** The site office and site welfare facilities shall be located within portacabins and indicated on the Principle Contractors Construction Phase Plan.
- 2.9 Contractors Activities:** The following activities are likely to affect others and the Principle Contractor should take measures to reduce the risks.
- * Noise and dust nuisance to adjoining owners and occupiers arising from construction operations.
 - * Disruption to traffic flow
 - * Use of radios on site

Requirements relating to the health and safety of client's employees/customers or those involved in the project such as ;

- 2.10 Site hoarding requirements** The existing hoarding is a security concern. Improvement works are required, alternatively the contractor may want to consider replacing the existing hoarding with their own.
- 2.11 Location of Site Access & Egress** Site access of personnel and visitors is to be co-ordinated and indicated on a site plan, which is to be incorporated within the Principle Contractors Construction Phase Plan. It is essential that the Principle Contractor agrees and defines clearly the access and egress routes used by their operatives, staff and visitors during the construction works.

Generally – materials will be delivered from main public roads and side road in a restricted parking zone which will cause increased traffic and congestion in heavy traffic area.

2.12 Traffic/Pedestrian Routes

We refer you to our earlier comments in respect of the requirement to provide a safe means of access for members of public to the pavement areas surrounding the site.

2.13 Site transport arrangements or vehicle movement restrictions,

The site accessible from the South End of Hampstead Road that leads into Mornington Crescent. The contractor will need to manage delivery arrangements to limit disruption as well as liaising with the local authority regarding parking and delivery restrictions.

2.14 Client permit to work systems

Where works are likely to disrupt or otherwise adversely affect, services, risk of fire or put the operative or others at risk, a permit to work system must be in place. Works include,

- * Hot works
- * Confined spaces
- * Working on live services

2.15 Fire precautions, emergency procedures and means of escape	A means of escape shall be created and maintained adequately and unobtrusively throughout the duration of the project. Notices and fire escape route displays shall be fixed at strategic points. The contractor shall provide adequate means of fire extinguishing system (dry foams) including planned management and control in the event of a fire. The designated muster point is out side of Mornington Crescent Tube Station
2.16 No-Go' areas or other authorisation requirements for those involved in the project,	Other areas within London House, unless by prior consent.
2.17 Any areas the client has designates as confined spaces,	None
2.18 Smoking and parking restrictions	There is no parking or smoking permitted on site.

3.0 ENVIRONMENTAL RESTRICTIONS AND EXISTING ON-SITE RISKS

Safety hazards, including:

- 3.1 General Note:** The following construction hazards cannot be avoided and the Principle Contractor must make detailed provision for these hazards in their Construction Phase Plan, site clearance, work adjacent to pedestrian highways and thoroughfares, Buried services, live or abandoned. Connections to live services, noise and dust and working within an operational site.
- 3.2 Boundaries and access, including temporary access - e.g. narrow streets, lack of parking, turning or storage space.** The site accessible from the South End of Hampstead Road that leads into Mornington Crescent. The contractor will need to manage delivery arrangements to limit disruption as well as liaising with the local authority regarding parking and delivery restrictions. All materials and rubbish shall be stored within the boundary of the site
- 3.3 Restrictions on deliveries or waste collection and storage,** Access into and out of the site is possible initially once work commence. The site will become restricted for skip placements as the works progress.
- 3.4 Adjacent land uses - e.g. schools, railway lines or busy roads,** Adjacent to residential house on side elevation and main road and tube station to front elevation.

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.5 Existing storage of hazardous materials, | A former petrol station, please refer to appended ground reports. |
| 3.6 Location of existing services particularly those that are concealed - water, electricity, gas etc. | None known on site. Supplied to be taken from the adjoining building. |
| 3.7 Ground conditions, underground structures or water courses where this might affect the safe use of plant, e.g. cranes or the safety of groundwork's, | All material shall be delivered from the side elevation and lifting equipment used to lift steel beams and piling rig also required. The site lies directly over a tube line, please refer to attached reports. |
| 3.8 Information about existing structures - stability, structural form, fragile or hazardous materials, anchorage points for all arrest systems (particularly where demolition is involved), | Please refer to structural engineers calculations and drawings which formed part of the tender package. A former petrol station that contained underground storage tank, refer to attached reports. |
| 3.9 Previous structural modifications, including weakening or strengthening of the structure (particularly where demolition is involved), | None |

- | | | |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.10 | Fire damage, ground shrinkage, movement or poor maintenance which may have adversely affected the structure, | Old - disused tank areas that used to store petrol - diesel. Existing ground or be grubbed up ready to receive new foundations. |
| 3.11 | Difficulties relating to plant and equipment in the premises, such as overhead gantries whose height restricts access. | None |
| 3.12 | Health and safety information contained in earlier design, construction or 'as-built' drawings, such as details of pre-stressed or post-tensioned structures. | <p>The owner - client does not have any existing Health & Safety Files. The principle contractor is to prepare H&S files for works specified in section five. Information must be collected and logged as the works progress.</p> <p>Please refer to record drawings which formed part of the tender documentation and appended reports.</p> |
| 3.13 | Unloading and Storage Provision | To be agreed as works proceed. All materials are to be located within the working area. |

Health hazards including:

- | | | |
|-------------|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| 3.14 | Asbestos, including results of surveys (particularly where demolition is involved), | Please refer to structural engineers calculations and drawings which formed part of the tender package and appended reports. |
| 3.15 | Existing storage of hazardous materials, | None |
| 3.16 | Contaminated land, including results of surveys, | Please refer to attached ground report |
| 3.17 | Existing structures containing hazardous materials. | Possible petrol sumps and underground storage tanks or voids. |
| 3.18 | Health risks arising from clients activities. | None |

4.0 SIGNIFICANT DESIGN AND CONSTRUCTION HAZARDS

- | | |
|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.1 Significant design assumptions and suggested work methods, sequences or other control measures | Piling works, erection of steel frame and installation of glazing panels. |
| 4.2 Arrangements for co-ordination of ongoing design work and handling design changes | All significant design changes that may have an impact on health and safety during or after the works shall be notified to the CDM Co-ordinator. |
| 4.3 Information on significant risks identified during design | <p>The following hazards will be a risk to health and safety of construction workers and other persons.</p> <ul style="list-style-type: none">* Connection to live services* Unauthorised access to the site* Underpinning walls* Buried tanks or ground voids* Use of heavy materials* Stripping out and demolition works |
| 4.4 Proposals to Minimise Risks as Identified: | <p>It is the responsibility of the Principle Contractor to detail their proposals, give consideration to those items identified below and in incorporate them in their Construction Phase Plan</p> <ul style="list-style-type: none">* Competent site foreman* Protective equipment to be supplied and used by operatives.* Where possible machinery to be used to lift heavy materials* Banks man used for cranes and other vehicles and machines* Check existing buried services prior to foundation works* Temporary access and security to be maintained.* Asbestos containing products |

* Any other material not in accordance with relevant British Standards and Codes of Practice known within the construction industry to be deleterious to health or safety.

4.5 Safety Method Statements:

Method statements for high risk activities, indicated below are to be indicated within the Principle contractors Health & Safety Plan. Method statements are to be produced for high risk activities prior to works commencing for the approvals of the CDM Coordinator throughout the entire construction period.

- * Grubbing up works
- * Piling works
- * Erection of steelwork
- * Installation of glazing panels

4.6 Potential health hazards using specified materials.

The Principle Contractor must make detailed provision for these hazards in the construction phase plan. Provision may include:

- * Underground tanks
- * Contaminated ground
- * Safe systems of work
- * Safe storage
- * Trained operatives
- * Warning signs
- * Safe disposal of waste
- * Provision and use of personal protective equipment.
- * Training of workforce
- * Well maintained vehicles and plant

4.7 Example of hazardous materials

Examples of hazardous materials including substances harmful by inhalation such as dust, fumes, gases, vapours etc are:

- * Welding fumes
- * Manmade mineral fibres
- * Dust arising from granite, terrazzo, concrete scabbling etc.
- * Isocyanurates (present in rigid insulation foams, paint, varnish, adhesives etc).
- * Solvents (in paints, paint strippers, mastics, glues, surface coatings etc).

4.8 Hazardous substances

Substances hazardous in contact with skin and mucus membranes typically include:

- * Brick, stone, plaster, dust
- * Cement
- * Paints, varnishes, lacquers, stains
- * Acids
- * Alkalis
- * Acrylic and formaldehyde resins
- * Chromates (in primer paints, cement).
- * Petrol, white spirit, thinners and other spirit based materials.
- * Certain epoxy resins
- * Hot materials, such as tarmacadam and thermoplastics.

5.0 HEALTH & SAFETY FILE

The Principle Contractor is obliged to develop the Pre-construction Information Document into a Construction Phase Plan, which will shall be reviewed and updated throughout the course of the project.

Please ensure you issue a copy of your Construction Phase Plan to the CDM Co-ordinator prior to works commencing.

The Construction Phase Plan will be developed into a file during the course of the contract by the Principle Contractor and will include all site information and hazards identified and taken care of.

The Principle Contractor shall gather information throughout the course of the project for inclusion into a Health & safety File for submission to the CDM Co-ordinator prior to completion of the project. The Principle Contractor is to submit a draft copy of the File 14 days before Practical Completion. On approval, two durably bound, clearly labelled and indexed copies are to be provided to the CDM Coordinator. The first copy is to contain all of the original documents, the second good quality copies, each page stamped "COPY". Practical Completion will be dependent upon submission of this document. The following information is to be included.

- 1) Introduction;
- 2) Nature & Description of Project;
- 3) Tender - as built drawings
- 4) Commissioning Certificates
- 5) Statutory & Other Approvals
- 6) Guarantees & Warranties
- 7) Energy Performance Certificates
- 8) Project Directory
- 9) Relevant Surveys
- 10) Amendment Record Sheet

The Construction Phase Plan is to be made available for inspection on site during working hours.

APPENDICES

HEALTH AND SAFETY EXECUTIVE NOTIFICATION

SITE LEVELS

ENVIRONMENTAL REPORT

GROUND INVESTIGATION REPORT

SOIL INVESTIGATION REPORT