Andrew Goddard Associates Ltd
CDM Advisers and Health & Safety Consultants

Pre-Construction Information

Client:

Mr D Tucker
Radlett House
Radlett Place
St Johns Wood
London
NW8 6BT

Project:

New Pergola Walkway
At
Radlett House
Radlett Place
St John Wood
NW8 6BT

First Edition

January 2022

Revision no	Revisions made	Date	By

Contents

Section 1

Introduction

Guidance Notes:

Unless otherwise stated, the **Regulations** referred to hereunder are the **CDM Regulations 2015**, effective from 6th April 2015.

Regulation 4 ***Client's duties in relation to managing projects*** states that the client must make suitable arrangements for managing a project, including the allocation of sufficient time and other resources.

Under ***Regulation 5 Appointment of the Principal Designer and the Principal Contractor*** states where there is more than one contractor working on a project at any time, the client must appoint a Principal Designer and a Principal Contractor, where the Principal Designer will control the pre-construction phase.

Regulation 11 Duties of a Principal Designer in relation to health and safety at the pre-construction phase must plan, manage and monitor the pre-construction phase and coordinate matters relating to health and safety during the pre-construction phase to ensure that, so far as reasonably practicable, the project is carried out without risks to health and safety.

Regulation 12 Construction phase plan and health and safety file states that during the pre-construction phase, and before setting up a construction site, the Principal Contractor must draw up a construction phase plan or make arrangements for a construction plan to be drawn up.

Regulation 13 Duties of Principal Contractor in relation to health and safety at construction phase requires the Principal Contractor must plan, manage and monitor the construction phase and coordinate matters relating to health and safety during the construction phase to ensure that, so far as reasonably practical, construction work is carried out without risk to health and safety.

This Pre-Construction Information Package has been prepared to enable tenderers to submit a Draft Construction Phase Plan with their tenders, indicating the general principles to be employed and the resources required. The successful tenderer will be required to develop this document into a Construction Phase Plan, sufficiently detailed as to allow the Principal Designer to advise the Client that the Plan has been developed adequately to allow work, including preparatory work, to commence on site. **Regulation 6** requires the Client to notify the Health and Safety Executive of the proposed project, incorporating details provided by the Principal Contractor, prior to the site start date. Under **Regulation 6(3) (b)**, the Client must prominently display this information on site.

At the conclusion of the project, the Principal Designer must ensure that a Health & Safety File is delivered to the Client. The Principal Contractor and his Sub-Contractors, are required to provide the Principal Designer with information to enable the Principal Designer/ Principal Contractor to prepare the Health and Safety File. This information shall be forwarded by the Principal Contractor to the Principal Designer, prior to the issue of the Certificate of Practical Completion.

Regulation 9 Duties of designers, when preparing or modifying a design the designer must take into account the general principals of prevention and any pre-construction information to eliminate, so far as reasonably practicable, foreseeable risks to health and safety of any person.
Under **Regulation 9(4)**, a designer must take all reasonable steps to provide, with the design, sufficient, to adequately assist the client, other designers and contractors to comply with their duties under these regulations. The absence of a reference in this Pre-Construction Information Package to a specific hazard, does not mean that such hazard does not exist or may not arise.

Any Method of Working described in this Pre-Construction Information Package, as compiled by the Principal Designer, may be varied by the Principal Contractor as long as he provides an acceptable alternative method to the Principal Designer prior to work commencing.

Pre-Construction Information provides the Health and Safety information needed by designers and contractors who are bidding for work on the project, or who have already been appointed to carry out their duties, and Principal Contractors in planning, managing, monitoring and co-ordinating the work of the project. It must be read in conjunction with the information produced by the designers.
The Pre-Construction Information is that which is:

a) already in the client's possession including any relevant information in an existing Health and Safety File; or
b) which is reasonably obtainable by or on behalf of the Client. The information presented here is at the appropriate level of detail and it is proportionated to the nature of the Health and Safety risks involved.

This document includes information about the project, planning and management of the project and the Health and Safety hazards of the site and its environment, including design and construction hazards and how they will be addressed.

The Principal Contractor shall use and develop this information to produce the Construction Phase Plan as part of their duties and responsibilities under the Construction (Design and Management) Regulations 2015.

The Pre-Construction Information is gathered and added to as the design evolves to reflect new information about risks to Health and Safety and how they should be managed.

Any conflict of information contained within this document and any other contract documentation should be brought to the attention of the Client, Project Manager, Principal Designer, and lead consultants of design team members.

The most up to date information available at the time is contained in this document.
Ensure you have the latest version.

Section 2

Project Details

Client:	Mr D Tucker Radlett House Radlett Place St Johns Wood London NW8 6BT Contact: Mr David Tucker Tel: 07976 340000 Email: davidtucker1@aol.com
Project Managers:	CURA Consulting Suite 9 6 Upper John Street London W1F 9HB Contacts: Mr Carl Griffiths Tel: 020 3624 5700 Email: carl.griffiths@curaconsultants.com
Principal Designer:	BB Partnership Ltd Studios 33-34 10 Hornsey Street London N7 8EL Contact: Mr Steve Taylor Tel: 020 7336 8555 Email: S.Taylor@bbpartnership.co.uk
Architect:	BB Partnership Ltd Studios 33-34 10 Hornsey Street London N7 8EL Contact: Mr Steve Taylor Tel: 020 7336 8555 Email: S.Taylor@bbpartnership.co.uk
Quantity Surveyors:	CURA Consulting Suite 9 6 Upper John Street London W1F 9HB Contact: Mr Carl Griffiths Tel: 020 3624 5700 Email: carl.griffiths@curaconsultants.com

Structural Engineer:	RSA Design 2 Victoria Road Buckhurst Hill Essex IG9 5BY Contact: Mr Ravi Azad Tel: 0203 091 1001 Email: ravi@rsadesignuk.com
Client & Principal Designer CDM Advisers:	Andrew Goddard Associates Limited Avon House 82 Wellington Street Thame Oxfordshire. OX9 3BN Contact: Tessa Hempell GradIOSH Tel: 03300 886585 Mobile: 07776 514324 Email: tessa@aga-ltd.co.uk
Health and Safety Executive:	Construction HSE Office 151 Buckingham Palace Road London SW1W 9SZ The Health and Safety Executive RIDDOR incident reporting centre can be contacted as below RIDDOR Reports Health and Safety Executive Redgrave Court Merton Road Bootle. Merseyside.L20 7HS Web: www.riddor.gov.uk All incidents can be reported online but a telephone service is also provided for reporting fatal/specified, and major incidents **only** – call the Incident Contact Centre on 0345 300 9923 (opening hours Monday to Friday 08:30 am to 05:00 pm). **Reporting online** Responsible persons should complete the appropriate online report form listed below. The form will then be submitted directly to the RIDDOR database. You will receive a copy for your records. • Report an injury • Report of a dangerous occurrence • Report of a case of disease • Report of flammable gas incident • Report of a dangerous gas fitting

Serving of notices by the Health & Safety Executive:	The Principal Contractor must issue written notification to the Client, Principal Designer and all named designers within 24 hours of receipt of any of the following from the Health & Safety Executive: Improvement Notice Prohibition Notice Summons
Emergency Services:	**Nearest Hospital** Royal Free Hospital Pond Street London NW3 2QG Tel: 020 7794 0500 Distance Approximately: 1 mile Alternatively Dial 999 **Nearest Fire Station** West Hampstead Fire Station 327B W End Lane London NW6 1RS Dial 999 **Nearest Police Station** Kentish Town Police Station 10-12A Holmes Road London NW5 3AE Tel: 101 Alternatively Dial 999 to report a crime in progress only.
Nature of the Project:	The project comprises of a new pergola walkway and associated foundations.
Site Commencement Date:	31/01/2022
Construction Period:	16 Weeks
Construction Completion:	23/05/2022
Minimum time allowed between appointment of Principal Contractor and Instruction to commence work on site:	2 Weeks
Notifications:	This project does not meet the F10 notification criteria under CDM Regulations 2015 and therefore a notification is not required, however the other requirements of the CDM Regulations 2015 still apply.

CDM Documentation Tracker:

Document:	Status:
Existing Services Information	Principal Contractor to refer to section 3.320 - Locating services
Existing Drawings	Received
Proposed Drawings	Received
Existing Health & Safety File	AGA to compile the H&S file for the proposed works
Tree Report	Received, refer to appendix D
Architect's Design Risk Management	Required
Structural Engineer's Design Risk Management	Required

Section 3

Existing Environment

3.100 Surrounding land uses and related restrictions

3.110 Existing Building and location – The site is located in the north-western corner of Radlett Place, on the south western edge of Primrose Hill. Radlett Place is a gated, leading from Avenue Road. The site is enclosed by a large red brick wall as well as heavy vegetation to the North and West. The site hosts a three storey (including habitable rooms at roof level) detached single family dwellinghouse.

3.200 Ground conditions

3.210 Ground Investigation – Not applicable for the proposed works.

3.220 Groundwork's - The Principal Contractor will be required to provide a Risk Assessment and Method Statement for general ground works.

3.225 Controlled Waste – The Principal Contractor shall describe in a Method Statement his proposals for disposal of controlled waste. This should make reference to disposal to a registered tip and the documentation required to comply with local bylaws and statutory requirements.

3.300 Existing services -

3.310 Services information – At the time of writing this document, no existing services information was available. The Principal Contractor is required to liaise with the Architect and refer to their drawings before commencing work. It should not be assumed that all services are shown on the drawings. Otherwise, the contractor is required to make enquiries with the relevant services authority and refer to client for existing information.

3.320 Locating services – The Principal Contractor will be expected to make all reasonable enquiries with the relevant authorities and to carry out such as, CAT scanning as may prove necessary to locate existing services prior to commencing work on site.

3.400 Existing structures – Not applicable for the proposed works.

3.500 Existing traffic systems and restrictions

3.510 Access must be maintained at all times for emergency services - fire appliances, refuse vehicles, ambulances, police and other emergency services.

3.520 Vehicular access to the site will be to the front of the building via Radlett Place. Radlett Place Road is narrow, the Principal Contractor must ensure this is communicated with all deliveries.

3.600 Site Conditions

3.610 Precautions against Theft and Vandalism – The Principal Contractor is advised to take precautions for the health and safety of his employees and third parties by storing tools, plant and materials in an area that can be secured out of hours. The Principal Contractor is to consider these issues as part of their construction phase plan.

3.630 Health hazards to other occupants of the building – The Principal Contractor is to ensure the work area must be screened suitably to contain any dust and fumes within the working area.

3.640 Protection of children – The Principal Contractor is advised to take precautions to protect children from site hazards. This is due to the proximity of other residences and visitors to the buildings.

3.650 Surrounding Premises – The Principal Contractor should note that the surrounding residential buildings will be occupied during the works. The Principal Contractor should take all reasonable steps to ensure the health, safety and welfare of the surrounding buildings, occupants and members of the public.

3.670 Covid-19 – In light of the current Coronavirus outbreak, the Principal Contractor must implement and enforce the latest Construction Leadership Council Guidance Version 9 13.01.2022. **Refer to Appendix C.**

Section 4

Existing Information

4.000 The following information should be considered to form part of this Pre-Construction Information (PCI) to which reference should be made:

4.110 Existing use:

The existing building will be occupied however the area of works will be vacant throughout the works. Works must be planned to pose no risk to the health or wellbeing of occupants.

4.115 Existing Health & Safety File - A health and safety file does not exist for this building as yet. Information will be collated through the duration of the works to go into a new health and safety file on completion. Information to be stored in the health and safety file is listed in the table in Section 10.

4.120 Refer to drawings produced by:

BB Partnership Ltd

RSA Design

Section 5

The Design

5.000 The Principal Contractor is responsible for choosing a suitable **Method of Erecting Pergola Walkway** taking account of all the information contained within and accompanying this Pre-Construction Information. Their Construction Phase Plan will include risk assessment in terms of the hazards and precautions required (especially relating to hazardous substances like asbestos) and his **method statement**. The Principal Contractor should carry out a survey to take into account the points below:

1. underground services,
2. Access for proposed method of vehicle access for waste disposal.

5.010 The Principal Contractor is to provide **Risk Assessments and Method Statements** for Hazards Identified within the enclosed Designers Risk Register: **See Appendix A.**

Section 6

Construction Materials

6.010 Materials/activities, which have been identified by the designers as constituting a hazard to health, are listed in the appropriate material data sheets. (Control Of Substances Hazardous to Health (COSHH) Assessments).

6.020 Painting, Decorating & Adhesives - When painting, decorating and adhesive activities are to be carried out close to public or office areas, all precautions must be taken to avoid the risk of fumes affecting the occupants of such areas. Flammable materials/adhesives to be locked away in a metal container and not left exposed on site. In the event of requiring the use of noxious chemicals or paint or any process that will generate strong smells/vapours.

Any spray must be contained at source through spray cubes / extraction. The Contractors must, in addition to EH40, also check that they do not create a potential explosive atmosphere.

6.030 COSHH Assessments Common materials used during construction may present health and safety hazards requiring the Principal Contractor to carry out COSHH or other risk assessments and to introduce control measures which should be included in his Construction Phase Plan. They are deemed to be within the normal experience of a competent contractor and therefore have not been listed here. The Principal Contractor is requested to obtain Safety Data Sheets for all products that require a suitable and sufficient COSHH assessment. These are to be retained for inclusion with the Health & Safety File if relevant to the ongoing maintenance and use of the structure.

Section 7

Site Wide Elements

7.000 Location of Site Access and Egress Points

7.010 Traffic Management and Site Arrangement - Access to the building for contractors and visitors will to the front of the building entrance on Radlett Place Road. The Principal Contractor will be responsible for developing a traffic management plan highlighting the routes for access and egress for delivering, showing route from the delivery drop of point to the site area, and location of welfare facilities.

7.020 The Principal Contractor shall ensure that the siting of his plant and materials - does not adversely affect the means of escape from the site in case of fire. All access/egress points and entrances to buildings will be kept clear and unobstructed at all times. All plant and materials to be confined within site area.

7.030 Site signage. The Principal Contractor shall identify by clear signage any safety hazards. Reliance should not depend entirely on written warning signs where there is a possibility that some people, e.g. young children, may not be able to read them.

7.100 Temporary Site Accommodation

7.110 Welfare facilities on site - The Client has confirmed that that existing welfare facilities are available on site for the Principal Contractor to use.

7.200 Unloading and Storage Area

7.210 Materials Storage - The Principal Contractor is to provide sufficient information about how he proposes to manage unloading and storage of material. All materials shall be carefully stored prior to use in an area that can be maintained secure out of working hours. Unfixed materials are not to be left on site unattended, unless within an agreed safe area.

7.300 Traffic/Pedestrian Routes

7.310 Common Access – The Principal Contractor is to note that Radlett Place Road must be retained for use by others, including the Fire Brigade, emergency and local authority services.

7.320 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.

7.330 Vehicles to be safely loaded etc. The Principal Contractor shall take such steps as may be necessary to ensure that vehicles leaving the site do not deposit mud or other materials on the public roads system.

7.340 Site Lighting and power. All escape routes shall be adequately illuminated during working hours using 110volt lighting. All portable electrical equipment must not exceed 110 volts. Where a 240 volt supply is made available by the client, this must be stepped down to 110 volts within one metre of the supply point.

7.400 Health Hazards

7.410 Noise and Vibration. The Principal Contractor must include arrangements for controlling noise to comply with the Noise at Work Regulations 2005 and part/whole body vibration in the construction phase plan. This includes controls in respect of being a hazard to the health of site personnel, neighbours and as a potential public, or statutory, nuisance.

7.420 Waste – Generally all waste and debris from the works are to be removed from site as soon as it arises.

7.430 Fire Prevention and Fire Safety Plan - The Principal Contractor must prepare a fire risk assessment to comply with the Regulatory Reform (Fire Safety) Order 2005. During the construction phase, the principal contractor must ensure the **Site Fire Safety Plan** is appropriately reviewed, updated and revised, showing fire escape routes, fire extinguishers, fire detectors and muster point, so it remains effective.

The Principal Contractor must appoint a Site Fire Warden who is responsible for the following in the event of a fire:

1. Calling the Fire Services
2. Ensuring that all on site leave by designated escape routes.
3. Searching all areas to ensure the site is clear (assuming it is safe to do so).
4. Ensuring where practical that doors and windows are closed upon leaving the site.
5. Conducting a role call at the muster point.
6. Meeting and liaising with the Fire Brigade, informing them of relevant details.

Operatives and visitors to the site should be made aware of the Accident and Emergency procedures and the location of escape routes, muster points and facilities during the Site Induction and this information should be displayed on the Safety Notice Board.

The Contractor must comply with the buildings Fire Strategy and emergency procedures.

The Contractor must supply appropriate fire extinguishers on site and keep emergency exits signed and clear of obstruction.

The types of fire extinguishers are to be determined by a risk assessment. All fire extinguishers are to be serviced within the last year and they must be pinned and tagged. All extinguishers and accessories are to be attached to a board to prevent falling. For every operative carrying out **HOT WORKS** simultaneously a separate set of extinguishers must be provided.

1 - 9kg dry powder extinguisher or a 1- 5kg CO^2 extinguisher
2 - 9lt water extinguisher
1 - Fire blanket (heavy duty)
1 - Rotary bell (Attached to board)

- All of these Items must be attached to a fire point board

7.440 Burning on site. No burning will be permitted.

7.450 Exposure to Ultraviolet Radiation. Ultraviolet (UV) radiation is emitted from the sun. The Principal Contractor is required to ensure site personnel are protected from UV radiation so far as is reasonably practicable. The management arrangements for protecting site personnel must be included in the construction phase plan.

Section 8

Overlap with Client's Undertaking and other users of the building

8.000

8.100 Planning for and managing the Construction Work, including any health and safety goals for the project: The Client is seeking to maintain a high level of health and safety on site at all times. This goal should be reflected by the avoidance of notifiable accidents, incidents and dangerous occurrences, and by no enforcement notices (prohibition or improvement) being issued by the Health and Safety Executive.

Safety goals for the project; The contractor should strive to achieve an AFR and AIR at least 40% lower than industry average.

8.150 The Principal Contractor is advised to carry out formal site inspections by their Health and Safety Advisor or external Health and Safety Consultant.

8.200 Access for Client and representatives – The Client will require reasonable access arrangement for his representatives.

8.250 Contractor's behaviour & co-operation. Throughout the works, the contractor's behaviour, planning and organisation must be in sympathy and co-operation with the environment, its neighbours and the Project Team. Loud music, swearing and smoking are strictly forbidden. Clothing should be appropriate.

8.300 The Contractor shall note that Radlett House is occupied during the works, however the work area is vacant during the works. Every effort must be made to minimise disturbance to the residents.

8.350 The Principal Contractor must ensure that all corridors are kept free and accessible and do not block emergency exits.

8.400 Security - The Contractor will be required to maintain site security at all times and is to ensure that the site is left secure at the end of each day. The Contractor will be required to provide a list of out of hour's contacts with telephone numbers for use in emergencies only.

8.450 Working restrictions – The Principal Contractor is required to bring tools and materials in at the commencement of each working day and leave the site in a safe, clean and non-hazardous condition at the end of each working day.

8.500 Emergency procedures - The contractor is to ensure that all staff and visitors to the site, observe and obey resident's fire drills and evacuation procedures and are aware of escape routes and gathering points.
If work is to be carried out within fire escape routes and the Contractor shall take all necessary precautions for the safe passage of all persons and users of these routes. The Contractor shall provide all necessary temporary barriers, protective screens, warning lights and/or signs and shall keep access routes free from materials and debris at all times.

8.550 Restricted access - The Contractor will be required to restrict his employees and sub contractors to the particular part of the establishment where, they are working and not to trespass on the property or any adjoining property without first obtaining the necessary permission.
Access may be required within buildings to areas that do not form part of the immediate working area. Before workpeople are permitted to proceed into those areas, the Contractor shall obtain the permission of and make all necessary arrangements with, the Project Manager. The Contractor, Sub-Contractor, suppliers and others connected with the project must exercise extreme vigilance at all times to maintain a clean and safe environment.

Section 9

Site Rules

9.000

9.005 Hard Hats/Protective Clothing - The site should be designated a hard hat area until such time as a Risk Assessment identifies that this may be relaxed. Contractor's staff must comply with these rulings in accordance with the Personal Protective Equipment at Work Regulations 1992 and signs should be posted to this effect. The Contractor should also keep available hard hats for visitors. All other head, eye, foot etc. protection should be used where appropriate.

9.010 Smoking on site. Smoking is not permitted at the workplace (including vaping and electronic cigarettes). If contractors wish to smoke, they must fully exit the building and its external areas and remove their hi-vis.

9.015 Radios on site. Radios, including Walkman type personal radios are not permitted at the workplace.

9.020 Plant. All portable equipment not in use shall be isolated and carefully stored. Items of plant not in use shall be rendered safe and isolated.

9.025 Tidy site. The Principal Contractor shall maintain the site in a tidy condition, especially along pedestrian and vehicular routes.

9.030 Adjacent property. The Principal Contractor shall take such steps as necessary to protect adjacent properties from damage and to prevent his workforce from trespassing on neighbouring sites.

9.035 Induction training is to be provided to all site persons records maintained in the Principal Contractor's office.

9.040 Safety Training - Each work package is to include safety training for operatives.

Section 10

Health & Safety File

10.10 The Health & Safety File shall be provided in accordance with Regulation 12 of the CDM Regulations 2015 and compliant with the requirements of Appendix 4, HSE publication L153 'Managing Health & Safety in Construction'.

The Client, Designers and Principal Contractor are responsible for providing information for the Health & Safety File to the Principal Designer immediately after design or construction work is completed.

The project team should note that the Designers must confirm the sufficiency and completeness of the technical content of the Building (O&M) manual element of the File.

Principal Contractor is to submit procedures for considering the health and safety implications of design elements affecting either the Principal Contractor or other contractors' work to the Architect, Principal Designer and CDM Adviser.

Principal Contractor is to submit substantial design changes arising from unforeseen eventualities and which might affect resources during project execution to the Architect, Principal Designer and CDM Adviser.

Principal Contractor is to submit to the Andrew Goddard Associates an electronic copy of appropriate information during the course of contract for inclusion in the Health and Safety File, with all information received a week prior to Practical Completion.

10.20 During the pre-construction phase, the Principal Designer must prepare a Health and Safety File appropriate to the characteristics of the project and must contain information relating to the project which is likely to be needed during any future project to ensure the health and safety of any person.

Andrew Goddard Associates will, on behalf of the Principal Designer, ensure that the Health and Safety File is compiled, updated and issued directly to the Client. We will contact the entire project team and request the appropriate information required to cover the requirements of Regulation 12 (5-10). In the instance that the Principal Designer's appointment concludes before the end of the project, we will assist the Principal Contractor in compiling the file.

The Health & Safety File will be issued electronically in the form of Portable USB drive as agreed with the client on appointment. The option to supply this file as a hard copy is available to the client if requested at a later stage.

10.30 Information required for the Health & Safety File - Refer to Health & Safety File Guidance Checklist below.

Health & Safety File Handover Checklist

Section No.	Information Required:	To be Provided by:
Section 1	Introduction Guidance Notes	CDM Adviser
Section 2	Description of Works Site Address Location Plan Description of Works Key Dates Project Directory	Client, Principal Designer, Architect
Section 3	Design Information Specialist Subcontractor As Built Drawings	Principal Designer, Architect, Structural Engineer
Section 4	Subcontractors, Suppliers & Products List of Sub Contractors List of Suppliers List of Manufacturers Product Information Cleaning Requirements	Principal Contractor, Principal Designer
Section 5	Surveys & Reports • Maintenance of new pergola • Tree Report	Principal Contractor, Client, Principal Designer
Section 6	Residual Hazards & Risks Residual Risks	Principal Contractor, Principal Designer, Architect, Structural Engineer

Appendix A

Design Risk Register

Attached is the current the Design Risk Register for the works, this document will be updated and reviewed as works progresses on site.

CDM DESIGN RISK REGISTER (HSE Document L153)		Issue Date:	
Project: Radlett House, Radlett Place, St John Wood, NW8 6BT	**Description: New Pergola Walkway from the main house to the Pool House** **Lead Consultant: Tessa Hempell**	Rev 1 – 02/02/22 Rev 3 – Rev 5 – Rev 7- Rev 9 – Rev 11 -	Rev 2 – Rev 4 – Rev 6 – Rev 8 – Rev 10 – Rev 12 -
Project Ref: 10405	**Principal Designer: BB Partnership Ltd**		

Hazard and/or Risk

Further Consideration Required
Status – Open

Developed SFARP

Info To be Included in H&S File / M&E Manual RIBA Stage 6 /7 (Residual Risk)

Client	**Mr D Tucker**	**Architect**	**BB Partnership Ltd**	**Structural Engineer**	**RSA Design**	**Mechanical Engineer**	N/A	**Electrical Engineer**	N/A
Project Manager	**CURA Consulting**	**Principal Contractor**		**Façade**	**N/A**				

This register should focus on the unusual or complex risks that are likely to be missed or misunderstood by contractors or others on the project; a brief description on how the general principals of prevention have been considered is useful information. Items considered as 'normal' to contractors and maintenance personnel, with the requisite knowledge skills and experience, are not listed.
The document is to be read in conjunction with the project drawings, specification and other project documents referred to.
All designers must consider the H&S of any person carrying out or liable to be affected by construction work.

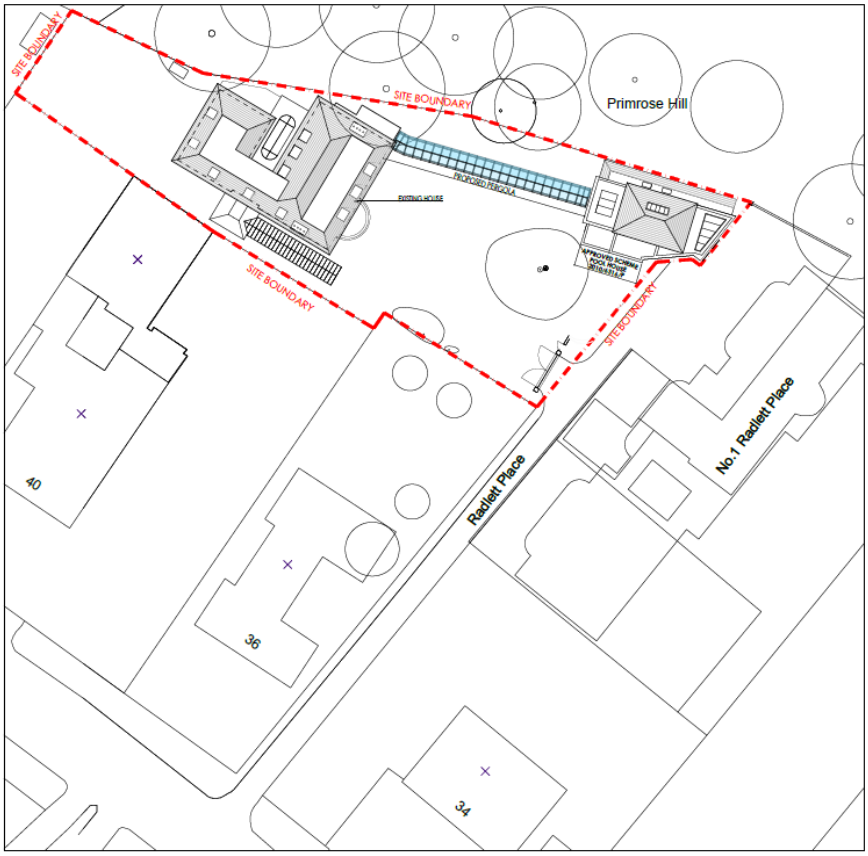
Ref No.	Hazard / Risk	Designers to identify and consider the following significant risks and other factors - SFARP	Date Raised	Designer / Owner	RIBA Work Stage	Comments, Actions, References	Date Closed	Status RAG	H&S File Residual Risk M&E Manual
General Construction Risks									
GR1	Site Logistics & Traffic Management - Risk of third parties (particularly minors) gaining illegal entry on to site during construction and injuring themselves. The house is occupied during the works.	Not a design risk	02/02/22	Principal Contractor	4-6	The Principal Contractor has part of his Construction Phase Plan will be responsible for developing a suitable and sufficient traffic management plan.			Not applicable once project completed
GR2	Manual Handling - Lifting and handling of roof materials (glazed roof) - Risk of dropping materials during lifting / installation.	Designers as part of the design stage to review size / shape and weight of the units. Access and Maintenance Strategy to be developed.	02/02/22	Designers and Principal Contractor	4-6	Design team will be responsible for developing a access and maintenance strategy for the roof, including access roof layout plan showing safe access routes. The Principal Contractor as part of his Construction Phase Plan will be responsible for developing a safe system of work is in place, detailed RAMS including a lifting plan. The works must be undertaken by competent operatives.			Strategies to be included in Health and safety file.
GR3	Possible exposure to COVID -19- Infection, illness and potential death	Not a design risk	02/02/22	Principal Contractor	4-6	The Principal Contractor will be responsible for implementing a range of suitable measures to comply with COVID guidance including a Covid Risk Assessment.			Not applicable once project completed
GR4	Dust and flying particles Cuts, eye injuries and lacerations – demolition of existing windows and new masonry piers to be installed.	Not a design risk	02/02/22	Principal Contractor	4-6	The Principal Contractor as part of his Construction Phase Plan will be responsible for developing a safe system of work. Working with certain materials can cause fragments and dust to enter the eye and cause severe eye injuries. Goggles should be always worn to prevent dust particles entering the eye, and wear the correct type of dust mask to prevent dust entering the body.			Not applicable once project completed

Ref No.	Hazard / Risk	Designers to identify and consider the following significant risks and other factors - SFARP	Date Raised	Designer / Owner	RIBA Work Stage	Comments, Actions, References	Date Closed	Status RAG	H&S File Residual Risk M&E Manual
GR5	Working at Height – use of scaffolding / MEWPs - Potential risk from falling from height and /or falling materials and tools resulting in possible death or personal injury.	Not a design risk	02/02/22	Principal Contractor	4-6	The Principal Contractor as part of his Construction Phase Plan will be responsible for ensuring that any works carried out at height are properly managed and coordinated, appropriate safe systems of works put in place, use of suitable and sufficient RAMS and works undertaken by competent operatives.			Not applicable once project completed
GR6	Trees are located on site. Risk of damage to trees.	Not a design risk	02/02/22	Principal Contractor	4-6	Tree report available – Proposed works will make no implications on trees or tree roots on area of works. he Principal Contactor as part of his Construction Phase Plan will be responsible for developing a safe system of works, supported by suitable and sufficient RAMS and works undertaken by competent operatives.			Not applicable once project completed
Groundworks Risk									
GR1	Excavations – falling materials / people and/or machinery into the excavation Possible personal injury by entrapment caused by equipment / people / machinery falling into the excavation.	Not a design risk	02/02/22	Principal Contractor	4-6	The Principal Contactor as part of his Construction Phase Plan will be responsible for developing a safe system of works, supported by suitable and sufficient RAMS and works undertaken by competent operatives.			Not applicable once project completed
GR2	Excavations – striking an existing service. Possible death or personal injury caused by electrocution.	Not a design risk	02/02/22	Designer and Principal Contractor	4-6	The Principal Contactor as part of his Construction Phase Plan will be responsible for developing a safe system of works, supported by suitable and sufficient RAMS and works undertaken by competent operatives. CAT scanning must be undertaken before work commences. Ongoing coordination between the contractor and designers will be required.			Not applicable once project completed
Structural Risks									
SR1	Unknown structural condition to the Existing Façade. - Potential for collapse or possible collapse of the structure during demolition of windows.	to warrant a revised approach. If any defects are discovered during construction work must be stopped immediately and the Structural Engineer consulted	02/02/22	Structural Engineer	4-6	The Principal Contactor as part of his Construction Phase Plan will be responsible for developing a safe system of works, supported by suitable and sufficient RAMS and works undertaken by competent operatives.			Not applicable once project completed
Architectural Risks									
AR1	Maintenance and replacement of roof glazing	Design to be developed.	02/02/22	Architects	4-6	Design team to design the access and maintenance strategy. This is a residual risk.			Strategy to be included in Health and safety file.
AR2	Cleaning of roof glazing	Design to be developed.	02/02/22	Architects	4-6	Design team to design the access and maintenance strategy. This is a residual risk.			Strategy to be included in Health and safety file.

Appendix B

Location and Site Plans

Location of Radlett House, Radlett Place, St John Wood



View of the proposed site plan

Appendix C

Covid-19 Guidance

Construction Sector - Site Operating Procedures
Protecting Your Workforce During Covid-19

Contents

Current Guidance

Social Distancing

Any national guidance on social distancing in **England**, **Scotland**, **Wales** and **Northern Ireland** must be adhered to.

Going to Work

Workplaces should be **Covid-19 secure**.

Face Coverings

The CLC has published **The Use of Face Coverings in Construction** which includes the current requirements in canteens and rest areas.

Self-Isolation

Build UK has published a **flowchart** showing the actions to take if a worker has Covid-19 or has to self-isolate.

Introduction

Covid-19 will be a feature of our lives for the foreseeable future and needs to be managed to reduce the risk of transmission.

These Site Operating Procedures (SOP) are based on Government guidance on **Working safely during Coronavirus (Covid-19) - Construction and other outdoor work** **in England;** other restrictions and advice may apply in **Scotland**, **Wales** and **Northern Ireland**, as well as in areas subject to a localised lockdown**.**

The objective is to ensure consistent measures on construction sites of all types and sizes.

The **HSE** is the relevant enforcing authority for occupational health and safety legislation and guidance to control public health risks in the construction sector. **If a site is not complying with the latest Government guidance on Covid-19, it may be subject to enforcement action.**

The health and safety requirements of any construction activity must not be compromised. If an activity cannot be undertaken safely, it should not take place.

Where Covid-19 measures are in place, organisations should remind the workforce of them during inductions and daily briefings and have effective monitoring arrangements in place to ensure compliance.

Travelling

Sharing Vehicles

If workers share transport, they should try to:

- Share with the same individuals and with the minimum number of people at any one time
- Keep the windows open
- Travel side by side or behind other people, rather than facing them, where seating arrangements allow
- Maximise the distance between people
- Wear a face covering
- Clean the vehicle between journeys, especially touch points, using gloves and standard cleaning products.

Using Public Transport

If workers use public transport, they:

- Should try to avoid travelling during peak times (05:45 - 08:15 and 16:00 - 17:30); and
- Must wear a face covering.

Sites should consider:

- Changing and staggering site hours to reduce congestion on public transport
- Parking arrangements for additional vehicles and bicycles
- Providing facilities such as lockers and showers
- Providing hand cleaning facilities at entrances and exits. This should be soap and water wherever possible or hand sanitiser if soap and water are not available
- How someone taken ill would get home.

Site Access and Egress Points

- Minimise non-essential visitors
- Consider introducing staggered start and finish times to reduce congestion and contact
- Plan and manage site access and egress points to minimise contact and ensure current social distancing requirements are met – you may need to change the number of access points, either increase to reduce congestion or decrease to enable monitoring, including in the case of emergencies
- Introduce one-way systems
- Allow plenty of space between people waiting to enter site

- Use signage:
    - such as floor markings, to minimise contact and ensure current social distancing requirements are maintained between people when queuing
    - reminding workers not to attend site if they have symptoms of Covid-19
- Require all workers to wash their hands for 20 seconds using soap and water when entering and leaving the site
- Regularly clean common contact surfaces in reception, office, access control and delivery areas e.g. entry systems, scanners, turnstiles, screens, telephone handsets and desks, particularly during peak flow times
- Manage the number of people in attendance at site inductions and consider holding them outdoors wherever possible
- Where loading and offloading arrangements on site will allow it, delivery drivers should remain in their vehicles. Where drivers are required to exit their vehicle, they should wash or sanitise their hands before handling any materials
- Drivers must be provided with access to suitable toilet and hand washing facilities and made aware of the social distancing measures in place
- Consider arrangements for monitoring compliance.

Hand Washing

- Allow regular breaks to wash hands
- Provide additional hand washing facilities (e.g. pop ups) to the usual welfare facilities, particularly on a large spread out site or where there are significant numbers of personnel on site, including plant operators
- Ensure adequate supplies of soap and fresh water are readily available and kept topped up at all times
- Provide hand sanitiser (minimum 60% alcohol based) where hand washing facilities are unavailable
- Regularly clean the hand washing facilities
- Provide suitable and sufficient rubbish bins for hand towels with regular removal and disposal.

Toilet Facilities

- Manage the number of people using toilet facilities at any one time (e.g. use a welfare attendant) and use signage, such as floor markings, to minimise contact and maintain current social distancing requirements
- Wash or sanitise hands before and after using the facilities
- Enhance the cleaning regimes for toilet facilities, particularly door handles, locks and the toilet flush
- Portable toilets should be cleaned and emptied more frequently
- Provide suitable and sufficient rubbish bins for hand towels with regular removal and disposal

Canteens and Rest Areas

- Confirm whether face coverings should be worn in canteens and rest areas - the latest position can be found in The Use of Face Coverings in Construction
- Ensure that the number and size of facilities available on site are sufficient to minimise contact and maintain current social distancing requirements
- The capacity should be clearly identified at the entry to each facility, and where necessary attendants provided to supervise compliance
- Break times should be staggered to reduce congestion and contact
- Drinking water should be provided with enhanced cleaning measures of the tap mechanism introduced
- Frequently clean surfaces that are touched regularly, using standard cleaning products e.g. kettles, refrigerators, microwaves
- Hand cleaning facilities or hand sanitiser should be available at the entrance to any room where people eat and should be used by workers when entering and leaving the area

- All rubbish should be put straight in the bin and not left for someone else to clear up
- Tables and chairs should be cleaned between each use
- Crockery, eating utensils, cups etc. should be disposable or washed and dried between each use
- Payments should be taken by contactless card wherever possible
- Canteen staff should wash their hands often with soap and water for at least 20 seconds before and after handling food
- Consider arrangements for monitoring compliance.

Changing Facilities, Showers and Drying Rooms

- Ensure that the number and size of facilities available on site are sufficient to minimise contact and maintain current social distancing requirements
- Manage the number of people using these facilities at any one time e.g. use a welfare attendant
- Introduce staggered start and finish times to reduce congestion and contact
- Introduce enhanced cleaning of these facilities throughout the day and at the end of each day
- Provide suitable and sufficient rubbish bins in these areas with regular removal and disposal.

Close Working

Hierarchy of Controls

Sites and work need to be planned and organised to avoid crowding and minimise the risk of spread of infection.

If you are not able to avoid contact whilst working, you should consider whether the activity should continue and, if so, risk assess it using the hierarchy of controls below and against any sector-specific guidance. The results of risk assessments should be shared with the workforce.

Eliminate	• Workers who have Covid-19 symptoms or a positive test result should not travel to or attend site • Rearrange tasks to enable them to be done by one person, or in a way that maintains current social distancing requirements • Avoid skin to skin contact and face to face working • Stairs should be used in preference to lifts or hoists and consider one-way systems • Consider alternative or additional mechanical aids to reduce worker interface ***Site Meetings*** • Only necessary meeting participants should attend • Attendees should maintain current social distancing requirements • Rooms should be well ventilated / windows opened to allow fresh air circulation • Hold meetings in open areas where possible
Reduce	• Minimise the frequency and time workers are working together • Minimise the number of workers involved in tasks • Workers should work side by side, or facing away from each other, rather than face to face • Manage the number of people in lifts and hoists to reduce congestion and contact • Regularly clean common touchpoints, doors, buttons, handles, vehicle cabs, tools, equipment etc. • Increase ventilation in enclosed spaces • Wash or sanitise hands before and after using any equipment

Isolate	Keep groups of workers: • Together in teams e.g. do not change workers within teams • As small as possible • Away from other workers where possible
Control	• Consider introducing an enhanced authorisation process • Provide additional supervision to monitor and manage compliance
PPE	• Covid-19 needs to be managed through social distancing, hygiene and the hierarchy of controls and not through the use of PPE • Sites should not encourage the precautionary use of PPE to protect against Covid-19
Behaviours	The measures necessary to minimise the risk of spread of infection rely on everyone in the industry taking responsibility for their actions and behaviours Encourage an open and collaborative approach between workers and employers on site where any issues can be openly discussed and addressed

First Aid and Emergency Service Response

The primary responsibility is to preserve life and first aid should be administered if required and until the emergency services attend.

- When planning site activities, the provision of adequate first aid resources must be agreed between the relevant parties on site
- Emergency plans including contact details should be kept up to date
- Consider potential delays in emergency services response due to the current pressure on resources
- Consider providing additional competent first aid or trauma resources for high-risk activities.

Cleaning

Enhance cleaning procedures across the site, particularly in communal areas and at touch points including:

- Taps and washing facilities
- Toilet flush and seats
- Door handles and push plates
- Hand rails on staircases and corridors
- Lift and hoist controls
- Machinery and equipment controls
- Canteens and rest areas which must be thoroughly cleaned at the end of each break and shift, including chairs, door handles, vending machines and payment devices.
- Telephone equipment
- Key boards, photocopiers and other office equipment
- Rubbish collection and storage points should be increased and emptied regularly throughout and at the end of each day.

Appendix D

Tree Report

13th July 2018

BB Partnership
Studios 33-34, 10 Hornsey Street
London N7 8EL

FAO Ramesh Pari

Dear Ramesh,

Re: Radlett House, Radlett Lane, London NW8 6BD: Pergola Proposal

Further to our various conversations and site meeting, I am writing to provide the arboricultural submission in support of a planning application to construct a covered pergola link that will connect the principal residence and the approved and implemented, but not yet constructed pool house.

This is a BS 5837 (Trees in Relation to Design, Demolition and Construction) compliant report within which I will describe the proposal in context of trees. I refer to your drawing set FWZ0 200 to 204 inculsve dated July 2018.

Background information:

On 17th January 2011 the London Borough of Camden granted planning permission 2010/6316/P for the demolition and re-building of the pool house within the grounds of Radlett House. A similar permission, 2012/5607/P was also granted permission 24th December 2012 which is near identical to 2010/6316 other than inclusion of a pool house extension to the Primrose Hill boundary plus a small extension/ porch to the main house.

Both permissions were implemented following discharge of pre-commencement conditions (including tree protection conditions) however work was halted at client request.

Tree Projects provided the arboricultural planning reports for both pool house schemes and subsequently, submitted details pursuant to discharge of tree protection conditions. The condition discharge bundle included tree protection plans (to which I will refer again below) and method statements etc can be located on the Camden planning portal under references 2013/4736/P and 2013/4737/P respectively.

Furthermore, Camden permission 2011/5102/P grants permission for basement works that included formation of a two storey depth basement between the main house and the pool house. The basement proposed runs close to and parallel to the Primrose Hill boundary and, following a trial pit to verify the depth of the boundary wall, adjusted tree RPA was accepted.

TREE PROJECTS . THE MAISONETTE, 22 OLD PARK AVENUE, LONDON SW12 8RH
MOBILE 07788 726 720 * LAND 020 8673 1114 * TREEPROJECTS@HOTMAIL.COM

Current situation: Both permissions relating to the development of the pool house have been implemented although were subsequently put on hold. In the intervening period the area has been turfed over and temporary planting beds installed.

The current proposal is to form link from Radlett House to the pool house by way of a pergola structure that will reference the pergola leading to the front door of the property. The garden link is proposed to have a glazed roof, similar to its counterpart, however it is proposed to be constructed using timber for the structure instead of steel.

For the purposes of an arboricultural assessment of the pool house link it is appropriate to reference planning history and recognise that although work has been halted, there are permitted and implemented schemes that are likely to be built to their conclusion in the not too distant future. In addition, the accepted adjusted RPA (root protection area) for off site trees within Primrose Hill informs that the proposed pergola will not be constructed within the precautionary area as relates to trees.

In order to reviewed the details of the proposal the line of the intended link structure has been plotted to the tree protection plans previously approved (by way of discharge of conditions) as previously described. From the plan and background history it can be seen that the pergola link does not compromise the root protection area of any significant trees. As a consequence and with reference to permitted schemes, there can be no conflict with the proposal due to previously approved analysis and details of tree protection.

Looking further into the detail of the proposal the pergola is to be constructed out of sustainably produced and highly durable Accoya timber and will benefit from being planted with climbing plants. I note within the drawing set that training wire supports are to be provided to assist plants in covering the structure that will take potentially just one or two years to achieve. The structure will rest on relatively shallow footings and as a whole will contribute to the gardens design and layout and make a net positive contribution to garden amenities.

Conclusion

The proposed pergola/ pool house link has no arboricultural implications as can be seen by overlaying it in plan to permitted tree protection proposals approved under 2013/4736/P and 2013/4737/P: there will be no incursion to tree root protection areas. New ornamental planting and use of climbers will rapidly ensure the structure becomes one with and blends into the garden and in conclusion there should be no arboricultural objection to an otherwise acceptable scheme.

Yours sincerely

Nick Bentley

HNDH, RFS Cert Arb.

Enc:

Tree Protection Plan to site as permitted under 2013/4736/P with pergola overlain.

Copy Tree Schedule & explanatory notes from 2013/4736/P for ease of reference.

Tree Projects BS 5837 Survey. Schedule of trees at: Radlett House

Weather: Dry and bright

last filter column

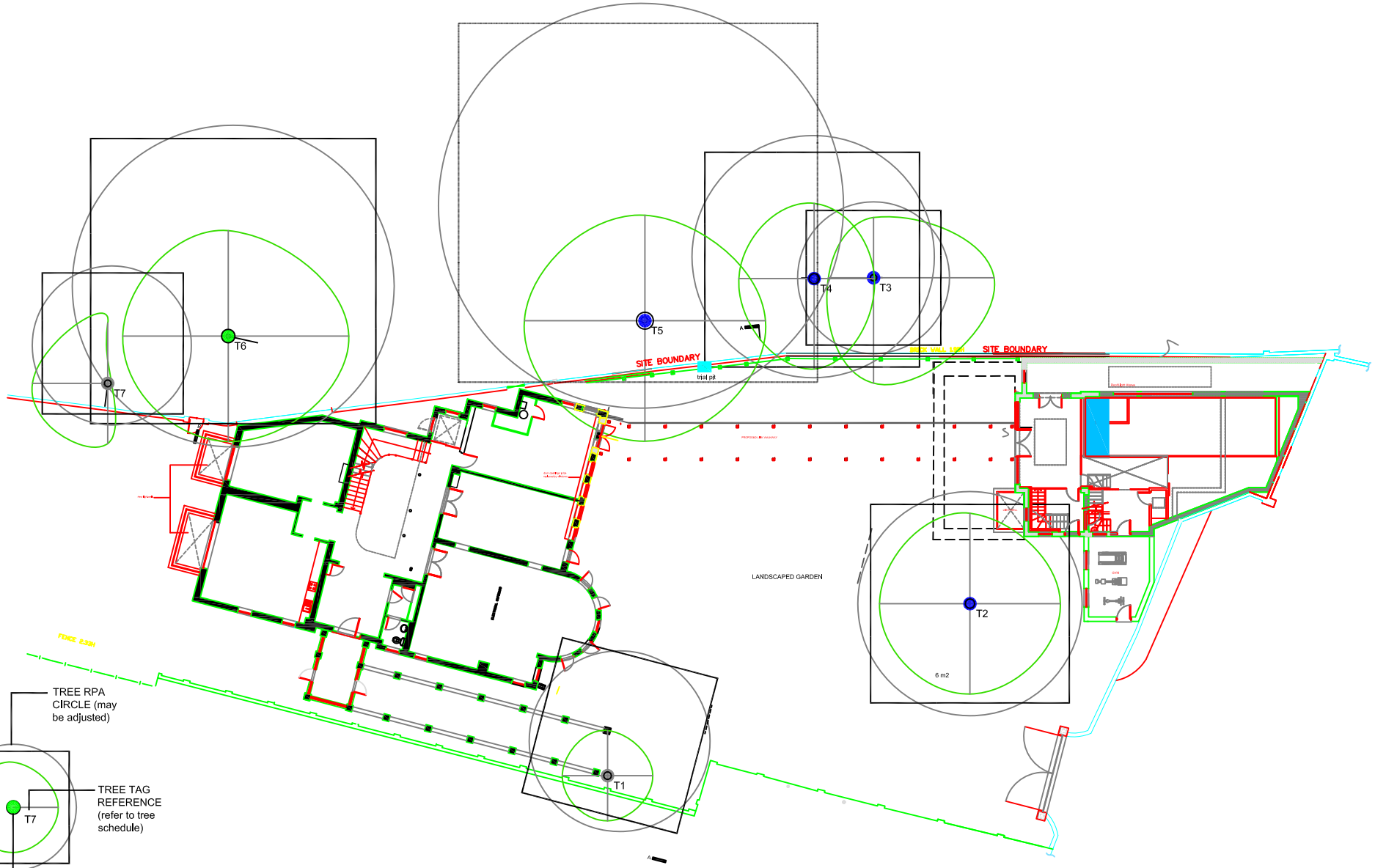
Tag	Name	Latin	DBH	Stem Cnt	Height	Low C/Hgt	Nth	East	Sth	West	Age	Life Exp	Phys. Cond	BS Cat.	Comments	Prelim. Mgt Recom.	RPA m2	RPA radius	RPA square
T1	Pear	Pyrus	500	1	8	4	3	3	3	3	M	20-40	F	C2		Crown clean	113.1	6.0	10.6
T2	Cappadocian Maple	Acer cappadocicum	620	1	17	3	6	6	6	6	M	>40	G	B2		Crown clean and lift to 4.5m	173.9	7.4	13.2
T3	Sycamore	Acer pseudoplatanus	420	1	17	0	4	8	7	3	MA	>40	G	B2	Tree in Primrose Hill. Canopy dimension estimated. single stem with developed basal suckers (coppice growth from previous fell?)		79.8	5.0	8.9
T4	Ash	Fraxinus excelsior	670	1	18	3	5	4	6	5	MA	>40	G	B2	Tree in Primrose Hill. Ivy on stem. previously reduced	Crown reduce 20%	203.1	8.0	14.3
T5	London Plane	Platanus X hispanica	1120	1	20	4	7	8	8	8	M	>40	G	B2	Tree in Primrose Hill aprox 3.5m from boundary wall,	Crown lift over garden to 5m and to clear property by up to 3m.	567.6	13.4	23.8
T6	London Plane	Platanus X hispanica	890	1	26	4	7	8	7	7	M	>40	G	A2	Tree in Primrose Hill. 7m from boundary wall.	Prune to clear property by up to 3m.	358.4	10.7	18.9
T7	Ash	Fraxinus excelsior	440	1	15	3	4	0	4	5	MA	10~20	P	C2	Tree in Primrose Hill. Canopy dimension estimated.. Decay present on stem. Major bark wounding on stem.	Crown reduce 20%	87.6	5.3	9.4

Explanatory Notes to tree survey schedule

- **Tree reference (tag) number:** Individual trees are referred to by a 'T' prefix to a number, i.e. T1, T2 etc. Collections or distinct groups of trees may be assigned a G prefix to denote presence of a 'group'. Prefixes 'K' (young trees) and 'S' (shrubs) and 'H' (Hedge) show further arboricultural features
- **Name/ Latin:** Species identification is based on visual observations and the common English name of what the tree appeared to be is listed first, with the botanical name after. The botanical name is followed by the abbreviation spp if only the genus is known.
- **Measurements/estimates:** Stem DBH (Diameter Breast Height) and Height dimensions are taken by tape or laser unless indicated. (DBH in mm/ Height in m)
- **Stem Diameter:** This figure is taken at 1.5m above adjacent higher ground level using a specially calibrated 'diameter tape' and is recorded in millimetres. Multi-stemmed trees are measured below where the trunk forks. If two or more stems are present breaking from ground level, each stem is measured and relative locations described where possible using cardinal points. If taken lower than 1.5m for practical purposes the reading height is given.
- **Height:** Height given approximately to the nearest metre, May be derived from compensating lines of sight.
- **Stem Cnt:** number of stems observed (calculations to establish RPA difference between single stem [SS] and multi-stemmed trees [MS])
- **Low crown Height:** the generalised height of the crown above ground level, usually used to indicate access limitations, considering where branches arise from the trunk and the height of branch ends.
- **Branch Spread:** Crown spread is measured and given to the nearest metre or half metre from the face of the trunk to the tips of the live lateral branches, measured towards the cardinal points. Usually measured by pacing. For trees managed by pollard regime crown may be to pollard extent: check tree schedule.
- **Age Class:** Y=young, EM=Early Mature, MM=Middle Mature, M=Mature, OM=Over Mature, V=Veteran. Age is estimated from visual indicators and experience and it should only be taken as a provisional guide. Age estimates often need to be modified based on further information such as historical records or local knowledge.
- **Life Expectancy:** the anticipated safe useful life expectancy of the tree in years. (< 5, 5-10, 10-20, 20-40, more than 40) a tree with less than 10 years safe useful life will ordinarily need to be felled unless retained for habitat purposes within an excluded area.
- **Physiological condition:** An assessment of the general health of a tree considering vigour, extension growth, crown density and presence of pathogens. G=Good, F=Fair, P=Poor, D=Dead
- **Category Grading:** the grade of the tree utilising the cascade chart for tree assessment within BS 5837:2005 Trees in Relation to Construction. Trees are graded on arboricultural, landscape and cultural/ conservation values and in simplified definition are described:

    - **Category R; 'Those in such a condition that any existing value would be lost within 10 years and which, in the current context be removed for reasons of sound arboricultural management'.**
    - Category A: 'Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested.'
    - **Category B: 'Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested.'**
    - Category C: 'Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm'.
    - Further sub categorisation by numbering 1, 2 or 3 assign general values vis: 1; mainly arboricultural, 2: Mainly landscape, 3; mainly cultural/ conservation

- **Comments:** observations that may supplement assessments of condition or otherwise be significant.
- **Preliminary Management Recommendation:** Advice regarding tree surgery etc. Key: NW = No work. RP= Reduce to Previous Reduction Points. CR% = Crown Reduce (by % or m). CL = Crown Lift (to specified height AGL). CT = Crown Thin (by %). **Priority** (where specified) Priority 1 = Urgent works ASAP and certainly within 1 Month. Priority 2 = Complete within 12 months. Priority 3 = Non critical works to complete within 2 to 3 years.
- **RPA m2:** The Root Protection Area in square metres required by BS 5837.
- **RPA radius:** the radius of a circle of size equivalent to the RPA m2. The radius is taken from the centre of the tree plot.
- **RPA square:** the length of sides of a square equivalent to the RPA m2. the centre of the trunk of the tree to be positioned in the centre of the square



NOTES:

Root Protection Areas for off-site trees T4, T5 and T6 have been adjusted to account for an influencing effect of the footings of the boundary wall, and those of the garden plant room. The extent of this influence has been tested by trial excavation revealing concrete footings to <800mm depth. Test undertaken during the course of 2011/5102 with inspection by Alex Hutson.

This drawing should be read with reference to the accompanying tree schedule

RADLETT HOUSE GARDEN LINK SCHEME Radlett House, Radlett Place, London NW8 6BD	Date: 13-07-2018 Revision: A	Drawing Ref: Radlett DB-TPP r.A Scale from scale bar
TREES & PERGOLA LINK 2018	TREE PROJECTS The Malsonette, 22 Old Park Avenue London SW12 8RH	M: 07788 726 720 E: treeprojects@hotmail.com

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