Pre Start
Health and Safety Plan
Principal Designer
Risk Assessment.

For

Removal of Existing Bungalow Roof
Part demolish rear lounge extension
Construction of new rear single storey extension ,
Complete re roofing.
Extensive internal alterations including formation of attic living accommodation bedrooms

at

2A Manor Park Way
Lepton
Huddersfield
HD8 0AJ

Client
Mr & Mrs Richard Shaw

Principal Designer Health and Safety Assessment

Prepared By Mr Nick Charlton
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Existing Site

The exiting site is located on a small quiet estate road within lepton

The site has a gradual front to back slopes with a level plateau set back from the road by approx. 4.0 metres and 1.5 below the road level,

There is a single storey detached 1960's style 4 bedroom brick bungalow with attached garage with an abnormally low pitched roof .

The front garden is a combination of hard paved entrance drivways at both sides and a sloping gravelled central boarder leading down to a paved path to the front entrance porch

The rear of the site is a combination of small lawned areas and a small paved patio and is surrounded on 3 sides by mature hedging .

The bungalow has been empty for some time and is need of total refurbishment and updating . It is still connected to mains gas , water and electricity and is connected to mains drainage which is positioned on adjacent plots to the rear of the site with existing spurs onto the site

There are existing occupied dwellings to both side boundaries of the site Constructed with varying ground floor levels to the existing bungalow as they step down the sloping hill of Manor Park Way. The properties on the other side of the estate road are set up above this property.

Proposals.

Planning permission is being applied for to remove completely the existing inadequate pitched roof structure leaving existing ceiling joist and ceilings largely in place .
To raise the existing wall plate level by approx. 600 mm to allow positioning of steelwork and new first floor joist .
The property would then be totally re roofed with a traditional cut roof with a standard 37.5 degree pitch roof . the proposals incorporating front rear and side dormers to provide habitable rooms within the new roof space provided.
The proposals also include for a small enlargement of the existing rear lounge extension
The bungalow under the proposal would be upgraded to meet latest building regulation standards with particular regard to heat loss along with all windows and doors being replaced with new compliant UPVC windows and composite doors.
A fully glazed feature window has been shown to the new master bedroom formed above the rear lounge to take advantage of the outstanding panoramic views.
Finally an external glass clad veranda is proposed to the rear of the property

External works are proposed to improve and increase the off road parking for the property in the form of a small retaining wall to provide level vehicle access to the front of the property

All masonry works will be done so as to match existing red face brickwork and the roof coverings proposed will match those existing .
All new windows doors fascia's soffits and rainwater goods are proposed in black .

The new floors to the proposed enlarge lounge area are to be oversite

concrete insulate below with a DPM layer and 100 mm thick Kingspan insulation with ventilated cavity below structural timber joists ,.A further layer of 200 mm insulation quilt between joists .

The roof is to be a traditional timber cut roof supported by steel purlins. Clad with plain tiles to match existing

Site investigations and Records

Existing Services

A desktop survey was completed to initially establish what existing services connected or crossed the site and to establish their approx location .

Yorkshire Water Services ‘’Drainage’’ records show an adopted Foul and storm water sewer which runs parallel to the site in the plot behind .

A basic survey is required to confirm the private sewer taking waste form the property crosses and spurs into these adopted sewers.

Yorkshire Water , mains water shows domestic supply entering the front of the site and terminating in the front kitchen to the left of the entrance doors and remains live .

Yorkshire Electricity records show a 100 amp single phase supply entering into a fused consumer unit positioned in the garage.

As a further precaution as these records do not guarantee to show all service crossing the site they should only be taken by any potential contractor as for information only and a CAT services detection tool should be used to ascertain exact on site services locations.

GENERAL DESIGN CRITERIA CONSIDERED FROM A HEALTH & SAFETY RISK ASSESMENT VIEW .

This risk assessment is to be read in conjunction with the client appointed principal contractors Health and Safety Plan and Policy

Overall Scope of the works

Removal of complete roof to existing bungalow
Positioning new structural steelwork in accordance with structural engineers design
Protection to and relocation of existing services
Drainage connections to exiting sewer and rainwater connections
Raising of existing wall plate
Part Demolition of existing lounge extension
Excavation and concreting of new extension foundations to structural engineers design
New masonry works including raising existing wall plate level.
New first floor joists laid beside existing ceiling joist
Internal non structural wall demolished below existing ground floor level and made good
Position roof timbers
Install new composite doors and windows
Install steel frame and construct new feature glazed panel
Soffits and Fascia boards
Felt batten and tile roof
Install new stairs
Internal 1st fix M & E
Plasterworks
Internal second fix
Rainwater goods
Internal fit out and decoration

External works

EXTG ENVIRONMENT/RESTRICTIONS AFFECTING THE WORKS.

SURROUNDING LAND USE-
Existing domestic properties adjacent on both sides
Main road to one boundary

EXISTING SERVICES- Records available, The site is served by water , sewage , gas , electric and telecoms

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The Principal Contractor is to ascertain the position of the services and clearly mark them

Construction works.

The foreman will then satisfy themselves by use of a CAT that no unknown services exist in the location of the works.

HIGH RISK ITEMS- .

Restricted on site storage

Unknown precise position of electric , gas , water and drain connections to existing bungalow

Deep excavations

Roof works falling risk

Cranage steelwork and roof timbers

Removal and management of rubbish

Activities are to be carried out only by persons trained to carry out that operation and are to be supervised by a competent person as necessary.

Welfare facilities are to be provided by the client outlined in the Construction phase health and safety plan.

110 volt electricity if required is to be made available by the Principal Contractor in a suitable location close to the area of work to enable hand tools to be used safely.

PROCEDURES FOR ENTRY ONTO SITE

Site access will be directly from the main A Road formed as a new access

ALL visitors msut report to the site foreman.

All persons allowed into the work areas are to be equipped with adequate PPE.

ALL operatives & visitors must observe the site rules.

All operatives are not to be allowed onto the site to commence work until they have been inducted by the Principal Contractor.

RESPONSIBILITIES FOR MANAGEMENT OF HEALTH & SAFETY.

It is the responsibility of the appointed Principal contractors foreman on site to manage the day to day health and safety of his operatives and the responsibility of his management to ensure that overall safety standards are met and safety equipment and PPE provided as necessary.

First Aid and emergency services:

A First Aid kit will be kept on site by the Principal Contractor and will be available at all times during working hours on the site. The Foreman will be the person appointed to take charge of first aid and calling an ambulance should it be needed. A mobile telephone will be kept on site which can be used to call an ambulance.

RISK ASSESSMENT:

No	SIGNIFICANT HAZARD/RISK	PROPOSED PRECAUTIONS
1.	Risks to occupants of the adjacent bungalow and dwellings Low	The site is located off a main road on the site of a former bungalow and its surrounding garden area and is set up above the main highway abutting the front boundary. There are other dwellings in close proximity to the site which are also occupied, Access to the site for vehicular traffic is to be formed directly of the highway , In the early stages of the project there will be large volumes of site related activity i.e. demolition plant, bulk excavations , wagons loading material to and from the site, concrete wagons etc. All vehicle drivers must give due consideration to the other road users and access to adjacent properties is to be kept clear at all times. The Principal Contractor will identify the site entrance with warning signs of construction activity and the

		presence of site traffic. All contractors engaged on this project must ensure that they park their vehicles away from the site entrance and not obstruct the main road that could cause conflict with the site traffic In the interests of security the Contractor will erect a "Heras" type fence to segregate the working and storage areas and display signs warning of the work activities.
2.	Members of the public and in particular, children gaining access to the working area out of hours: Injury from stored materials. Injury from general work activities. *High Risk*	The construction working area will be protected by "Heras" type fencing panels, access/egress to this area will be through lockable double gates which will be locked and secured outside of working hours. All construction materials must be stored within this locked and secured compound out of working hours. Warning signs must be fixed around the perimeter of this fence to warn members of the public and the like, that the area is a construction site, of the hazards associated with this type of work and that all unauthorised access to the site is prohibited. A temporary footpath closure to the frontage of the site will need to be applied for by the Principal Contractor
3.	Demolition Groundworks - site levelling and preparation works. Operatives. High medium	All operatives engaged on groundworks activities will be inducted on the risks associated with this type of work, especially in close proximity to plant and machinery, operatives must wear the required PPE when out on site i.e. safety footwear, gloves, durable shirts and trousers, high visibility vests - so that machine operators can identify operatives within their vicinity and hard hats especially when working with plant and machinery.
4.	Risk of Contact with Live Services: Communications - disruption of service. Electricity - electric shocks Water - flooding. Gas Risk of explision Sewerage - flooding and contact with biological agents.	The Principal Contractor is to request information from the utility service providers to determine if any of their services run across the site, in addition to this information, the Principal Contractor must carry out a survey of the area using a CAT device to scan of the footprint of any excavation, any buried services found will be excavated around by hand digging only and the positions recorded for inclusion into the Health and Safety Plan

	Medium Risk	
5.	Excavations: *High Risk*	Deep retained excavations are anticipated in the scope of these works Excavation for new retaining walls to form the access drive and lower ground floor will be carried out with care and consideration . The face of the excavations are to be supported The Principal contractor will need to make themselves fully aware of the existing ground conditions as presented in the ground investigation report and present his proposals to the client for any required temporary works.
6.	Plant, machinery, portable tools and equipment: Operatives *High Risk*	All plant, machinery, portable tools and equipment must conform to the Provision and Use of Work Equipment Regulations 1998, all plant and machinery will be inspected on a daily basis by the operator and the results entered into the plant register, all operators of plant and machinery must be fully trained in site operations procedures. All powered portable tools and equipment will be PAT tested, have up to date test certificates and be checked daily by the user that they are in good condition. During the contract the Site Supervisor will visibly monitor the standard of all the plant, machinery, portable tools and equipment in use on the site and will take steps to have removed any which are not fit for the job. The use of any hand held tool that has a vibratory and/or hammer action will be the subject of a risk assessment as the prolonged use of such equipment can lead to Hand Arm Vibration injuries, the use of such equipment must be limited to the time weighted recommendations for that particular equipment. Only operatives who have been trained in the use of "Abrasive Wheels" and have the required certificate will be allowed to use this type of equipment and change the cutting disc.
7.	Crane Operations: / lifting Operations	Cranage required for lifting of Precast concrete beams , steel beam , roof timbers etc

	High Risk	
8.	Noise: Operatives. Occupiers of adjacent units. *High Risk*	Noise from plant, equipment, machinery and/or power tools associated with construction site activities cannot be avoided, but is to be kept to the levels permitted in the regulations; the Principal Contractor will ensure that any compressor or generator used to provide a temporary power supply must be located in a secure area and be sound dampened to the lowest level practicable. Due consideration must be given to occupiers of adjacent properties and the Site Supervisor must maintain close liaison with regard to this point. Whilst on site, all operatives and anyone in close proximity to any source of noise at the first action level (85 dBA) will wear the appropriate PPE, i.e. ear defenders or ear plugs. All machinery (e.g. abrasive wheels) will not be left running when not in use.
9.	Dust - Respiratory Irritation: Operatives. Others in close proximity. *High Risk*	As far as is reasonably practicable any operation that causes excessive amounts of dust will be kept to a minimum, Deliveries of stone and aggregate for infill and the like will be sprayed with water to prevent large quantities of dust being produced when tipping and grading if felt necessary. Other operations that produce large quantities of dust are operations that involve the use of a Stihl Saw for cutting items such stone, bricks, blocks and the like, It is advised that this type of equipment should incorporate a wet system (not on electrically powered equipment) to reduce any or all of the dust emissions. Operatives and other trades in close proximity to the source of dust will wear the appropriate PPE, e.g. dust masks, until such time that the air is clear to breath.
10.	General Injuries, slips, trips and falls on the flat: Stored materials. Waste Materials. Trailing leads.	The Site Supervisor must continually ensure that the work areas are kept clear of obstructions, trailing leads from power tools must be routed to prevent trip hazards, all waste material must be removed and placed in the skips provided for that use. Operatives will wear adequate work wear, protective footwear, gloves, goggles, and dust masks as required for the task in hand. All materials will be stored in the designated area and

	Medium Risk	brought to the point of installation when required.
11.	Working at heights Falls and falling objects High Risk High risk	The site is confined and tight for space ,the properties are designed as three storey to the front elevation , there is therefore a high risk of falling and falling objects from scaffolding The Principal contractor must ensure this is properly considered and the risk managed accordingly Working from step ladders and/or trestles with the working platform not exceeding 2 mtrs in height:
12. 13.	Working at heights: Perimeter scaffold: Roofing works: Falls from height. Roofing: High Risk	The site is confined and tight for space ,the properties are designed as three storey to the front elevation , there is therefore a high risk of falling and falling objects from scaffolding The Principal contractor must ensure this is properly considered and the risk managed accordingly Working from step ladders and/or trestles with As above

14.	Hazardous materials: Asbestos. low risk Paints and solvents. Low Risk Bitumen Products. High Risk Construction materials. Cement High Risk Concrete High Risk Rebar Low Risk *Medium Risk*	See Principal Contractors Construction Phase Health and safety plan . COSHH assessments for all other materials considered as hazardous and will be available on site - the control measures within the COSHH assessments will be implemented
15.	Manual handling of materials: Cement bags. Plywood Sheets. Rebar Concrete Hardcore Muscular/ Skeletal Injuries: *High Risk*	All materials must be delivered, unloaded and stored in a designated area, material unloading is normally by mechanical means i.e. the Hyab lifting arm attachment to the delivery vehicle, materials then being transferred to the required work area by all terrain fork lift, manual handling of material on the site cannot be avoided so it must be monitored, all operatives will be briefed on the procedures required in manual handling of materials and under no circumstances will any operative attempt to lift more than the recommended weight of 20kg, all awkward shaped loads will be handled with two or more operatives, mechanical handling equipment will be used if practicable to avoid the risk of injury from manual handling and where possible deliveries of all materials will be broken down into manageable loads before being moved.
16.	Fire and risks associated with hot works and site activities: Re-fuelling plant. Smoking on the site. No Burning of Rubbish Low *Risk*	Considered to be low risk.
17.	Traffic: Parking. Conflict with pedestrians and occupiers of the surrounding dwellings *High Risk*	As this work is being carried out adjacent to a busy main road there maybe conflict between their vehicular and pedestrian movements and site traffic and all due consideration must prevail to anyone affected by the works, It is assumed the Principal Contractor will liase with the adjacent bungalow and dwellings . The delivery of materials must be timed so as to cause the least disruption and congestion on the site.

These risk assessments and method statement should form the basis from which the appointed Principal Contractors will form his Construction Method Statement and Risk assessment , all operatives working on the site should be given a site Health and safety induction and should be the subject of review and updating as site conditions may dictate.

Principal Designer

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