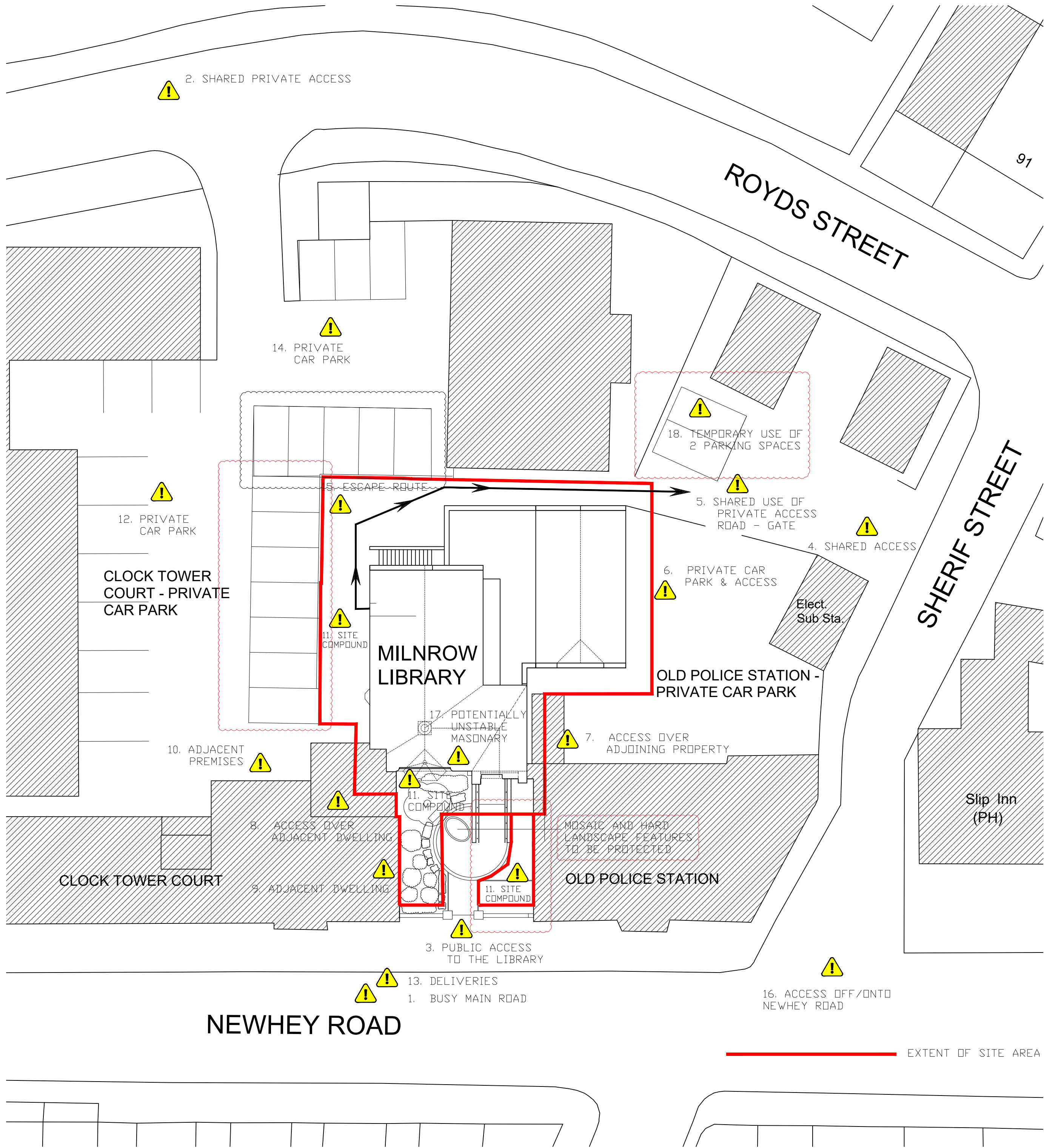




NEWHEY ROAD

EXTENT OF SITE AREA

GENERAL PRINCIPLES AND HEALTH AND SAFETY CONSIDERATIONS
SHARED USE OF THE LIBRARY ENTRANCE

The Entrance to the library site from Newhey Road is to be shared between the public and staff, using the library, and as an access point for the Contractor.

The Contractor is to fully manage the safe use of this access and the clear and robust segregation of the Contractor's activities and equipment etc from the area accessed by the general public and staff.

Scaffolding will be required in this area and the Contractor is to create a gated access to the site in this area. During the works, the front of the building is to be hoarded to a height of five metres above ground level to deter unauthorised access onto the scaffold and upper sections of the building.

The Contractor will be required to prepare a detailed methodology and drawings for the safe management of this and other areas of the site.

NEWHEY ROAD ENTRANCE COURT

Site fencing is to be kept back from the existing railings to prevent climbing over the compound from the railings. The windows of the adjacent building, which fall within the fenced area, are to be protected during the works, in full agreement with the building owners.

The existing gate will be closed each evening and out of hours to restrict access and the Contractor is to ensure that this continues throughout the works.

1. ACCESS FOR CONTRACTOR'S DELIVERIES ETC

The Newhey Road approach is only to be used for deliveries out of peak hours to avoid creating a blockage or hazard to the flow of traffic and pedestrians along Newhey Road. A banksman will be required to be in place at all times during deliveries. Newhey Road is a busy main road and at peak times traffic backs up past the library. Any vehicles parked for delivery in this area must be parked so as not to create a blockage or a hazard.

2. ACCESS FROM ROYD'S STREET

There is to be no access off Royd Street or onto the privately owned car park at the rear of the Old Town Hall. For site compound areas indicated, access will need to be from either Newhey Road or Sherif Street.

signage will be require to identify the entrance and to confirm site restrictions and rules. These must be related to all delivery drivers prior to delivery.

A banksman will be required to be present for all delivery and other contractor's vehicles.

3. MAIN PUBLIC ACCESS TO THE LIBRARY

It is hoped that the library can remain operational throughout the works. The main entrance, off Newhey Road, is the only access for the public and must be maintained clear and safe to use throughout the works.

Shared use of this access by the Contractor and their operatives is to be controlled by a robust access methodology and control. The Contractor's compound can extend to the left of the entrance, as shown with a gated access but this is to be kept secure at all times. There is also a potential fro storage to teh right of the entrance path.

The hard landscaping areas of the entrance court are to be protected against damage, including the mosaic paving, and the area is to be scaffolded and hoarded with a safety tunnel formed over the main entrance.

Repairs to the stonework and pointing works in the public area, are to be timetable to take place when the library is closed wherever possible.

Dismantling works are to be carried out directly above the entrance and the scaffold and its edge barriers etc are to be designed to afford complete protection to the public below.

The existing gate and railings are to remain and the gate is to be kept locked at all times out of hours to ensure the security of the site and library.

A tree and vegetation within the area shown as part of the site boundary, are to be removed by the Client as appropriate. Some shrubbery planting will remain and this should be protected by the Contractor to prevent damage during the works. Where required, this can be re-located for later re-installation.

The entrance court is to be kept clear of debris, dirt and materials at all times.

All scaffolding is to this area is to be sheeted with monoflex to prevent debris from falling onto the adjacent areas.

4. ACCESS OFF SHERIF STREET

Access to the perimeter of the site is also gained off Sherif Street. This is a private access, affording access to two garage units and to the adjacent residential block and its car park. Subject to agreement, there are two Contractor's parking spaces outside the right hand garage, during weekdays.

Scaffolding will need to be installed within the car park and land adjacent to the rear of the library. This is to be strictly by agreement with the adjacent land owner (to be co-ordinated by the Client initially).

5. GATED ACCESS

The car park is controlled by a sliding gate. This entry should not be obscured or blocked at any time and the Contractor should agree a methodology with the adjacent user/owner regarding access through the gate. The car park is only accessible for the erection of scaffolding.

6. PRIVATE CAR PARK (The Old Bank - off Sherif Street)

The car park area is private to the adjoining residential building. The scaffold is to be in place only when required and is to be installed to minimise the amount of car park taken out of action. The area is to be kept clear of debris, materials, obstructions and dirt at all times.

7. ACCESS OVER ADJOINING PROPERTY (THE OLD POLICE STATION)

Access to this part of the roof and to this side of the entrance gable, will require the scaffolding over the adjacent property. This scaffold should be designed to avoid the need to bear onto the adjoining structure and is to be sheeted in monoflex to prevent materials from dropping onto the adjacent roof or private area below.

8. ACCESS OVER ADJACENT BUILDING (CLOCK TOWER COURT)

Access to this part of the roof and to this side of the entrance gable, will require the scaffolding over the front of the building. Any taking of loads off the roof or structure below is strictly to be avoided or through prior agreement only if there is no alternative.

This section of scaffold will provide a connection from the Clock Tower Court car park Contractor's scaffold to the front of the building. Any taking of loads off the roof or structure below is strictly to be avoided or through prior agreement only if there is no alternative.

9. WINDOWS OF ADJACENT PROPERTY

There are windows to this elevation of the adjacent building. These are to be kept open to daylight at all times but are to be protected as required to avoid impact and debris damage. No risk is to be presented at any time to those in the rooms behind these windows. Installation of protection is to be strictly in prior agreement of methodology with the building owner.

10. WINDOWS AND DOORWAY OF ADJACENT PROPERTY

There are windows and a doorway/flat entrance to this elevation of the adjacent building. These are to be kept clear and open to daylight at all times but are to be protected as required to avoid impact and debris damage during the installation of the scaffolding. No risk is to be presented at any time to those in the rooms behind these windows or using the doorway. Installation of protection is to be strictly by prior agreement of methodology with the building owner/client. Clear, unrestricted and safe access to the doorway is to be available at all times.

11. SITE COMPOUND AREA

The area to the front of the Library is to be used as a site compound/storage area and is to be managed at all times to retain a clear safe escape route from the side door to the adjacent perimeter path as illustrated. The route of this path is to be adjusted during the works to retain a safe route while allowing access to the windows. scaffold etc.

The area to the side of the Library is open, to the south west corner, to the adjacent private car park. There is to be no use of the adjacent Clock Tower car park area. There is a wall and fence between these two areas generally. The area to the side of the Library is to be used for as little of the Contract as is feasible and is to be fully made good and reinstated when no longer needed. Any damage to the fence, wall and tarmac is to be fully reinstated at no cost to the Contract.

12. ADJACENT PRIVATE PARKING AREA

None of this area is to be impacted in any way by the contractor's operations.

13. DELIVERY VEHICLES

On days when there are deliveries to site the Contractor will need to arrange for the deliveries to be out of hours and to avoid obstructing the highway. A banksman will be required at all times and the Contractor will need to make arrangements for any partial road closure etc. This area is to be kept clear, clean and available at all times for residents and for emergency vehicles/bin collections etc.

14. ADJACENT PRIVATE PARKING AREA

There is no agreed access to this area and the area must be kept clear of Contractor's vehicles and available for the use of the residents and bin lorries etc at all times.

15. FIRE ESCAPE ROUTE

The site fencing is to be positioned to retain a clear 1250mm wide escape route between the scaffold and the adjacent building.

16. ACCESS OFF/DNTO NEWHEY ROAD

This is an awkward junction onto a busy main road and with another road almost opposite. Care is to be taken at all times and use of this junction is to be avoided when possible at peak times.

17. POTENTIALLY UNSTABLE MASONRY

Masonry to the oriel window and to the entrance gable and plers, is displaced and potentially unstable. temporary support is required during dismantling and re-assembly.

WORKING OVER PUBLIC AREA

The works include the whole of the roof area, including the flat roof area. a robust methodology is to be prepared to ensure that the health and safety of the staff and public, using the building below, are not put at risk at any time during the works. Closure of areas of the library, for example the upper meeting room, staircase, areas around and below the oriel window and IT suite etc are to be temporarily closes as required by prior agreement with the Contract administrator and in consultation with Client and building manager.

WORKS TO WINDOWS

Temporary screens and exclusion zones will be required locally around each of the windows during the window works.

TEMPORARY PARKING

The Contractor will be allowed, subject to agreement from the occupier, to park two vehicles in front of the garages to the rear of the library off Sherif Street. This will need to be kept clean at all times and the spaces vacated at weekends.

GENERAL PRINCIPLES AND HEALTH AND SAFETY CONSIDERATIONS

HERITAGE STATUS OF MILNROW LIBRARY:

Milnrow Library is listed, on the National Heritage List for England, as a grade 2 historic building and all works that impact upon the fabric or integrity of the building are subject to Listed Building Approval and agreement with the Conservation Officer.

All works that impact upon the fabric of the building will be subject to the preparation, by the Contractor, of a suitable methodology for approval prior to the commencement of the works. This will include the careful dismantling of sections of the entrance gable, oriel window and chimney, for the carrying out of structural repair works and re-assembly. Repairs to windows will require some sashes to be removed and sections of the sash boxes, cills and framing to be replaced with like for like materials where compromised by rot. A general methodology will be required for this to demonstrate that the building will be kept weathertight and secure at all times and that the works are restricted to the affected fabric only.

In addition, a methodology statement will be required for the safe and appropriate carrying out of the roof repair works.

The works will require the installation of scaffolding and the temporary support of elements of the structure during the carrying out of the works. A detailed method statement will be required to identify a route and appropriate protective measures to be taken to protect the building fabric and finishes and staff and visitors within the building. It is required that the building remains in use throughout the works and that a protected route is formed through the scaffolding of the entrance elevation to allow safe access for the staff and public. Closures are to be kept to a minimum and only will full prior agreement with the Client.

As a general principle, the original historic fabric should be retained wherever possible and repairs carried out to allow the maximum retention of original fabric. Original fabric that is removed during the works is to be assessed for the potential for it to be re-used elsewhere in the works wherever possible to do so. An example would be the cutting of smaller indents from larger sections of stone that are replaced. For the purpose of the costings, the Contractor is to assume new stone for all indents and replacements.

CONTINUED USE OF THE BUILDING - PROGRAMME OF WORKS:

The Contractor is to issue a detailed programme to identify the timing of the works and to allow full co-ordination with the continued operation of the library and residential properties around the site. Scaffold installation /dismantling works are to be carried out outside of normal working hours wherever possible and no deliveries are to be made during the rush hour period of the morning or afternoon.

ASBESTOS:

An Asbestos management survey is available for the entire building but with very limited access to roof spaces and with no breaking out of materials. This is available for inspection if required by the tendering Contractor.

The Contractor is required to allow for the inspection and testing of any suspected asbestos encountered during the works and it to await the analysis of any samples prior to disturbing the material. If asbestos containing materials are encountered, they are to be removed/replaced.

This is to be carried out in accordance with the Asbestos Regulations 2012 and by an ARCA Registered, fully accredited Asbestos removal contractor. A provisional sum has been included for this work, if required.

LEAD PAINT:

The contractor is to allow for appropriate safety measures, in accordance with HSE guidance, during the removal of existing paintwork that contains lead. It is to be assumed that all paintwork to the windows, casements, internal window boards, fascias etc contains lead and should be removed, where necessary, using a combination of chemical paint stripper, wet abrasive paper and on-tool extraction, to avoid the production and spreading of fumes and dust. Submit a method statement for control, protection, containment and clean-up regimes.

WORKING AT HEIGHT - SAFE ACCESS

The Contractor is to allow for assessing and providing appropriate safe access for the works to the roof, entrance gable, chimney, oriel window construction etc and to each window (to include the provision of a MEWP, scaffold or tower scaffold as required for the works) to allow the safe removal of the sashes and works to the casements, frames, laylights, reveals etc as required and for the subsequent reinstatement following the works/decoration. The Contractor is to liaise with adjacent building managers to ensure that the public, visitors, residents etc are not put at risk at any time. The document 'Specialist Investigations', dated January 2022, includes a summary of the access situation but the Contractor is to visit site prior to tender to fully assess all implications of the works. Refer to the Pre Tender Health and Safety Pack.

All current HSE guidance is to be observed in the provision and use of MEWPs, tower scaffolds and scaffolding, including the provision of a qualified operator and appropriate safety harnesses/ PPE and instruction etc.

APPROPRIATE OPERATIVES AND EXPERIENCE

All operatives working on the project are to be appropriately skills and experienced in work to high profile listed buildings and should hold relevant CITB Certificates of Competence.

SCAFFOLDING:

Scaffolding, where required, is to be designed by a scaffolding specialist following a detailed inspection on site and assessment of the loading, complexity of location, height, bearing capacity and fragility of the structure or finishes below and in full accordance with HSE regulations.

Access for scaffolding is to be carefully assessed and a methodology prepared for the safe movement of scaffolding around the building, reinforcement/proping of existing structure and protection and spreading of loads over existing structure and finishes etc. This is particularly of note above the main public entrance, above the skylight on the flat roof and above the adjacent residential building roofs and footpaths. All efforts should be made to avoid fixing scaffold to the existing brickwork/masonry, although this will be considered, subject to the approval of a detailed and appropriate methodology and where it is completely reversible upon completion of the works and will not damage the existing masonry.

Scaffolding is to be hoarded up to 3 metres height in all areas where access may be attempted and signage to be installed, along with dummy caneros and security warning signage. The Contractor is to allow for scaffold alarms.

LISTED BUILDING APP.

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The originator shall have no responsibility for any liability, loss, cost, damage or expense arising from or relating to any use of this document other than for its intended purpose on this project.

This drawing shall be read in conjunction with all other relevant drawings, specifications and associated documentation. Any discrepancies, errors or omissions are to be reported to the originator before proceeding with work.

All dimensions are to be checked on site by the contractor prior to proceeding with any work.

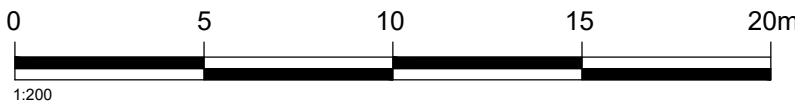
Hazard Identification

ref	hazard	date

REVISION P3 CHANGES SHOWN THUS

ref	revision	by	date

THIS SCHEDULE LISTS SOME OF THE MOST NOTABLE HAZARDS BUT IS TO BE EXPANDED BY THE CONTRACTOR AS PART OF THEIR OWN RISK ASSESSMENT OF THE PROJECT AND IS TO BE ADDRESSED IN THEIR CONSTRUCTION PHASE HEALTH AND SAFETY PLAN IN CONJUNCTION WITH THE HAZARDS/RISKS RAISED IN THE PRE-TENDER HEALTH AND SAFETY INFORMATION PACK.



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drawing
SITE COMPOUND, ACCESS AND PRINCIPAL H&S HAZARDS

drawn by	AR/LC	date	APR 2023
checked by	AR	date	APR 2023

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