

CONSTRUCTION PHASE PLAN COMMERCIAL
SITE FORM 21A

CONSTRUCTION PHASE PLAN FOR

The Design and Constructions an entertainment venue on Silver Street, Durham, including all finishes, sanitary ware, catering and bar equipment and FF&E, new drainage installations. A double height space is also to be created by cutting out a section of the first-floor area, to overlook the proposed new stage area on the ground floor. A section of the existing flat roof is also to be 'cut out' and replaced with a glazed rooflights

AT

Former Marks & Spencer Building, 4-6 Silver Street, Durham, DH1 3RB

BY


Abbey Construction Services Limited,
Sunniside Lane,
Cleadon,
South Shields,
England,
NE34 8DY

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PREPARED BY	David Wadds – Carney Consultancy
POSITION	Health and Safety Consultant
SIGNATURE	D.G. Wadds
DATE	19/04/2023

Revision Log

This plan will be reviewed against the construction works and at least monthly to ensure its relevance.

Amendments to the contents of this Construction Phase Plan are to be recorded below with

	<p>UNCONTROLLED IF PRINTED Page 1 of 24</p>	<p>Document Template Issued January 24</p>
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rows added to the table as required. Examples include changes to site management personnel, changes or additions to significant risks.

Regular amendments such as completion or Register of Risk Assessments should not be recorded.

Revision number	Date	Section Amended	Details of Amendment	Amended By
01	As front cover	Original Document	N/A	N/A
02				
03				
04				

Issue Register

The register below to be used to record which parties are issued this document, all revisions to this plan are then to be issued those named to be low.

Issue To	Date	Revision Number	Issued By
Abbey – For Review		01	David Wadds – Carney Consultancy

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01 Pre-Construction Information and Exchange of Design Information

All information in the form of drawings, specification and instructions will be registered by the company's contract manager. Originals will be retained at the company's office and a copy kept within the site office.

The company will disseminate this information to its subcontractors formally and record such distributions on the registers. The Contracts Manager will be responsible for ensuring current information is issued to the relevant contractors prior to all works commencing on site and for communicating any feedback or queries back to the design team.

Any design information in the form of material samples will be resourced from the relevant contractor and formally issued to the design team by the Project Manager.

02 Distribution of Changes in Design Information

No design changes will be made unless instruction has been made from Jenny Robertson at Turner & Townsend.

When changes in the design are made, these will be passed on to the relevant contractor as soon as possible. This will trigger a procedure of review between The Company management and subcontractor. The implications of the design change are to be fully considered. This will be an agenda item at weekly subcontract co-ordination meetings.

Existing risk assessments and method statements will be reviewed following changes to ensure these documents are still suitable and sufficient. This process will determine if any further mitigation measures are required.

03 F10 Notification

A F10 Notification will be made to the Health and Safety Executive by the Client / Principal Designer prior to works commencing. A copy of the F10 will be posted at the works area e.g Site office / Welfare facilities.

04 Scope of Works

The scope of works include;

- Soft strip of existing premises
- Formation of new openings to exiting 1st floor slab
- Alterations to existing openings
- Formation of new lift shafts
- Formation of new mains room and fit out of new stack venue
- Demolition works
- Groundworks
- M&E installation
- Painting and decorating
- Roof works

The project will commence June 2023 and is anticipated to complete March 2024.

Contractors working throughout the project are noted within section 18 of this Construction Phase Plan (as works progress The Construction Phase Plan is to be reviewed and updated on a regular basis by the site management team.)

05 Summary of Project Specific Constraints and Restrictions Affecting the Works at Various Phases.

The working area will not be operational throughout the project however as noted within the PCI Significant hazard and risk register the following risks are noted to be present;

The site is located on Silver Street, Durham, and extends to the south where it has shared service access from Sadler Street – see below image. A party wall to Tesco bounds the site to the north east, with Moatside Lane to its south and west boundaries. Moatside lane is pedestrian access only. The Moatside Lane vennel embankment is heavily planted with mature trees. The roofscape of the existing building is dominated by plant and service equipment, and the building steps down two storeys as it climbs the hill towards the castle with a large profiled sheet clad building at this level housing redundant chillers etc. There is also plant at the higher roof level.

Silver Street is a very narrow curved steeply sloping street with mainly food, drink & retail establishments to both sides pressed tightly against the pavement edge. There are traffic restrictions on Silver Street, preventing vehicle access

Vehicle access to the site is via Saddler Lane.

06 Principal Parties**Client**

Anson House 8 Limited,
Patrick House,
Gosforth Park Avenue,
Newcastle Upon Tyne,
NE12 8EG

Tel: 07931370220
Email: neillwinch@outlook.com
Contact: Neill Winch

Principal Contractor

Abbey Construction Services Limited,
Sunniside Lane,
Cleadon,
South Shields,
NE34 8DY

Tel: 0191 5194477
Email: info@abbeyelectricalengineering.co.uk
Contact: Richard Nelis

Principal Designer

Carney CDM,
7-8 Clifford's Fort,
North Shields,
NE30 1JE

Tel: 0191 296 3652
Email: caroline@carneycdm.co.uk
Contact: Caroline Morton

Project Manager

Turner and Townsend,
3rd Floor,
Time Central,
32 Gallowgate,
Newcastle Upon Tyne,
NE1 4SN

Tel: 07950960126
Email: Jenny.Robertson@turntown.co.uk
Contact: Jenny Robertson



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Architect

Dunwoodie Swift Architects,
Unit G1,
Prestwick Park,
Newcastle Upon Tyne,
NE20 9SJ

Tel: 07769971983

Email: p.swift@dw-architects.co.uk

Contact: Peter Swift

07 Location Map

The site was previously occupied by Marks and Spencer and the site is located on Silver Street, Durham, and extends to the south where it has shared service access from Saddler Street – see below image. A party wall to Tesco bounds the site to the north east, with Moatside Lane to its south and west boundaries. Moatside lane is pedestrian access only. The Moatside Lane vennel embankment is heavily planted with mature trees. The roofscape of the existing building is dominated by plant and service equipment, and the building steps down two storeys as it climbs the hill towards the castle with a large profiled sheet clad building at this level housing redundant chillers etc. There is also plant at the higher roof level.



Site and surrounding area.

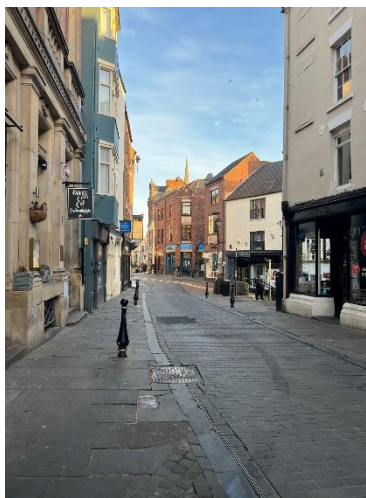
Silver Street is a very narrow curved steeply sloping street with mainly food, drink & retail establishments to both sides pressed tightly against the pavement edge. There are traffic restrictions on Silver Street as shown in the below images.

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Moatside Lane is a steeply sloping narrow cobbled lane bounded by the relatively high walls of the adjacent buildings with existing fire escapes existing onto it. Vehicular access is via Saddler Lane to the rear of the site. There are overhead power lines within Saddler Lane which is pose height restricted access to this area of the site.



Saddler Lane access from Saddler St.



Saddler Lane (North)



Saddler Lane (South)



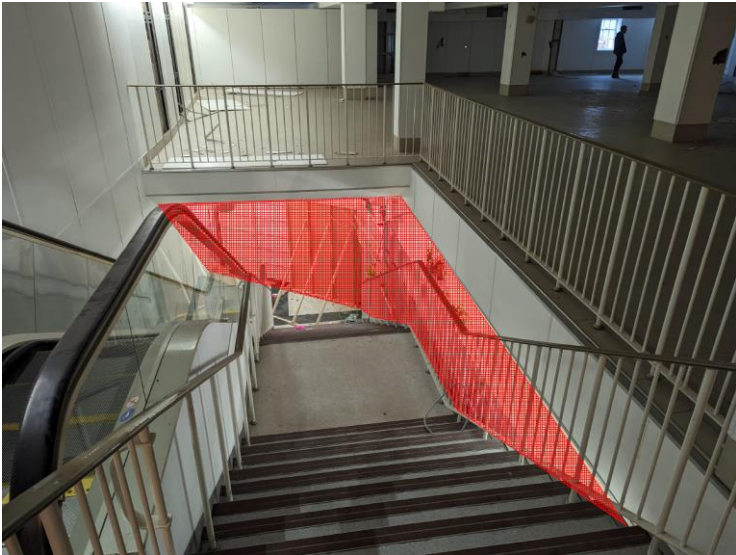


Overhead power lines in Saddler Ln.

The area to the rear of the site (accessed from Saddler Lane) has a shared service yard with Tesco – the area is shown below. This area is also shared with residential parking areas.



Yard area to rear of site shared with residential properties & Tesco.

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8 Description of Existing Environment	
8.1	<p><u>Use of surrounding Land</u></p> <p>The site has neighbouring businesses and apartments, there are retail premises attached to the building and the Yorkshire Trading Company is currently operating the ground floor of the unit.</p>
8.2	<p><u>Overlap with clients undertakings</u></p> <p>Currently, the Yorkshire Trading Company is operating from the ground floor of the unit. It is planned that the tenant will leave the premises before the construction begins. If minor soft strip works are to take place, compartmentation between the ground floor and first floor will be installed in the form of a temporary fire wall.</p> <div style="text-align: center;">  </div> <p>Consideration will be taken in terms of noise, dust and odour to protect the surrounding areas.</p>
8.3	<p><u>Existing services</u></p> <p>There are existing services installed within the building, this includes services and plant on the roof externally.</p> <div style="display: flex; justify-content: space-around;">   </div> <p>Abbey Construction Services will ensure that existing service drawings are requested from the Client/ Project management team prior to works commencing and suitable and sufficient method statements, risk assessments are in place prior to any groundworks commencing. CAT scans of the</p>

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area are to be carried out to confirm no existing services are within the construction area by Abbey Construction Services.

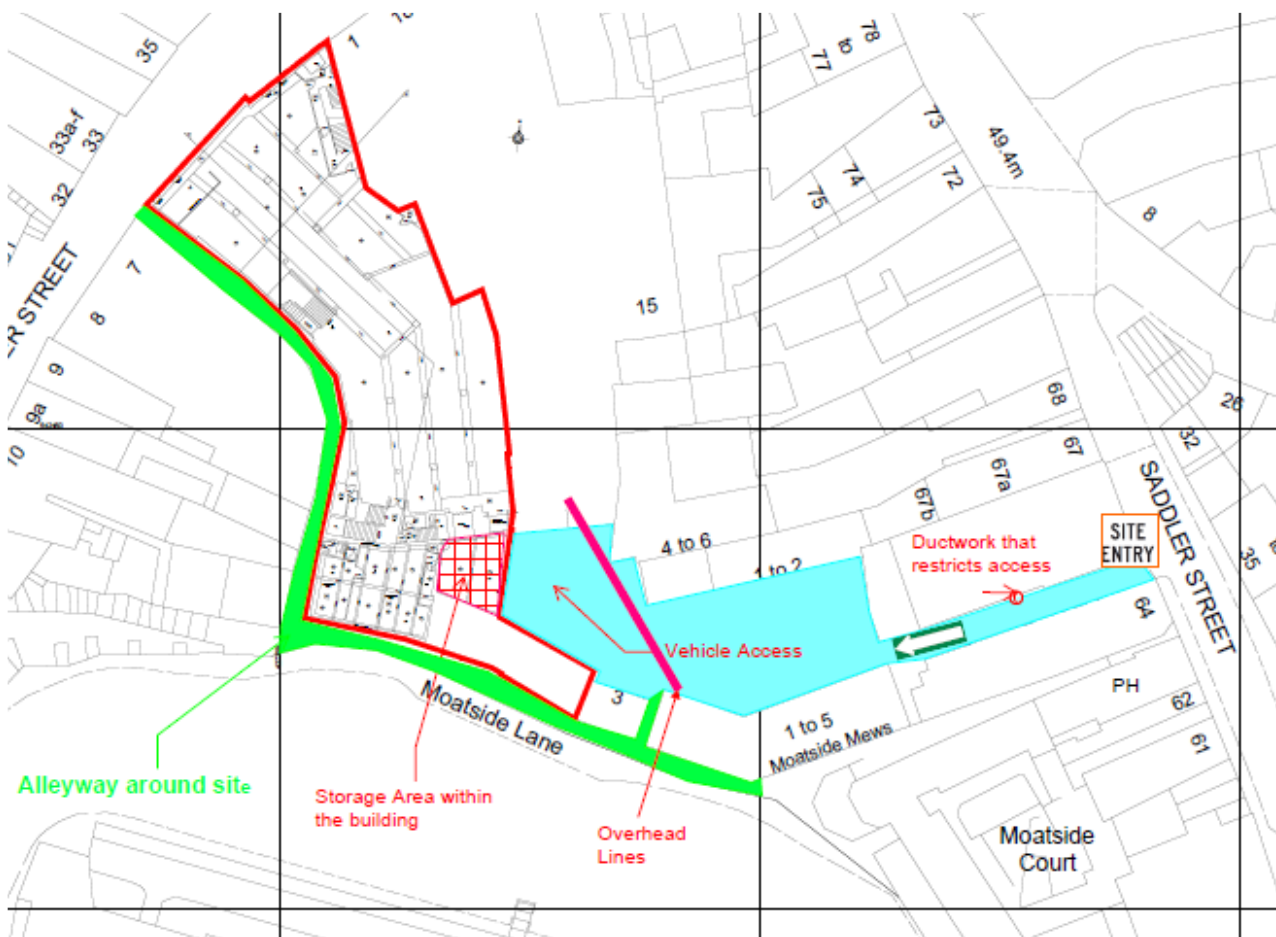
A permit system will be in place and managed by Abbey Construction Services for breaking of ground activities and isolations.

8.4 Existing Ground Conditions

N/A

8.5 Existing Traffic Systems

Due to access routes being shared with surrounding business including Tesco and Apartments the area must remain clear at all times, ongoing communications will be carried out to ensure delivery times to not 'clash' with other businesses.



See further details within appendix – site management plan / logistics plan

Parking is noted to be within close proximity to the site with a large car parking areas and a small multi storey car park, operatives must ensure that they obide by traffic and parking restrictions at all times.

Pedestrian routes will be identified through signage adjacent to site entrances and exits.



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8.6	<u>Planning Restrictions</u>
	To complete .

09 Outline Site Plans, including traffic management plan, Elevations and Layout Drawings for Descriptive Purpose

See appendix

10 Noise

Noise is to be controlled on site ensuring that noise levels of plant and equipment are taken into consideration, working hours are Monday – Friday 07:30am – 17:30pm and Saturday 08:00am – 13:00pm, however no noisy activities will be carried out prior to 08:00am. A risk assessment for noise will be located within the site office onsite. Hearing protection zones for operatives will be put in place as and when required.

11 Dust

Dust suppression equipment (on tool extraction/ water suppression) will be mandatory on site where activities will create airborne debris, therefore limiting the amount of dust being released by the construction activities. A risk assessment for dust will be located within the site office.

An Asbestos Refurbishment & Demolition Survey has been undertaken for the site and the report is provided in Appendix to this document.

Asbestos Containing Materials (ACMs) were identified within the survey which are required to be removed by a competent contractor prior to refurbishment / demolition works starting.

The report also states areas of No Access – no works should be undertaken in these areas until a further R&D survey is undertaken. However, the report stated the following “*it is now recognised by the HSE that even with ‘complete’ access demolition surveys, ACMS may not be identified and this only becomes apparent during demolition itself. If any suspect materials are identified during the refurbishment / demolition work, all work should stop and the material treated as asbestos until it is identified that it is not or removed as being asbestos*”.

Note all contractors will be asbestos awareness trained as a minimum and work should stop immediately if asbestos containing materials are found on site.

A Lead survey has been carried out (EIR1065), this is to be removed prior to the commencement of works on site.

12 Vibration

Vibration on site will be minimal, however consideration is to be taken for the surrounding environment as this will be operational throughout the construction phase. Where relevant a suitable and sufficient risk assessment will be carried out to ensure that higher risk vibratory operation will not affect the surrounding area. A risk assessment for vibration will be located within the site office onsite. Operatives will not be exposed to vibration which reaches the exposure action value (2.5 m/s²) A(8) or the exposure limit value (5 m/s²) (A8) vibrations will be logged for users of vibratory equipment.

13 Fire Safety on Site

A fire plan is attached to this Construction Phase Plan, however site management team must ensure that the fire plan is reviewed on a regular basis to ensure that the plan remains up to date throughout the construction phase.

Abbey Construction Services will ensure that fire alarm points are placed around the site and fire safety measures are highlighted during the site induction. This will include how to raise the alarm in the event of a fire and relevant muster points. Fire fighting equipment will be provided throughout the site and have in date inspection carried out.

The fire assembly point will be located within the service yard and details are to be communicated to all operatives during the induction process.

Operatives are required to sign in and out of site on a daily basis to ensure that a record of all persons is maintained at all times.

Hot works permits will be in place and managed by the site manager when operatives are undertaking any hot works.

14 Sequence of Works and Programmes

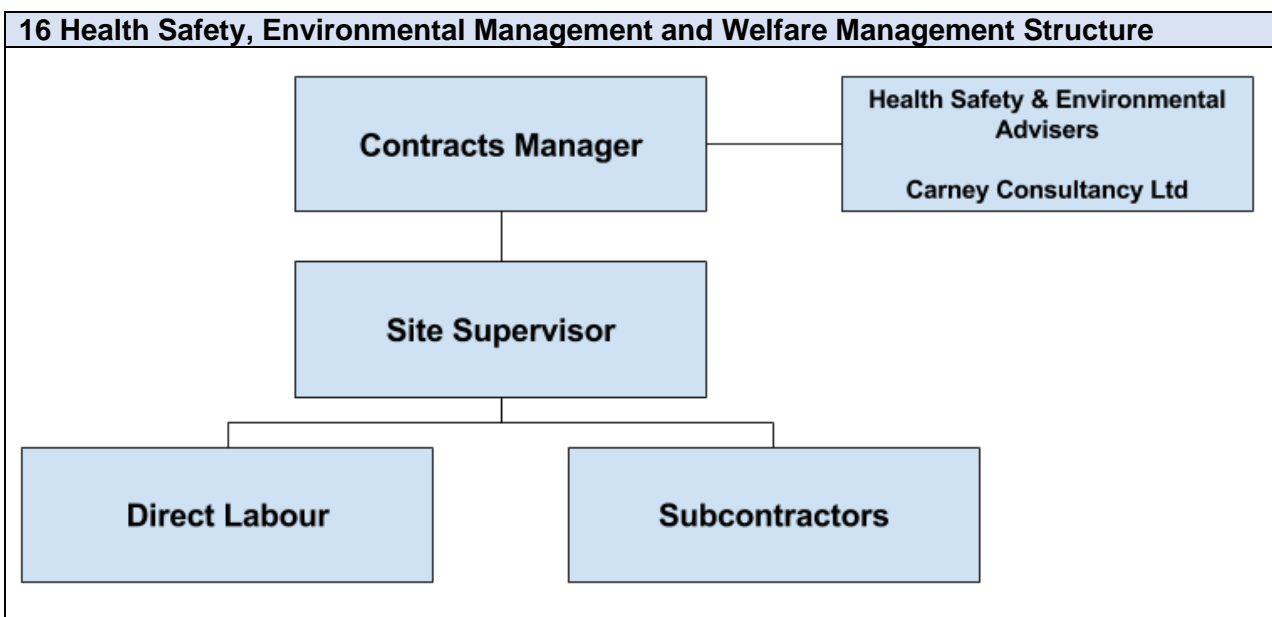
Works are anticipated to start in April 2024 and are estimated to last 42 weeks. A full programme of works is available for review within the site health and safety file and located within the site office.

Accident / incident reporting procedures will be highlighted to all operatives within the site induction carried out by the site management team.

Health and safety goals for the project include;

- Achieve Zero fatalities or specified injuries
- Comply with all current Health and Safety Legislation, Approved Codes of Practice and Industry Guidance and Good Practice.
- Maintain safe access and egress for the surrounding residents and site users.
- Identify and address all risks in accordance with Regulation 3 of The Management of Health and Safety at Work Regulations 1999.
- Maintain adequate levels of welfare facilities for the workforce.
- Avoid any significant disruption to the surround areas (including minimisation of dust/noise/vibration)

15 Further Information and Sources of Information Available		
Pre-Construction Information Document	Yes	Company server / Site
Design Information	Yes	Company server / Site
Asbestos Survey	Yes	Company server / Site
Stats Drawing	Yes	Company server / Site
Structural Survey	Yes	Company server / Site
M&E Survey	Yes	Company server / Site
Soil Survey	No	Further information to be provided.
Layout drawings and elevations Schedule.	Yes	Company server / Site



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17 Assessments of Risks		
To be completed by the company management before the start of the contract, significant risks will be identified and where necessary suitable risk assessments and method statements will be produced and or control measures to be adopted and outlined.		
Hazard	Significant Risk to Project	Information Received from the Pre-Construction Information
Topography	Yes	Yes
Access to Site	Yes	Site Specific RA to be produced
Overhead Services	Yes	Site Specific RA to be produced
Traffic Restrictions	Yes	Site Specific RA to be produced
Existing Plant or Work	Yes	Site Specific RA to be produced
Residential Buildings	Yes	Site Specific RA to be produced
Industrial Buildings	Yes	Site Specific RA to be produced
Scaffolding	Yes	Site Specific RA to be produced
Working at Height	Yes	Site Specific RA to be produced
Temporary Works	Yes	Site Specific RA to be produced
Concreting	Yes	Site Specific RA to be produced
Roofing	Yes	Site Specific RA to be produced
M&E	Yes	Site Specific RA to be produced
Asbestos	Yes	Site Specific RA to be produced
Site Fencing	Yes	Site Specific RA to be produced
Site Traffic Management	Yes	Site Specific RA to be produced
Excavations	Yes	Site Specific RA to be produced
Lifting	Yes	Site Specific RA to be produced
Waste Disposal	Yes	Site Specific RA to be produced
Arc Welding	Yes	Site Specific RA to be produced
Hole Ducts through Floors	Yes	Site Specific RA to be produced
Site Security	Yes	Site Specific RA to be produced
Cutting and Burning	Yes	Site Specific RA to be produced
Cartridge Tools	Yes	Site Specific RA to be produced
Fragile Material	Yes	Site Specific RA to be produced
Fire	Yes	Site Specific RA to be produced
Welfare	Yes	Site Specific RA to be produced
Risks to The General Public		
Security / Fencing	Yes	Site Specific RA to be produced
Pedestrian Access to Site	Yes	Site Specific RA to be produced
Movement of Plant	Yes	Site Specific RA to be produced
Noise from Works	Yes	Site Specific RA to be produced
Dust from Works	Yes	Site Specific RA to be produced
Vibration from Works	Yes	Site Specific RA to be produced
Fire	Yes	Site Specific RA to be produced
Storage/ Delivery of Materials	Yes	Site Specific RA to be produced
Risks to Occupational Health		
Dusts (Wood and Silica)	Yes	Site Specific RA to be produced
Asbestos	Yes	Site Specific RA to be produced
COSHH	Yes	Site Specific RA to be produced
Manual Handling	Yes	Site Specific RA to be produced
Vibration	Yes	Site Specific RA to be produced
Noise	Yes	Site Specific RA to be produced
Weils Disease	Yes	Site Specific RA to be produced
Welding fumes	Yes	Site Specific RA to be produced
Arc Eye	Yes	Site Specific RA to be produced
Sharps (Needlestick Injuries)	Yes	Site Specific RA to be produced

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Temporary Accommodation		
Office Installation	Yes	Site Specific RA to be produced
Electrical Installation	Yes	Site Specific RA to be produced
Drainage	Yes	Site Specific RA to be produced
Fire	Yes	Site Specific RA to be produced
Signage	Yes	Site Specific RA to be produced
Cleaning	Yes	Site Specific RA to be produced
Fencing	Yes	Site Specific RA to be produced
Security	Yes	Site Specific RA to be produced
Materials Storage	Yes	Site Specific RA to be produced

18 Subcontractor Risk Assessments and any required Method Statements, COSHH assessments etc			
Subcontractor Risk Assessments, Method Statements and COSHH Assessments etc will be kept in the site file.			
Contractor / Supplier Name	Task / Operation	Date Risk Assessment / Method Statement and COSHH Assessment required	Date Complete
TBC	Demolition	To be provided	To be provided
TBC	M&E	To be provided	To be provided
TBC	Groundworks	To be provided	To be provided
TBC	Decorating	To be provided	To be provided
TBC	Plumbing	To be provided	To be provided
TBC	Dry lining / plastering	To be provided	To be provided

19 SHE Responsibilities on Site	
Site manager/ Supervisor who has the overall responsibility for health, safety, welfare and environment and shall assume the role of Principal Contractor Representative. Roles may be developed to other staff members from the Principal Contractor. This could include personnel off site.	
Site Safety Appointments	
Site Manager / Site Supervisor	TBC
Lifting Co-ordinator	Richard Nellis
Fire safety Co-ordinator	Richard Nellis
Site electricity Co-ordinator	TBC
Temporary Works Co-ordinator	Richard Nellis
COSHH Co-ordinator	TBC
First Aider	TBC
Mental Health First Aider	TBC
The TWC must be appointed in writing and manage the Temporary Works Schedule - openings are being made in the floor structure for this project and TW will be required to be designed.	

20 Security and Protection of the public

Abbey Construction Services will operate a signing in procedure with all contractors and visitors on a daily basis. Inductions are to be carried out by the Site Manager before operatives commence works.

Access and egress points will be agreed away from public areas as far as is reasonably practicable and these points will remain secure at all times to prevent unauthorised access by the public, signage will be posted warning of restricted or prohibited access.

21 Welfare Arrangements and Site Set Up

Abbey Construction Services will be responsible for the provision and maintenance of suitable and sufficient facilities eg toilets and washing facilities and also the temporary water, power and lighting as required.

The welfare facilities will be located within the existing building and the location of the facilities will be covered within the site induction carried out by the site manager.

At present there is approximately four toilets located on site and welfare facilities will be reviewed as works progress and additional contractors are present on site.

23 Storage of Materials (Including Hazardous) and Removal of Debris

All hazardous plant, materials or equipment will be removed from the premises overnight to a secure container. The Company will remove all burning / welding or soldering equipment etc. To a secure container. All waste materials will be deposited into skips as required and disposed of by a licensed waste carrier.

24 Emergency Procedures (Fire, First Aid, Flood, Power Outage, Environmental Incident)

Suitable emergency procedures will be prepared and posted in a prominent position on site. All foreseeable emergencies will be identified and the arrangements must be communicated to all site personnel through regular briefings and inductions.

Nominated individual with specific duties that need to be carried out as part of the emergency incident prevention or control will be formally appointed and their names will be displayed on the emergency action notices that have been made available for the first aid and fire.

All such notices must be regularly reviewed and kept up to date by the person in control of the site and the methods of achieving that are described below.

The emergency procedures for the site will be reviewed as the works progress to reflect changing layouts and will be reviewed as part of all internal and external safety inspections undertaken on the project.

The following items must (as a minimum) be included in any emergency plan that is prepared for the site. Please note that additional information must be provided where specific high-risk operations are being carried out (i.e confined space entry, Crane operations and electrical work)

- 1- A fully completed fire action notice – Details of fire evacuation procedure from site. When an alarm is sounded on site all operatives on site should go immediately to their designated muster point which will be identified by the client.
- 2- A site layout plan shows the following. Fire Points, Fire alarm points and call points, Assembly points, Emergency access routes, Access arrangements for emergency services,

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location of first aid equipment, Location of the emergency spill response kit, Site accommodation layout, Site storage areas, Waste disposal locations, Site perimeters and boundaries, specific hazard areas.

The site layout plan for this project details the above points and is included in the appendix of this document.

3- A comprehensive site induction that covers the above points, the site rules in place on the site and any restrictions that are in place on the site.

Emergency Services	
Fire	999
Police	999
Ambulance	999
Hospital A&E	University Hospital of North Durham North Road Durham DH1 5TW
Statutory Authorities	
Electricity	Northern Power Grid: 0800 668877
Telecom	British Telecom: 0800 800 152
Water	Anglian Water 01522881188
Gas	British Gas: 0800 111 999
Enforcing Authorities	
HSE Contact	0151 922 1221
EA / SEPA Contact	0370 850 6506
Principal Contractor	
Out of hours contact	Richard Nellis - 07860939627

25 The Notification and Investigation or Reportable Accidents and Dangerous Occurrences

Details of all accidents are recorded in the site accident book.

It is the responsibility of the employer to report any RIDDOR accidents and dangerous occurrences of the HSE and to ensure an appropriate investigation is undertaken with a view to preventing recurrence.

Accidents to direct employees, single person labour only subcontractors should be notified by using form F2508 and within ten days of the accident occurring.

In the case of death or specified injury, initial notification must be made by telephone to the HSE as soon as practicable after the accident has occurred. (HSE may be notified by telephone either via the local HSE office or via their incident contact centre 0345 300 9923)

As an employer it is the subcontractor's responsibility to report any accidents sustained by those working for them. Copies of the subcontractors completed F2508 notification form must be retained by the Principal Contractor for company records. If the subcontractor is unwilling or unable to complete form F2508, the Principal Contractor's manager or their equivalent must notify the HSE.

Following any reportable accident or dangerous occurrence, the relevant risk assessments and any relevant method statement should be reviewed to determine whether they need changing in the light of the incident.

26 Site Rules

Site rules will be communicated to all site personnel and visitors at induction and posted on the site notice board.

Site rules (Not definitive) have been provided as a minimum from the Estate Management team.

The following rules apply to all persons entering the site

- Do not smoke anywhere on site
- Only use predefined rest areas agreed by the site manager
- Wear suitable and sufficient protective clothing (no not work bare chested)
- Keep your work area clean and tidy at all times
- Try and avoid disturbing site occupants and visitors (keep noise down and do not play music)
- Do not block fire exits and other access/ egress routes.
- Do not use environmentally hazardous materials without site approval.
- Appropriate bunding to be made accessible for spillage prevention.
- Do not work or interfere with anything which has not been authorised by the site manager.
- Do not discharge any substances to site drainage without site authorisation and consent from the regulator where required.
- Do not access any areas where you have not been authorised to do so.
- Comply with all site health, safety and environmental signage and instructions.
- When you finish working, leave your work area safe and secure and tidy.
- Take all waste away with you and ensure the legal duty of care and hazardous waste regulations are followed. Do not use site bins/ skips without authorisation.

27 Induction

All persons prior to commencing operations on site shall receive induction training from the site supervisor/ site manager

Records of all inductions will be maintained on site

Visitors to site, after signing in will receive a visitor's induction unless accompanied at all times by a previously inducted person who will take responsibility for their health and safety. Copies of the site induction available in site safety file.

28 Consultation with people on site

Any H&S or Environmental matters that arise can be discussed with the site supervisor at any time, As a company there is an open door policy for anyone with concerns / issues regarding H&S or Environment. This will be stated and actively promoted at site induction.

29 Evaluation of Subcontractors and Discipline Procedures

All subcontractors working on the project will be required to satisfactorily complete to the company H&S prequalification questionnaire prior to commencing works.

A pre start meeting will be held with each subcontractor to allow method statement and risk assessments to be issued by the subcontractor and evaluated by the company prior to works commencing on site. All subcontractors personnel will be required to undertake the site induction and will be subject to the sanctions described therein for breach of site rules / H&S regulations.

30 Communication and Co-ordination

Communications with the project team and subcontractors shall be carried out through regular site meetings.

31 Toolbox Talks

These will be undertaken as appropriate to the needs of the site. A register of tool box talks undertaken will be maintained onsite.

32 SHE Monitoring

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The ongoing monitoring of SHE on site is a line management and supervisory responsibility. In addition, external consultants will carry out safety inspections and audits on a regular basis with written reports being submitted to relevant levels of management for review and action. Site management and supervision will be responsible for carrying out regular site SHE inspections including formal documented weekly inspections.

33 Records of Inspections and Registers

All relevant forms and statutory registers will be completed as required by the specific nature of the contract and will form part of this plan and kept available for inspection.

34 Permits

The company will operate a permit system for the following activities (Delete as necessary).

- Hot Works
- Working at Height
- Confined Spaces
- Roof Works
- Excavation Works
- Use of Step Ladders
- Mechanical Isolation
- Electrical Isolation

35 Temporary Works

The appointed Temporary Works Coordinator (TWC) is responsible for identifying areas that need temporary works consideration and for a register of such work.

Where design is necessary the TWC will liaise with the appropriate designer ensuring they are provided with the necessary information.

36 The Health and Safety File

The company will collect and collate information on aspects of the design, the materials and the construction processes and forward information to Principal Designer or the client if the Principal Designers appointment has ended before the construction phase is complete.

37 Appendix

A – Fire Prevention Strategy

B –

C –

D -

Construction Phase Fire Prevention Strategy

General Information	
Name and Relevant Details of the Person Responsible for Implementing the Plan	Site Manager/Responsible Person:
Contact Details Normal Hours	TBC
Contact Details out of Hours	
Name of Fire Warden(s)	TBC
Fire Safety Awareness Training – how often, what is covered?	To be arranged before site induction and before the start of the relevant operations and during any additional changes to the contract
Date of Assessment:	21/04/2023
General Objective of The Fire Prevention Plan	<ul style="list-style-type: none"> To meet our legal obligations under the Construction (Design & Management) Regulations 2015. To meet our legal obligations under the Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

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	<ul style="list-style-type: none"> • To provide an effective fire prevention strategy and exercise good management of fire safety to ensure that fires are unlikely to occur. • To ensure if they do occur, that they are controlled or contained quickly, effectively and safely. • To ensure that all relevant persons are able to escape to a place of safety easily and quickly. • To ensure the fire safety of people in and around all areas under our control during the construction phase. • To ensure as far as reasonably practicable, the protection of property and the environment and to minimise business disruption in case of fire.
Contract Status (e.g. Demolition/New Build/Refurbishment etc.)	Refurbishment of existing premises.
Brief Description of Site Conditions (or Premises if Refurbishment)	4-6 Silver Street, Durham, DH1 3RB – Operational premises are located within close proximity.
Existing or Previous Use of Premises (if demolition/refurbishment)	Retail unit – Works will involve demolition and refurbishment works.
Number of Floors	3
Number of Client/Other Occupied Areas	None – However surrounding business will be operational throughout the works. *Currently occupied by Yorkshire Trading company
Times the Premises Are In Use:	06:00 – 23:00
Occupancy Type (N/B If Residential Obtain Client FRA for Premises)	Retail Unit
Client Liaison Details (if Premises Occupied)	TBC

<u>Foreseeable Fire Hazards</u>	
Ignition Sources:	<p>smoking materials, electrical installations (existing and temporary),</p> <p>plant and equipment, petrol cut off saws, task lighting, temporary heating units</p> <p>Hot works (cutting / grinding/ burning/welding during construction phase).</p> <p>spontaneous combustion of paint scrapings /oily rags etc.</p> <p>static charges, friction, lightening, refracted sunlight</p> <p>heating to site or temporary accommodation etc.</p>
Additional Controls Required	PAT Testing , Hot works permits, Good housekeeping, Isolation permits / safe systems of works / no smoking
Sources of Fuel (inc Highly Flammables)	paper, wood, soft furnishings, construction materials & waste materials

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	existing structure e.g. composite panels, timber frames Highly flammables such as paints, thinners, petrol/acetylene LPG etc. protective coverings e.g. visqueen or scaffold sheeting etc.
Additional Controls Required	analysis of existing FRA's of premises, good housekeeping
Oxygen (or Oxidising Agents)	natural ventilation, forced ventilation in existing premises, oxy-acetylene welding sets chimney stack effect
Additional Controls Required	fabrication off site etc., checking existing dampers etc.
Work Process	removal of compartmentation structural fire integrity, disabling part or fully the existing fire alarm system during refurbishment
Additional Controls Required	Programming of works to incorporate compartmentation and fire stopping as work progresses This may also include temporary fire doors as required

Means of Escape for Relevant Persons

Total Number of Relevant Persons Requiring Evacuation at any Given Time:	<i>TBC</i>
Number of Escape Routes per Floor/Storey Exits Available	3
Number & Length of Any Escape Routes Containing Dead Ends	TBC
Width of Escape Staircase & maximum permissible Numbers	not less than 750mm for normal evacuation or 900mm for disabled evacuation
Number of Final Exits Available	daily/weekly checks made throughout the construction period
Maintenance of Escape Routes Inc Storey & Final Exit Doors.	daily visual inspection to ensure they are kept free from obstruction.
Provision of Emergency Escape Signage	provision and quantity of signage to be developed as work progresses throughout the term of the contract.
Location of Assembly Point	Service Yard

Means of Providing Warning & Emergency Lighting Provision

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Type of Alarm System/Means of Providing Warning Proposed	<i>Temporary Fire Alarm System to be installed prior to the commencement of works.</i>
Name of Company/Person Responsible for Maintenance & Functional Testing	Abbey Construction – Subcontractor
Contact Details	TBC
Emergency Lighting	Emergency units to be included in temporary provisions
Name of Company/Person Responsible for Maintenance & Functional Testing	Abbey Construction
Contact Details	Richard Nellis - 07860939627

<u>Means of Containing or Fighting a Fire</u>	
Types of Fire Outbreak Likely	<i>Class A</i>
Maximum Floor Areas	N/B you should have a minimum of Two 'Class A' extinguishers on every storey of the building. (e.g., 6lt Foam or 9lt Water etc.). Where there is 415 volt rated equipment, e.g. temporary supplies are used then 5kg not 2kg CO2 extinguishers are required <i>To be reviewed prior to commencement on site.</i>
Number of Extinguishers Provide or Required	(BS5306) and states that you should be no more than 30 metres from the appropriate extinguisher on any given level of your premises. <i>To be reviewed prior to commencement on site.</i>
Maintenance & Inspection Frequencies	annual servicing & /weekly checks made throughout the construction period
Existing Fixed Arrangements e.g. Dry or Wet Risers, Gas Suppression, Hose reels etc.	None
Maintenance & Inspection Frequencies	N/A
Access Routes for Fire & Rescue Service	N/B if normal routes are restricted or altered Local Fire & Rescue Service Should be notified of the changes
Existing Hydrants/ Water Pressure Issues	N/B if normal provision is restricted or altered Local Fire & Rescue Service Should be notified

Describe the anticipated fire in terms of size and location indicating the likely growth and spread in terms of time assuming all controls are implemented:

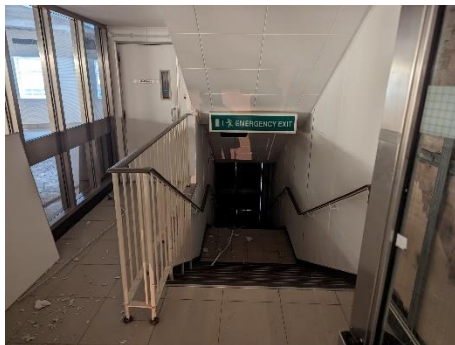
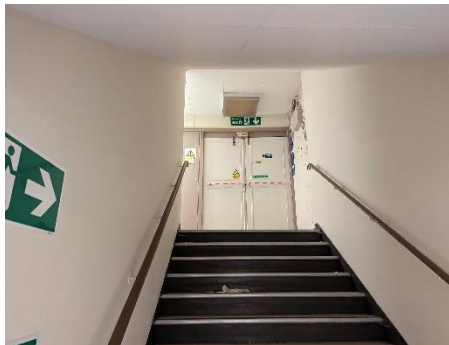
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Low

Record of Additional Significant Findings, Control Measures including Deficiency Rectification:

Compartmentation to be maintained throughout the Construction Phase

There are existing fire escape doors that must be kept clear at all times, it is noted that one exits onto the alleyway. It is anticipated that the ground floor shop will be vacant prior to the construction work commencing.



Fire extinguishers to be positioned in suitable locations.

Site Manager to act as fire warden

Temporary alarm system to be installed.

Method for calling the Fire Service.

1. Immediately on hearing, the alarm the Site Manager/Fire Warden (Name) will summon the Emergency Services, giving clear and precise information relevant to the situation.
2. Site Manager/Fire Warden (Name) will inform the client/existing occupied building of a Fire on site.
3. When the call to the Emergency Services is complete, The Site Manager will take the signing in book, and proceed to the assembly point and account for all operative signed in for the day.

Emergency Action Plan.

In the event of a fire,

1. The alarm is to be raised immediately,
2. All buildings are to be immediately evacuated and emergency services contacted.
3. All staff / operatives are to assemble at the assembly point.
4. NO PERSONNEL are to re-enter the site unless authorised by the Fire and Rescue Service