Pre-construction Information

Chalcots Estate

Phase 3- Cladding Replacement

CONTENTS

1. INTRODUCTION

Construction (Design and Management) Regulations 2015 (CDM 2015) requires that Client prepares and provides information to other Dutyholders.

This Pre-construction Information provides the health and safety information needed by:

a) Designers and contractors who are bidding for work on the project, or who have already been appointed to enable them to carry out their duties;
b) Principal Designers and Principal Contractors in planning, managing, monitoring and coordinating the work of the project.

The Pre-construction information is to be used as a basis for the preparation of the Construction Phase Plan. Some material may also be relevant to the preparation of the health and safety file.

Pre-construction information is defined as information about the project that is already in the client's possession or which is reasonably obtainable by or on behalf of the client.

Pre-construction information may be added to as the design process progresses and reflect new information about the health and safety risks and how they should be managed.

2. PROJECT DESCRIPTION

2.1 Project Details

The scope of work comprises the installation of the supporting frame, external cladding panels and insulation cladding to the façade at each of the 5 tower blocks. Facilitation of the works to provide safe access is done through the use of scaffolding that supports Mast Climbing Work Platforms (MCWP's). These are electrically motorised platforms consisting of one or two masts and a modular bridge. The platform travels vertically means of a supported pinion rack secured to the structure of the building. There are 10 MCWP's on each block to enable access to all facades and alcoves.

2.2 Key Project Dates

Please refer to Appendix 3 of the Construction Management Statement.

2.3 Preparation Time

Please refer to Appendix 3 of the Construction Management Statement.

2.4 Project Directory

Project Client	London Borough of Camden
Principal Designer	Arup
Principal Contractor	TBC
Designer (architectural, engineering or building services)	Arup and Neil Davies Architects

Other designers/consultants involved in Project	Quod Planning Consultants

2.5 Further information required from the Client

Refurbishment and Demolition asbestos surveys were undertaken by Asbestos Consultants on behalf of the London Borough of Camden of all internal and external areas of the blocks for the previous phase of works at the Bray and Taplow blocks. The reports are dated 12 to 15 December 2016.

3. CLIENT'S CONSIDERATIONS AND MANAGEMENT REQUIREMENTS

3.1 Planning and management of construction

The Client requires compliance with all of the duties listed as a minimum standard for this project, in accordance with CDM 2015.

The responsibilities of the appointees on this project are detailed in **Appendix A**.

All persons working on site must be competent to carry out the duties requested of them. Any person placed in charge of the site will be conversant with all of the Principal Contractor's duties under the CDM 2015. HSE expect all site managers on CDM projects to have undergone the CITB 5-day Site Managers Safety Training Scheme or equivalent to be able to demonstrate competence. The Principal Contractor must be satisfied that all sub-contractors are competent prior to offering appointments. Sub-contractors must undergo a form of health and safety competence assessment relevant to the duties they are asked to perform.

Contractors will be required to confirm that health and safety standards on site will be controlled and that welfare facilities will be provided, in accordance with the CDM 2015 regulations, prior to commencement on site.

The following arrangements are required on this project:

a) No smoking is permitted on any area of the site at any time.
b) No radios are permitted or any behaviour inappropriate to areas accessed by members of the public.
c) Regular report on progress to be provided to client to include details of incidents and near misses
d) Principal Contractor continuous presence on site.
e) See Appendix B for Client standard requirements.

The following health and safety goals are required on this project:

a) Monitoring of accidents and near misses with a goal of zero major accidents.
b) Minimise risk, disruption or inconvenience to the staff and public, who will require access during the works.

The Principal Contractor is required to liaise with the Principal Designer should any specific issues be raised that have not been discussed in this information.

3.2 Communication and liaison between Client and others

This Pre-Construction Information has been compiled as a result of meetings and information shared between the Client and Principal Designer.

All unforeseen eventualities which may occur during construction and which affect previously recognised health and safety issues or resources must be reported to the Principal Designer.

All design work carried out by the Principal Contractor or appointed contractors during the construction phase, to include temporary works, must be notified to the Principal Designer.

The Principal Designer must be informed of all new design and revised designs. All ongoing designs will be part of the minuted design reviews that are programmed every month. The Principal Designer and other designers will be an integral part of the design review meeting

3.3 Security of the site

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 working areas is maintained and that the security of the Client's undertaking is preserved. The Principal Contractor is required to discuss arrangements with the Client's representative before commencing work.

The Principal Contractor shall identify by clear signage any safety hazards such scaffolding and recreational areas that are out of use. Reliance should not depend entirely on written warning signs where there is a possibility that some people, e.g. young children, non native English speakers that may not be able to read them.

3.4 Welfare arrangements

The Principal Contractor will be responsible for ensuring that the facilities meet the requirements of the CDM 2015 and outline in their Construction Phase Plan how they will meet the requirements for construction site welfare, i.e. drying facilities, drinking water, and rest facilities.

Suitable facilities must be provided from the commencement of the project, reflecting the numbers on site and the nature of the work being undertaken. The Construction Phase Plan must adequately describe how these facilities will be maintained.

3.5 Traffic management and compound location

The Principal Contractor shall prepare in his Construction Phase Health & Safety Plan a Traffic Management Plan for safe set up and ongoing operations. The plan should describe arrangements and include a layout plan for: safe access/egress; use of banksman; safe routes for third party traffic and pedestrian foot movements; signage; deliveries - loading/unloading and vehicle movements; parking; site security arrangements; hoardings and lighting; emergency services access and the location of temporary site accommodation and welfare facilities.

Existing access routes and emergency exits must be kept clear for emergency services. The Principal Contractor is required to liaise with the Principal Designer and the Client should any specific issues be raised.

A Site Location Plan is attached as Appendix C.

3.6 Permits and authorisation requirements

A Hot work permit system will be a requirement if there is any, hot lead work, welding or soldering works.

The Principal Contractor must agree procedures for the control of visitors to site. Such procedures will include signing in and out of visitors to the site and arrangements for accompanying them at all times.

3.7 Emergency Procedures

The Principal Contractor shall describe in the Construction Phase Health & Safety Plan arrangements for accidents and other emergencies. A Site Fire Safety Plan shall be prepared that includes designated escape routes and muster points to deal with fire and personal injury.

The principal contractor must arrange fire prevention and fire-fighting equipment. This should include regular liaison regarding any temporary obstructions to means of escape, fire doors, alarms etc. and coordination with the Clients activities.

First aid - The Principal Contractor must identify those with first aid responsibilities and ensure adequate first aid provision on site.

4. ENVIRONMENTAL RESTRICTIONS AND EXISTING ON-SITE RISKS

4.1 Boundaries and adjacent land use/s

The surrounding area is predominately residential with a grocery store and two hotels located along the B509 road and small local commercial buildings along Winchester Road. To the North of the Bray tower on Eton Avenue is located the Sarum Hall School, an independent preparatory school. To the East of the Blashford tower is Adelaide Local Nature Reserve and railway land for trains serving Euston Mainline Station.

Main issues are to do with the close proximity of the works to the existing residential dwellings on the estate whilst the works are undertaken. The erection/dismantling and works done of scaffolding and MCWP's requires exclusion zones to be established using appropriate barriers to keep people out of the operating zone, along with warning signage erected at all times. Control measures to prevent materials or equipment falling from the scaffold or MCWP must be provided.

There are likely to be disturbances to residents due to noise, vibration and dust arising from the works. Control measures to keep these to a minimum and acceptable level must be provided.

4.2 Existing services

See Construction Management Statement

4.3 Ground conditions

No excavation works are necessary to enable construction works to take place.

4.4 Existing/demolished structures

No demolition works have taken place or are necessary to enable construction works to take place.

4.5 Existing traffic systems

Vehicles will be directed to access the tower blocks from Fellows Road and Adelaide Road (B509) that leads onto the A41 trunk road. The designated route avoids major cycle routes and local schools, offices, and public buildings in the area.

It is anticipated that the highways impact should not significantly differ from the previous construction phase due to the similar nature of works.

4.6 Access and egress

Facilitation of the works to provide safe access is done through the use of design scaffolding that supports Mast Climbing Work Platforms (MCWP's). There are 10 MCWP's on each block to enable access to all facades and alcoves.

The erection/dismantling and works done off scaffolding and MCWP's requires exclusion zones to be established using appropriate barriers to keep people out of the operating zone.

4.7 Health Hazards

The following hazardous substances have been highlighted in the surveys provided. The Principal Contractor is required to assess the risks from the substances and ensure that suitable controls are implemented:

a) Asbestos containing materials has been identified within internal and external areas. The London Borough of Camden Client has provided survey information. Although asbestos-containing materials is not anticipated where the cladding works will take place, the Principal Contractor must include arrangements for stopping work and obtaining further guidance in the event that suspicious materials are encountered.

b) Drilling of holes for ties and fittings is likely to give raise to silica dust and other fine materials from the cladding systems being fitted. Methods of installation and fitting should be designed to minimise the amount of dust raised and control it at source.

c) Contact with biological hazards from ledges and other flat surfaces where birds have roosted, e.g. Psittacosis.

d) Noise and vibration exposure will be significant risks. The fitting of the cladding support structure and panels will generate noise from drilling into the building structure. Control measures will be required to address these.

5. SIGNIFICANT DESIGN AND CONSTRUCTION HAZARDS

Appendix C sets out Significant Design and Construction Hazards for the project. The list is not exhaustive.

The Principal Contractor shall include in the Construction Phase Health & Safety Plan appropriate risk assessments, method statements and procedures to address these to ensure safety.

6. FURTHER DESIGN AND HAZARD INFORMATION

The Construction Phase Plan must address (but not be limited to) the hazards identified in Sections 4 and 5 and shall be available before the work package commences.

7. HEALTH AND SAFETY FILE

The Principal Designer will prepare a suitable Health and Safety File, or update it if one already exists in accordance with Appendix 4 of ‘Managing Health & Safety in Construction” (L153), guidance to compliance with CDM 2015.

8. APPENDICES

Appendix A - Responsibilities of Appointees on this Project

Appendix B - Client Requirements

Appendix C - Site Location Plan

Appendix D - Significant Design And Construction Hazards

Appendix A - Summary of Roles and Duties under CDM 2015

CDM Duty holders* – Who are they?	Summary of role/main duties

Clients - are organisations or individuals for whom a construction project is carried out.	▪ Make suitable arrangements for managing a project. This includes making sure:
	  ▪ other duty holders are appointed;
	  ▪ sufficient time and resources are allocated.
	
	▪ Making sure:
	  ▪ relevant information is prepared and provided to other duty holders;
	  ▪ the principal designer and principal contractor carry out their duties;
	  ▪ welfare facilities are provided
	  ▪ arrangements are maintained and reviewed throughout the project.
	
	▪ Not allow work without H&S Plan developed
	
	▪ Notification of projects (F10) to HSE
	
	▪ Input to H&S file, retain it and pass it on.
	
	See L153, paragraphs 23-52 and CDM 15/1 for more guidance

Domestic clients - are people who have construction work carried out on their own home, or the home of a family member that is not done as part of a business, whether for profit or not.	▪ Domestic clients are in scope of CDM 2015, but their duties as a client are normally transferred to:
	  ▪ the contractor, on a single contractor project; or;
	  ▪ the principal contractor, on a project involving more than one contractor.
	
	However, the domestic client can choose to have a written agreement with the principal designer to carry out the client duties.
	
	See L 153, paragraphs 53-56 and CONIAC CDM 15/1 for more guidance.

Principal designers – are designers appointed by the client in projects involving more than one contractor. They can be an organisation or an individual with sufficient knowledge, experience and ability to carry out the role.	▪ Be satisfied that clients are aware of their duties
	
	▪ Plan, manage, monitor and coordinate health and safety in the pre-construction phase of a project. This includes:
	  ▪ identifying, eliminating or controlling foreseeable risks;
	  ▪ ensuring designers carry out their duties;
	
	▪ Prepare and provide relevant information to other duty holders;
	
	▪ Liaise with the principal contractor to help in the planning, management, monitoring and coordination of the construction phase.
	
	See L153, paragraphs 94-115 and CONIAC CDM 15/2 for more guidance.

Designers – are those, who as part of a business, prepare or modify designs for a building, product or system relating to construction work.	▪ Be satisfied that clients are aware of their duties
	
	▪ When preparing or modifying designs, to eliminate, reduce or control foreseeable risks that may arise during:
	  ▪ construction; and
	  ▪ the maintenance and use of a building once it is built.
	
	▪ Provide information to other members of the project team to help them fulfil their duties.
	
	See L 153 paragraphs 72-93 and CONIAC CDM 15/4 for more guidance.

Principal contractors – are contractors appointed by the client to coordinate the construction phase of a project where it involves more than one contractor.	▪ Be satisfied that clients are aware of their duties
	
	▪ Plan, manage, monitor and coordinate the construction phase of a project. This includes:
	  ▪ liaising with the client and principal designer;
	  ▪ preparing the construction phase plan;
	  ▪ organising cooperation between contractors and coordinating their work.
	  ▪ reviewing the construction phase plan
	
	▪ Ensure:
	  ▪ suitable site inductions are provided;
	  ▪ reasonable steps are taken to prevent unauthorised access;
	  ▪ workers are consulted and engaged in securing their health and safety;
	  ▪ welfare facilities are provided.
	
	▪ Where the health and safety file is passed to the principal contractor under paragraph (8), the principal contractor must ensure that the health and safety file is appropriately reviewed, updated and revised from time to time to take account of the work and any changes that have occurred.
	
	See L153 paragraphs 110-146 and CONIAC CDM 15/5 for more guidance.

Contractors – are those who do the actual construction work and can be either an individual or a company	▪ Plan, manage and monitor construction work under their control so that it is carried out without risks to health and safety; ▪ Be satisfied that clients are aware of their duties ▪ For projects involving more than one contractor, coordinate their activities with others in the project team – in particular, comply with directions given to them by the principal designer or principal contractor; ▪ For single-contractor projects, prepare a construction phase plan. **See L153 paragraphs 147-179 and CONIAC CDM 15/3 for more guidance.**
Workers – are the people who work for or under the control of contractors on a construction site	They must: ▪ be consulted about matters which affect their health, safety and welfare; ▪ take care of their own health and safety and others who may be affected by their actions; ▪ report anything they see which is likely to endanger either their own or others' health and safety; ▪ cooperate with their employer, fellow workers, contractors and other duty holders; **See CONIAC CDM 15/6 for more guidance.**

Anyone - who is involved in a project which involves construction work	▪ Must have the skills, knowledge and experience (and in the case of an organisation, the organisational arrangements) to fulfil their role ▪ Must satisfy themselves that any designer or contractor they appoint has the skills, knowledge and experience (and in the case of an organisation, the organisational arrangements) to fulfil their role ▪ Co-operate with others to enable them to fulfil their duties or functions. ▪ Report anything likely to endanger their own health or safety of that of others. ▪ Where required to provide information or instruction ensure that it is comprehensible and provided as soon as is practicable.

Organisations or individuals can carry out the role of more than one duty-holder, provided they have the skills, knowledge, experience and (if an organisation) the organisational capability necessary to carry out those roles in a way that secures safety, health and environmental requirements.

Appendix B - Client requirements

CAMDEN'S MINIMUM REQUIREMENTS FOR BUILDING / CONSTRUCTION / DEMOLITION SITES

London Borough of Camden expects to receive no complaints regarding the proposed works to be carried out at sites in Camden.

A Construction/Demolition Management Plan **(C/DMP)** shall be kept on site of the proposed works ready available for inspection at the request of an Authorised Officer of the Council.

This **C/DMP** shall be reviewed as necessary and all revisions shall be signed and dated in an addendum format forming part of the original **C/DMP**.

The **C/DMP** shall contain the following information:

(a) Name and address of the main contractors company.
(b) Completion date
(c) Address where the main contractors company accept receipt of legal documents.
(d) Full contact details of main office and of the site for the proposed works.
(e) Full contact details including name and telephone number of the Site and Project Manager.
(f) The Contents of the **C/DMP** shall provide full details on the:

(i) How these operations are intended to be carried out and its timescale from starting date to its completion.
(ii) Mitigation measures to be incorporated during the works to prevent noise and vibration, disturbances, creation of dust nuisance and prevention of rodent spreading out from the site.
(iii) Evidence regarding staff have been trained on BS 5228:2009.
(iv) Prediction of noise and vibration levels **(including 3D modelling)** throughout the proposed works action to be taken in case exceedances over the predicted levels.
(v) Monitoring of noise, vibration and dust levels.
(vi) Abatement techniques to prevent noise, vibration and dust nuisances.
(vii) Pest Control Job receipts
(viii) Community liaison.
(ix) Complaints Register, this should contain if possible complainant's details, date and time of complaint's made, causes of complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, reasons for any unresolved complaint.
(x) An incident logbook shall be on site and all incidents shall be recorded stating date time and worker/s involved and action taken. (e.g. equipment operations started at 07:30 hours by ..... and the action taken measures incorporated to prevent recurrence of similar event)

N.B. If the main contractor do not keep on site with an up to date C/DMP or fails to meet with the below specifications or as a result of the failure to meet with the minimum requirements valid complaints are made to the Council during these works, then the main contractor could become liable to further legal action under the other various legislation that London Borough of Camden is empowered.

SPECIFICATION TO BE MET BY THE CONSTRUCTION DEMOLITION MANAGEMENT PLAN (C/DMP) AT ……., CAMDEN, LONDON, POST CODE.

TIME OF OPERATIONS:

Time of operations and ancillary works which are audible at the site boundary shall normally be carried out between the following hours:

Mondays to Fridays	08.00 – 18.00
Saturdays	08.00 – 13.00

And at no time Sundays and Bank Holidays.

NB The above is the Camden's standard times. However, the times incorporated in the C/DMP should be specific to the site and related to the type of work being carried out. There are some occasions where the times have to be shorter and with break out schedules.

NOISE OPERATIONS:

Any noisy operations outside the standard hours cannot be undertaken without prior written approval of the Local Authority. The permitted times of working may be reduced in the case of noisy schedules.

ABATEMENT NOISE TECHNIQUES:

- The quietest and newest vehicles/plant machinery shall be used at all times. All vehicles and mechanical plant used for the purpose of the works shall be fitted with effective exhaust silencers, shall be maintained in good and efficient working order and operated in such a manner as to minimise noise emissions.

- The Best Practicable Means (BPM), as defined in Section 72 of the Control of Pollution Act 1974, shall be employed at all times to reduce noise (including vibration) to a minimum, with reference to the general principles contained in British Standard BS5228: 2009 'Noise and Vibration Control on Construction and Open Sites'. **When dealing with tall buildings, 3D modelling should be used to predict noise levels and Part 2 vibration (in the case of basement/underground works).**

MONITORING

NOISE LEVELS:

- The main Contractor shall carry out prediction of noise and vibration levels before any work is carried out on site. These predicted noise and vibration levels shall be registered in the Construction/Demolition Management Plan.

- Noise attenuation screening to be used if deemed appropriate and noise monitoring to be carried out at the start and at regular intervals during each task period. Any mobile screens shall have sufficient mass so as to be able to resist the passage of sound across the barrier and to be free of significant holes or gaps between or under any acoustic panels or board materials as far as reasonably practical.

- Noise monitoring shall be undertaken using a combination of semi-permanent (continuous) and attended monitoring methods. The locations of the semi-permanent (continuous) and attended monitoring and the frequency of the sampling have previously been agreed with London Borough of Camden in writing.

- Where the measured noise levels are more than 3 dB (A) above the predicted noise levels or in the event of a complaint of noise an investigation shall be carried out to ascertain the cause of the exceedance or the complaint and to check that Best Practicable Means are being used to control the noise in accordance with the steps set out in the application for 'prior consent'. Noise levels shall be reduced further if it is reasonably practicable to do so.

VIBRATION LEVELS:

- In the case of vibration, measured vibration levels shall be compared with the criteria in BS 5228: 2009 part 2 (i.e. 1mms^{-1} PPV for potential disturbance in residential and using a suggested trigger criteria of 2mms^{-1} for commercial). Lower limits must be agreed with the Council if there is a risk that vibration levels may interfere with vibration sensitive equipment or other vibration sensitive objects.

DUST LEVELS:

- Referring to visible dust, it is imperative to prevent statutory nuisance arising from the demolition, construction works or dusty activities. Therefore a philosophy of the prevention of dust formation in the first place shall be adopted. Dealing with dust should be in the following fashion:

    1. **Prevention**
    2. **Suppression**
    3. **Containment**

    These three principles are well established and are central to the control strategies to control dust. They follow a hierarchy to control the emissions.

- The **C/DMP** shall identify all the dusty operations and establish the best available techniques are required to control dust emissions. The identified dusty operations shall be recorded in

the Fugitive dust emissions should be prevented whenever practicable. When this is not practicable emissions should be controlled at source. Examples include correct storage of raw materials, organising the process in such a way that spillage is avoided, and maintaining high standards of internal and external housekeeping.

- Consideration should be given to the siting of aggregate stockpiles, based upon such factor as the prevailing winds, proximity of site boundary and proximity of neighbours. Minimisation of drop height is very important in stockpiling to reduce wind whipping of particulates. When designing storage bays, internal walls separating storage bays should be at least ½ metre lower than external walls of the bays.

- Areas where there is vehicular movement should have a consolidated surface which should be kept in good repair.

- The main principles for preventing dust emissions are containment of dusty processes and suppression of dust using water or proprietary suppressants. Suppression techniques need to be properly designed, used and maintained, in order to be effective. For example, where water is used for dust suppression, processes require an adequate supply of water and all water suppression systems need adequate frost protection.

- Where there is evidence of airborne dust from the building construction/demolition activities the site, the contractor should make their own inspection and assessment, and where necessary undertake ambient monitoring with the aim of identifying those process operations giving rise to the dust. Once the source of the emission is known, corrective action should be taken without delay.

- Effective preventative maintenance should be employed on all aspects of the construction/demolition works including all plant, vehicles, buildings and the equipment concerned with the control of emissions to air.

- Important management techniques for effective control of emissions include; proper management, supervision and training for process operations; proper use of equipment; effective preventative maintenance on all plant and equipment concerned with the control of emissions to the air; and it is good practice to ensure that spares and consumables are available at short notice in order to rectify breakdowns rapidly. This is important with respect to arrestment plant and other necessary environmental controls. It is useful to have an audited list of essential items.

RODENT CONTROL:

- Regardless whether the site has been previously developed the contractors shall take the necessary measures to ensure proper control of rodents.

- 28 days prior any building works are being carried out the contractors shall submit a method statement on how the destruction/dispersion of rodents will be controlled during demolition works.

- The method statement shall demonstrate if / how the presence of rats and mice has been ascertained and how they will be destroyed if they have been/are found on site.

- At all times the site shall be kept free, so far as is reasonable practicable, from rats and mice. (Prevention of Damage by Pests Act 1949, part 'H' of the Building Regulations (Drainage & Waste Disposal). And we require method statement/s on how existing/new drainage will be sealed during the construction process.

COMMUNITY LIAISON

- Contractors shall keep residents and others informed about unavoidable disturbance such as from unavoidable noise, dust, or disruption of traffic. Clear information shall be given well in advance and in writing.

- At all sites a Contact Board shall be displayed prominently; this is to ensure that problems can be rectified quickly, and that residents and others can channel their questions and complaints to a member of staff who has the authority to take action.

- All Contact Boards shall include the following materials:

  (a) The title 'Contact Board'

  (b) Name of the main contractor, address and person to whom correspondence should be addressed.

  (c) Name of the site manager.

  (d) Month and year of completion of works.

  (e) Names and telephone numbers of staff who can take immediate action, so that contact can be made at any time.

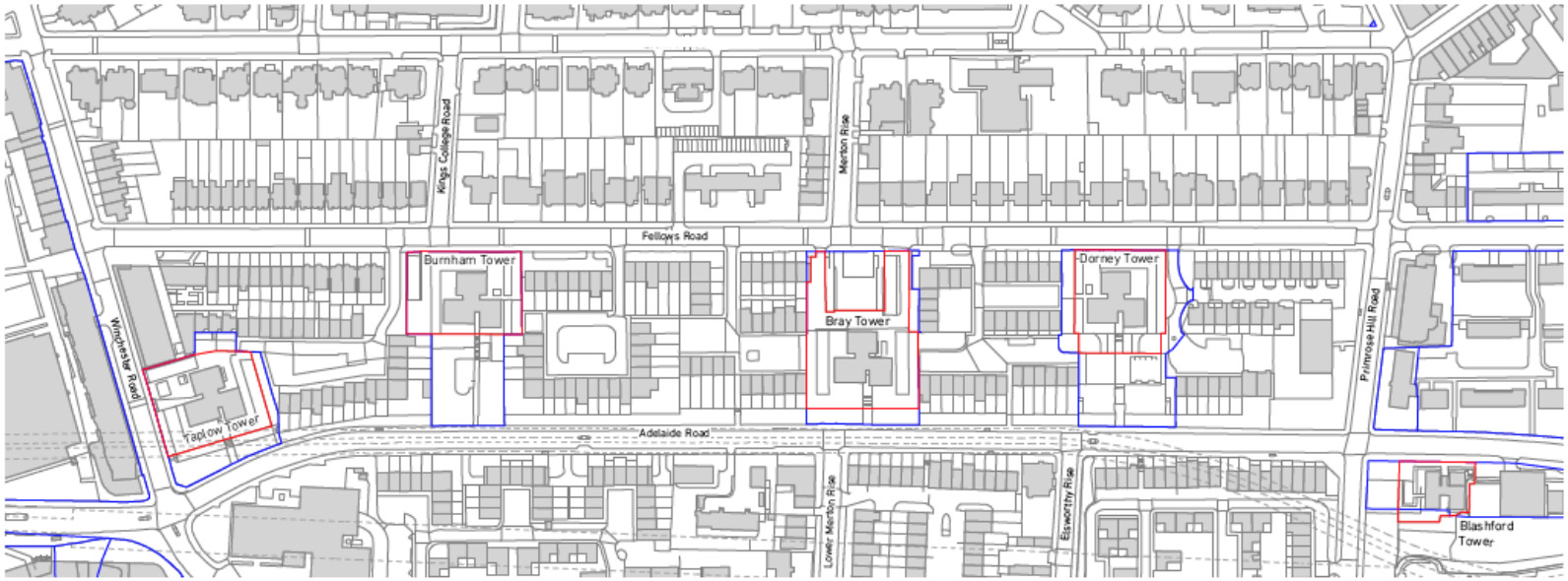
- Occupiers in the vicinity who may be affected by noise from these works shall be notified of the nature of the works, a contact name, telephone number (including that to be used outside normal working hours), and address to which any enquiries should be directed. Such notification shall take place, where possible within, 2 weeks but, in any event, at least a week prior to the works commencing.

- The applicant shall ensure that a staffed telephone enquiry line is maintained at all times when site works are in progress to deal with enquiries and complaints from the local community. The telephone number (and any changes to it) shall be publicised widely in the local community affected by the works. It shall also be notified to the Noise and Licensing Enforcement Team on 0207 974 4444.

- Should noise/vibration/dust complaints arise from the building construction/building works, these complaints must be recorded in a complaint's register and make available to the Local Authority, if requested. The complaint register shall provide information on day, time, details of complaint, details of monitoring carried out and any additional mitigation works.

- Should complaints be received concerning works/activities, then all works/activities being the cause of complaint must cease (Tasks in progress accepted due to structural integrity issues), until such time as further agreement to work is negotiated.

Appendix C – Site Layout Plan



01

Site Location Plan
1:2500 @ A3

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NOTES

IN COLLABORATION WITH

Eckersley O'Callaghan

Site Outline
LB Camden Owned Land
Euston Underground Train Line

N

B	tower outline & connecting line	09/01/18
A	street names & LBC lands	01/12/17

PLANNING

PROJECT	CHALCOTS ESTATE
TITLE	Location Plan
JOB NO	114
SCALE	1:2500 @ A3
DATE	27/11/17
DRAWN BY	PF
CHECKED BY	PF
DWG NO	001
REVISION	B

Appendix – Significant Design and Construction Hazards

ACTIVITY / DESCRIPTION OF HAZARD	POSSIBLE RISKS	RISK (LOW, MEDIUM, HIGH)	SUGGESTED RISK CONTROL MEASURES AND SPECIFIC REQUIREMENTS ON PRINCIPAL CONTRACTOR	METHOD STATEMENT REQUIRED	FURTHER RA / MS REQUIRED (E.G. BY CONTRACTOR)
Protection of residents visitors and site personnel i.e. Site Manager, General Operatives and Surveyors	Impact Crushing Slips/trips Collision Personal injury	L	All personnel must have a site induction and be competent and have appropriate training. Site personnel to wear suitable PPE and follow site rules Site visitors to wear suitable PPE and must be accompanied by the site manager/supervisor. RAMS briefings and TBT's Code of Conduct	Yes	Yes
Site establishment Setting up temp accommodation	Impact Crushing Obstruction Access Loss of load	M	Traffic management plan required for consideration of safe set up. Existing access routes and emergency exits must be kept clear for emergency services. Safety signage	Yes	Yes
Fencing / Security	Fence panels falling Manual handling Striking existing services	L	Protection of site work areas. Review adequacy of arrangements in place.	Yes	Yes
Fire safety and other Emergencies	Fire Electrics shock Explosion Disruption to services in existing buildings Personal injury	L	Fire risk assessment required Fire & Emergency plan required Hot work permit system Fire covered at induction and TBT Trained first aiders and equipment on site	Yes	Yes

ACTIVITY / DESCRIPTION OF HAZARD	POSSIBLE RISKS	RISK (LOW, MEDIUM, HIGH)	SUGGESTED RISK CONTROL MEASURES AND SPECIFIC REQUIREMENTS ON PRINCIPAL CONTRACTOR	METHOD STATEMENT REQUIRED	FURTHER RA / MS REQUIRED (E.G. BY CONTRACTOR)
Existing Services – gas flues, buried services and live services to buildings	Fire Electric shock Gas flues Explosion Disruption to services in existing buildings	L	Identify services in connection to the proposed works. Obtain service drawings from the client agents. Existing gas services need to be identified and isolated by PTW where necessary Any work requiring disconnection and re-connection of services or to be carried out by competent persons	Yes	Yes
Plant & Equipment	Impact Crushing Collision Electric shock	M	Plant must be operated by competent persons and fully conversant with the site MEWPS - must be operated by competent persons (hold (IPAF) card) All equipment must be suitable for the task, maintained and operatives suitable trained in the use of 110V and battery powered equipment only unless authorised by Site Manager	Yes	Yes
Work at height - Use of stepladders and mobile towers	Fall of operatives Falling objects Loading out Access Collapsing or soft Ground	L	Work at Height hierarchy when accessing access equipment Towers to be erected by competent persons Ground conditions to be assessed prior to towers other access equipment being used Operatives must be able to demonstrate a level of competency Any use of stepladders to be short term only	Yes	Yes

ACTIVITY / DESCRIPTION OF HAZARD	POSSIBLE RISKS	RISK (LOW, MEDIUM, HIGH)	SUGGESTED RISK CONTROL MEASURES AND SPECIFIC REQUIREMENTS ON PRINCIPAL CONTRACTOR	METHOD STATEMENT REQUIRED	FURTHER RA / MS REQUIRED (E.G. BY CONTRACTOR)
Temporary Works – Scaffold and Mast Climbing Work Platform (MCWP), hoist and hoarding	Fall of operatives Falling objects /materials Loading out Access Collapsing or soft Ground Impact Crushing Structural supports	M	Working at Height Strategy and Temporary Work Plan prepared Scaffold / supports for MCWP / hoarding - designs approved by the project structural engineer MCWP - tying must be approved by the project structural engineer Scaffold and MCWP - erection and use etc. to be carried out by competent persons MCWP - Thorough examination certificate (within last six months) must be produced Scaffold and MCWP – pre-use and 7-day inspections MCWP – daily operative checks Protection of site and scaffold and MCWP Safety signage. MCWP - plant must be operated by competent persons (hold (IPAF) card) Rescue procedures for scaffold and MCWP works Restricted access - Traffic plan required for deliveries and erection /dismantling Tethered tools for work on scaffold and MCWP Netting to protect against falling materials. Monitoring of weather conditions	Yes	Yes

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Ground Conditions	Soft ground/sloping ground, water, overturning of equipment, undermining of scaffold	L	Ground conditions to be assessed prior scaffold, MCWP, hoists or other access equipment being installed	Yes	Yes
Electrical	Fire Electric Shock Disruption to existing services	M	Electrical power to be installed by competent persons Any alterations/repairs to be carried out by a competent person and tested Existing electrical services need to be identified and isolated by PTW where necessary	Yes	Yes
Cladding installation - Materials Handling	Fall of Materials Overturning of plant Musculoskeletal injury	L	Manual handling assessment for moving bulky or heavy materials Use of lifting aids to reduce risk Use of suitable PPE	Yes	Yes
Materials storage & control	Falls of materials Obstruction of access routes Unauthorised access/use	L	All plant operated by a competent person and fully conversant with the site All equipment used to move materials must be suitable for the task and maintained Operatives suitably trained in the use of plant Safe and secure storage of materials Good housekeeping	Yes	Yes

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Dismantling work / cladding removal / installation	Cuts, abrasions and puncture wounds Falls of materials	M	Use of suitable PPE Use of lifting aids Induction and TBT Tethered tools for work on scaffold and MCWP Netting to protect against falling materials Good housekeeping - materials bagged and removed as produced	Yes	Yes
Asbestos disturbance	Exposure to harmful substance Disease Disruption to project	L	Asbestos R&D survey prior to building disturbance All personnel must have appropriate training Induction and TBT	Yes	No
Use of hazardous materials – adhesives resins, waterproofing agents	Dermatitis Respiratory problems, Eye Damage	L	COSHH Assessment and MSDS Use of suitable PPE Health Surveillance Induction and TBT	Yes	No
Health issues - generation of dust during drilling and installation	Dermatitis Respiratory problems, Eye Damage Infection	L	Health Surveillance Face fit testing Use of suitable PPE Segregated ventilated work area Extraction equipment Induction and TBT Good personal hygiene practiced	Yes	No

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Health issues - generation of noise	Hearing damage	L	Noise risk assessment / monitoring of noise levels Use of suitable PPE - Hearing protection Work task rota Hours of operation Induction and TBT	Yes	No
Health issues - Hand Arm Vibration	Musculoskeletal injury	L	Health Surveillance Work task rota Use of suitable PPE Induction and TBT	Yes	Yes
Waste Management	Falls of materials Unauthorised access / use Fire	L	Safe and secure storage of waste Protection of site work areas. Fire risk assessment	No	No