

JON JAMES CONSTRUCTION

# Construction Phase Plan

## **Residential New Build 4 New Apartments – 449 Lordship Lane**

Contract Name:	Residential New Build – 449 Lordship Lane
Contract Address:	449 Lordship Lane Dulwich London SE22 8JN
Date:	4 <sup>th</sup> May 2022



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## Construction Phase Plan Revision Sheet

Revision No:	Date of Issue	Reason for Revision and Comments
1.0	04/05/22	First issue

Author	MS Associates (Safety) Ltd	Approved by	Jon Davies
Date	4 <sup>th</sup> May 2022	Date	4 <sup>th</sup> May 2022



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## 1 Introduction

This Construction Phase Plan has been produced to comply with the Construction Design and Management (CDM) Regulations 2015, Regulation 12 (1) & (2) and is set out as appendix 3 in the HSE Guidance Document, Managing Health & Safety in Construction, (HSG L153).

As the Principal Contractor we will:

- Address the health & safety issues likely to be involved in the management of the construction phase.
- Plan, manage and monitor the construction phase, providing adequate resources and competent site management that is appropriate for the risks envisaged during the project.
- Provide contractors with the necessary information about the project that they need in order for them to carry out their work safely and without risk to health.
- Facilitate the co-ordination, co-operation and communication between contractors on the site.
- Provide information on any temporary works.

Jon James Construction have been appointed as Principal Contractor following the previous PC going into administration. The previous Construction Phase Plan has been used as a point of reference, but this Plan has been produced for the remainder of the project in line with Jon James Constructions' format and to remove any inaccuracies discovered in the previous Plan.

## 2 Project details

### 2.1 Location

Address: 449 Lordship Lane, Dulwich, London, SE22 8JN

Site located on the junction of Lordship Lane and Friern Road. Site entrance off Friern Road.





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## 2.2 Scope of works

The works involve the installation of piles and formation of a reinforced concrete basement, on top of which are three storeys constructed of a modular system. There are ten modular units to be installed. The finished construction will provide four self-contained residential apartments.

## 2.3 Details of project team

Client:	Aynstone
Address:	COINS Building 11 St Laurence Way Slough
Tel:	020 7993 8978
Contact:	Hugo Fonseca
E-mail:	<a href="mailto:hugo@aynstone.com">hugo@aynstone.com</a>
Principal Designer (PD):	BCDS
Address:	29b Church Street Mansfield NG18 1AF
Tel:	01623 348 331 / 07398 127360
Contact:	
E-mail:	<a href="mailto:alex@bcdsservices.co.uk">alex@bcdsservices.co.uk</a>
Principal Contractor (PC):	Jon James Construction
Address:	46 Rodney Drive Christchurch Dorset BH23 3JF
Tel:	07763 841114
Contact:	Jon Davies
E-mail:	<a href="mailto:jon@jonjconstruction.co.uk">jon@jonjconstruction.co.uk</a>
CDM Consultant to PC:	MS Associates (Safety) Ltd
Address:	Medino House Rushington Business Park Totton Southampton SO40 9LU
Tel:	023 8066 9305
Contact:	Andy Strugnell
E-mail:	<a href="mailto:as@msasafety.co.uk">as@msasafety.co.uk</a>



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## 2.4 Emergency Contacts

Electricity – UK Power Networks: 0800 316 3105

Gas: 0800 316 3105

Water – Thames Water: 0800 316 9800

## 2.5 Programme

Construction Phase Start Date	16 <sup>th</sup> May 2022
Construction Programme	20 weeks
Completion Date	30 <sup>th</sup> September 2022

## 2.6 Existing records and plans

The following documents are currently available and have been provided to Jon James Construction. These will be provided to the Site Manager in advance of the work:

- Architectural Drawings
- Ground Survey – Land Science Report GI – 6<sup>th</sup> April 2020
- Construction Management Plan – Southwark Council

Any additional information will be added to the Jon James Construction’s Site Safety Folder to ensure it is available to the Site Manager.

## 2.7 Coronavirus management

The government in consultation with industry have issued various guidance and the specific guidance relating to construction activity issued by the Construction Industry Council, Site Operating Procedures Version 9.1.

Our site management arrangements will have to adapt to this guidance and develop over time to incorporate the arrangements. The general principles remain the same as follows:

- Minimising numbers on site and reducing unnecessary visitors.
- Utilising technology to eliminate site meetings but maintain critical communication.
- Personal hygiene & cleanliness (hand washing and surface cleaning)
- Individual must not touch their face or mouths and should contain sneezes or coughs in a tissue.
- Distancing (>2m) including measures to separate or phase work activity to minimise interaction.
- Self-isolating individuals who feel unwell (following NHS guidelines) Also identifying high risk individuals.
- Revising programs to schedule each individual works package to prioritise a sequence that avoids interface.
- Encouraging use of personal transport to facilitating this with additional site parking where possible.
- Reviewing specific works tasks to ensure that close “face to face” contact is restricted to 15 mins and risk assessed.



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- Follow up any reported cases of Covid-19 infection to assess whether or not it was contracted onsite and thus reportable under RIDDOR.
- Revise the site layout to facilitate the 2m distancing rules and introduce additional hygiene stations at key locations.
- Revise site facilities and canteen arrangements to ensure that distancing is achievable, reducing numbers using the facilities and allocating stagger break times to minimise numbers using the limited facilities.



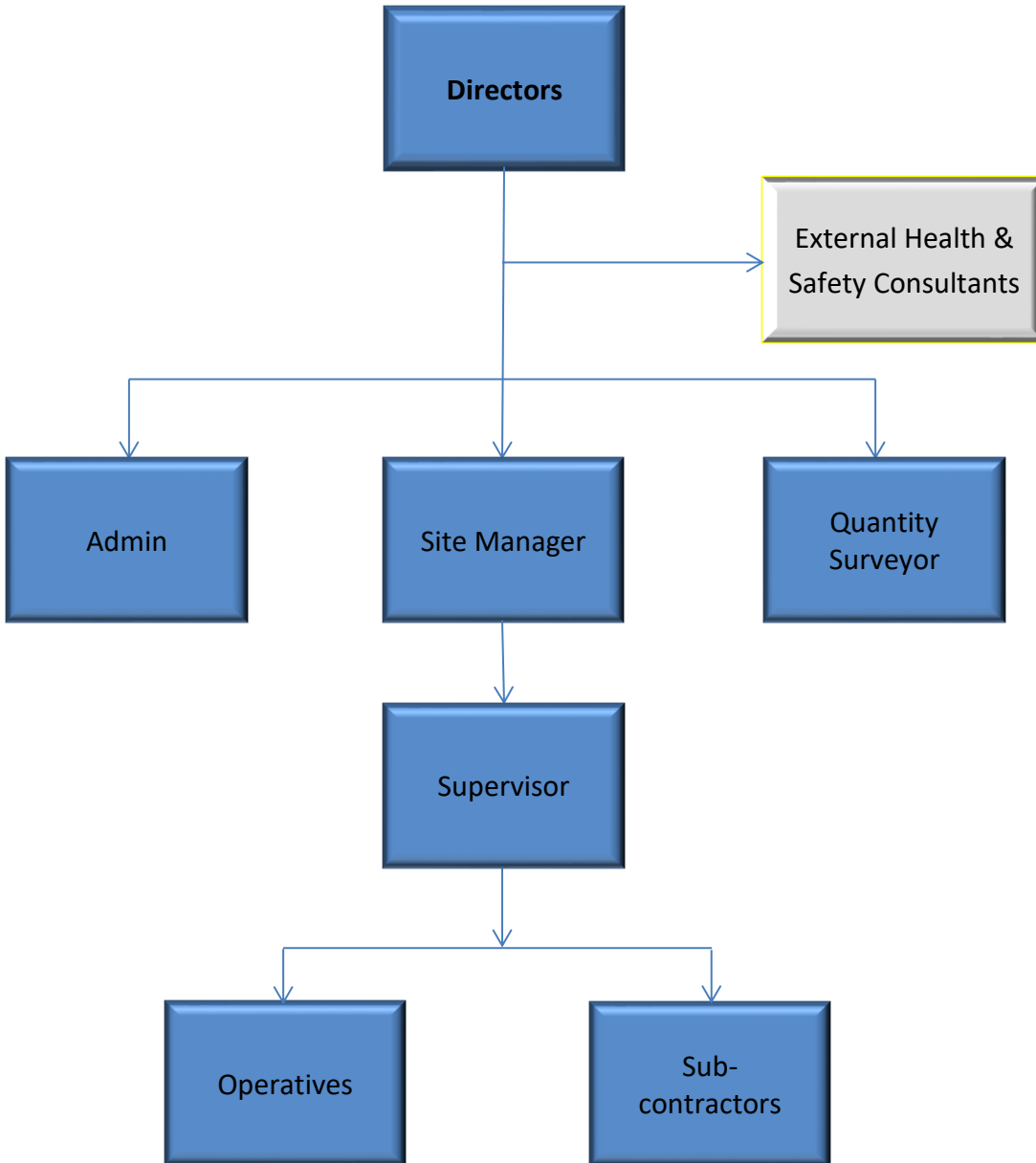


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### 3 Management of the work

#### 3.1 Management structure





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### 3.2 Management responsibilities

Description	Person(s) Responsible
Director	Jon Davies
Site Manager	TBC
Temporary Works Co-ordinator	TBC
Produce Construction Phase Plan	Director/H&S Consultant
Review and update CPP	Director/H&S Consultant
Collate Health and Safety File information	Director/H&S Consultant
Carry out and record excavation/scaffold/lifting equipment inspections	Site Manager
Carry out & record daily briefings	Site Manager
Contract Fire Safety Co-ordinator	Site Manager
Preparation and Review of Fire Safety Plan & Drawing	Site Manager
Fire Warden(s)	TBC

### 3.3 Health & safety goals for the project

The project team has set the following goals:

- To achieve, as far as is practicable, a site with zero harm.
- To ensure safe access and egress to and from the site.
- To protect pedestrians and adjacent occupiers from any risks associated with the site.
- To ensure all persons visiting the site have been given basic safety information on any hazards associated with the current phase of work.
- To ensure visitors are escorted around the site at all times.
- Ensure operatives act in a safe manner and wear personal protective equipment appropriate to the task in hand.
- To investigate any accidents or incidents on site and take note of any recommendations coming from accident and incident investigations.
- To use (where required) professional support for assisting in the safety of the site.
- To provide regular toolbox talks throughout the project.

These safety goals are monitored and discussed during site meetings and actions given to the appropriate personnel.



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### 3.4 Clients project objectives

To implement the “General Principles of Prevention” during the design and construction and to ensure that due consideration is given to neighbouring properties which are to remain occupied throughout the period of the works.

### 3.5 Arrangements for monitoring and review of health & safety performance

Monitoring will be carried out daily by the Site Manager, who will maintain a constant presence on site. The Supervisor will carry out his own internal site checks on a daily and weekly basis. These will be further supported, where required, by our independent Health and Safety Consultants, who will carry out periodic safety inspections upon request of the Director.

Inspections of the scaffolding, scaffold towers and plant & machinery are the responsibility of Site Manager, who will arrange for these to be carried out.

Subcontractors are expected to carry out their own individual monitoring of site works in addition to the above and their ability to do so is checked prior to awarding contracts with them.

### 3.6 Regular liaison between contractors on site

A positive health and safety culture has effective co-operation and communication at its heart. Jon James Construction has the following liaison procedures in place.

<b>Site meetings</b>	Site Manager and Trade Supervisors	Monthly
<b>Early morning meetings</b>	Site Manager and Trade Supervisors	Daily
<b>Site Safety Induction</b>	Site Manager with Operatives	Daily
<b>Toolbox Talks</b>	Delivered by Site Manager	Fortnightly
<b>RA/MS briefings</b>	Delivered by Site Manager	Before starting site works

Contractors working on the site will be expected to cooperate with the above table so that Jon James Construction can carry out the Principal Contractors duties effectively.

### 3.7 Consultation with the workforce

At the site induction it will be made clear that Jon James Construction want to actively engage with the workforce on the project for feedback on near misses, ideas to improve health and safety on the site, and to install a better attitude towards health & safety culture on the project.

It is important that supervisors on the project convey all health and safety information to their team working on the site, and that they receive comments on the risk assessments and method statements that must be provided and explained to the workforce prior to the activity starting.

### 3.8 Site safety information

The following will be displayed in the site canteen/office on the site safety notice board.

- HSE Law Poster.



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- F10 Notification of Project.
- Certificate of Employers Liability Insurance.
- Details of actions to be taken in the event of a fire.
- Details of the nearest A & E Department.
- Details of First Aid arrangements for the site.
- The Company Drug and Alcohol Policy.
- Site Rules.

### 3.9 Exchange of design Information and design changes

Jon James Construction will liaise regularly with the designers regarding design carried out during the construction phase, including any designs by a specialist contractor.

A drawing register will be compiled to control the issue of design information to relevant contractors and members of the project team. This will be monitored by the Site Manager.

Any changes to the initial design or additional design works which may include temporary works will be reviewed in regard to the health and safety aspects of the construction. The Principal Designer will be informed of any temporary works designs that may be required in order for the construction works to progress, so that this information can be communicated to other designers on the project.

### 3.10 Selection and control of contractors

Jon James Construction requires that all contractors are evaluated to Stage 1 Pre-Qualification Process prior to selection and as per Appendix 4 of the Construction (Design & Management) Regulations 2015.

Where high risk activities are being undertaken the H&S Consultants will be notified by the contracts management team to provide assistance in the evaluation process, where necessary. The Site Manager will review risk assessments and method statements (RAMS) issued by sub-contractors prior to their commencement on site. Additionally, when requested by the Site Manager, the H&S Consultant will review high-risk activities and ensure that safety systems of work are agreed prior to start.

### 3.11 Site security

The site security measures allowed for this project are as follows:

Boundary Fencing/Hoarding	Heras fencing provided along the boundaries on Friern Road and between the neighbouring properties.
Site Gates	Site entrance will be off Friern Road.
Signing-In Procedures	All personnel and visitors to sign-in daily.
Deliveries	All deliveries will be controlled by a banksman.
Lockable Cabins	All temporary accommodation will be lockable.

Suitable boundary fencing and signage will be installed as soon as possible following site possession. Boundaries and signage will be checked regularly as part of the Site Manager’s daily checks. Should it become apparent that any breaches of security have occurred; the above provisions will be reviewed.



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### 3.12 Site inductions and on-site training

Project specific site inductions and toolbox talks shall be carried out for all persons working on site. A site-specific induction will be delivered to operatives by the Site Manager prior to the individual being allowed to start work on site.

Visitors to site will receive a shorter induction if they are to be accompanied – otherwise the full site induction will be presented. Operatives will be provided with on-site training for specific activities as required.

Safety aspects of all operations will be delivered via toolbox talks by the either the Site Manager or the Site Supervisor. Face to face communication of safe working methods is considered to be a far more effective method of communication than the provision of documents.

### 3.13 Welfare facilities

Accommodation will include site office, canteen, drying room. The welfare facilities provided on this site will be shared by the subcontractors and will be located just inside the site entrance. The welfare facilities provided by Jon James Construction for this project are as follows:

Maximum No. of persons on site	10
No. and type of toilets	Two Portaloo Toilets
No. of Mess Rooms	1
No. of Drying Rooms	1
Type of Water Supply	Mains.
Equipment for heating food	Microwave
Equipment for hot drinks	Kettle
Method of heating	Barrel Heaters & Electric Wall heaters
Type of lighting	General Mains
Housekeeping Arrangements	Labourer

#### Personal Protective Equipment

Risks, which cannot be removed, are dealt with by the provision of personal protective equipment. The need is identified by risk assessment. However, the following PPE is mandatory:

- Safety helmets.
- Safety footwear.
- High visibility vest.

The following additional items of PPE may be needed in the course of the works:

- Eye protection.
- Ear defenders.
- Dust masks (FFP3).
- Gloves.



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- Protective wet weather clothing.

The type selected will be suitable for the protection needed and conforms to the relevant standard. All PPE will be inspected weekly as part of the weekly site audit. All persons on site will be expected to treat the facilities with respect and report any defects to the Site Manager for correction immediately.

### 3.14 First aid

Jon James Construction will provide First Aid cover for all those working on and visiting the site.

The site First Aiders for the project are:

Name	Title
TBC	Site Manager
TBC	Site Supervisor

The names of first aiders and location of first aid equipment will be identified and included on the Emergency Notice for the project that will be displayed on the project’s health and safety notice board.

These persons will also be identified to all employees during their induction and first aiders will be identified by green cross stickers on helmets. A ‘First Aid’ green cross symbol will be shown on the site office door.

The first aid requirements for this project are as follows:

<b>No of first aid boxes and size:</b>	1 x 25 person
<b>Location of first aid box:</b>	Site Office

### 3.15 Reporting and investigation of accidents and near misses

In the event of an accident or incident on site, the priority will be to make the area safe and to ensure that any injuries are dealt with swiftly. Procedures outlined below that may follow such an incident are designed to enable Jon James Construction to determine the causes of the incident in order to be able to prevent a recurrence.

Following any accident/incident or near miss, the Site Manager will complete an incident report form. The purpose of this is to gather information as early as possible in order for the appropriate procedures to follow. Such procedures may include taking witness statements and photographs, calling in the Health and Safety Consultant or in the most serious cases, ensuring of the reporting the accident to the HSE under RIDDOR. Records will be held securely & confidentially.

The requirement to report all incidents, method of recording and location of blank incident reporting sheets will be communicated to persons working on the project during the site induction.

Where any accident is reportable to the Health and Safety Executive the employer of the injured person will be responsible for ensuring it is reported, a copy of the F2508 will be filed (confidentially) on the site. Where a contractor does not provide evidence of reporting to the Health and Safety Executive the



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project's contracts management team will report it directly to the Health and Safety Executive on behalf of the contractor.

Investigations will be carried out and risk assessment reviews undertaken following the investigation. Where lessons can be learnt Safety Alerts, Toolbox Talks, Information Sheets or other appropriate media will be used to communicate the information across the Company.

Significant near misses will be treated in the same manner as an accident with appropriate investigations undertaken.

### 3.16 Risk assessments and safe systems of work

Risk Assessments will be provided for hazardous operations involved in the project. Method statements and permit to work systems will be introduced as applicable, and these will be mandatory for high-risk activities.

Jon James Construction expects risk assessments from Subcontractors to follow the format advised in the HSE guidance: "5 Steps to Risk Assessment" and will check risk assessments follow this procedure before allowing a subcontractor to start work.

Copies of all contractor's risk assessments/method statements required are held in the Site Safety File. This will be updated as contractors are appointed through the lifetime of the project. The project's management team will ensure that all risk assessments and method statements have been briefed to all relevant personnel and keep records of briefings held on site.

Where contractors are used to undertake the works, the contracts management team will review the risk assessments and method statements (RAMS). Where the work is identified as high risk, additional support may be provided by the H&S Consultant, if required. To allow the review to be carried out in sufficient time, subcontractors will be expected to submit their documents two weeks prior to the commencement of works where appointment allows.

Contractors will not be allowed to work on this project until they have provided a relevant RAMS as appropriate and received a positive review back from the contracts management team. A RAMS Review Form will be attached to the document reviewed.

Where required, a permit to work shall be issued by the Site Manager, the persons issuing and receiving the permit will sign it off and a copy of the permit will be held by both parties, when the work is complete the appointed person will check the work area before closing out the permit.

Permits for this project will include:

- Permit to carry out hot works.
- Permit to break ground / excavate.
- Permit to work on live electrics.

### 3.17 Site rules

- Report to the Site Manager on arrival at site and sign in.
- Attend the site induction and act on what is said.
- Read and work to your risk assessment/method statement – if you have any problems with the contents raise these with your supervisor immediately.
- Wear the minimum personal protective equipment at all times.



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- Wear additional personnel protective equipment when it is deemed necessary for any specific undertaking or activity.
- Ensure plant and tools are secure when left unattended preventing unauthorised use.
- Do not use radios or personal music equipment on site.
- Do not consume food or drink on site other than in the canteen.
- Any operative suspected of being under the influence of drugs and/or alcohol will be told to leave site and their respective employer will be informed.
- Inform the Site Manager if you have been prescribed medicines or have a medical condition that may be relevant for the work that you carry out.
- Do not interfere or misuse anything provided in the interests of health and safety.
- If you require an adaptation to scaffolding, inform the Site Manager - do not attempt it yourself.
- If you see any hazardous situations, tell the Site Manager.
- Keep the site in a tidy condition – trips and slips cause the majority of site accidents.
- Store equipment in the designated areas only.
- Report all incidents, spills, near misses and accidents to the Site Manager.
- Ensure safe working practices are followed as detailed in individual risk assessments and method statements.
- Be familiar with the location of first aid equipment, fire extinguishers, fire exits and the site assembly point.
- Smoking is permitted in the designated area only.
- All reversing vehicles must be marshalled until the vehicle is ready to be driven forward
- Deliveries using mechanical handling equipment such as skip delivery or HIAB lorry mounted cranes will be under the control of a banksman.
- No “Bombing” of materials on site.

**Any personnel who breach Health & Safety site rules will be subjected to disciplinary procedures**

### 3.18 Fire and emergency procedures

The fire and emergency procedures shall be reviewed at regular intervals throughout the project’s duration or following any incident. Regular workplace fire inspections will be carried out by the Site Manager.

The Emergency Notice for this Project will be displayed on the site notice board. Details will be communicated to all personnel during their site induction.

Access for emergency vehicles	Via Friern Road at the junction with Lordship Lane (A2216).
Fire assembly points	Entrance to site.
Names of fire wardens	TBC





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Types of extinguishers	All fire extinguishers may be used.
Location of extinguishers	Located at the site office during the initial phase of works. This will be assessed, and additional extinguishers provided as work progresses.
Means of raising the alarm	Claxon located in the site office. Remote fire sirens will be located throughout the building. This will be reviewed as work progresses.
Flammable material storage areas	Dedicated Fuel Storage area.

**3.19 Location of nearest accident and emergency department****Important:**

In the event of a serious accident, an ambulance must be called to transport the injured person to hospital. Please be aware that using private cars can be dangerous, particularly as there may be injuries that cannot be seen.

Fire Emergency	999
Electricity Emergency	0800 028 0247
Gas Emergency	0800 111 999
Water	0845 920 0800
Health & Safety Executive	0845 3450055

Name of Hospital	King's College Hospital
Address	Denmark Hill London SE5 9RS
Telephone number	020 3299 9000
Distance in miles	2.7

A map showing the route to the nearest A & E department follows.



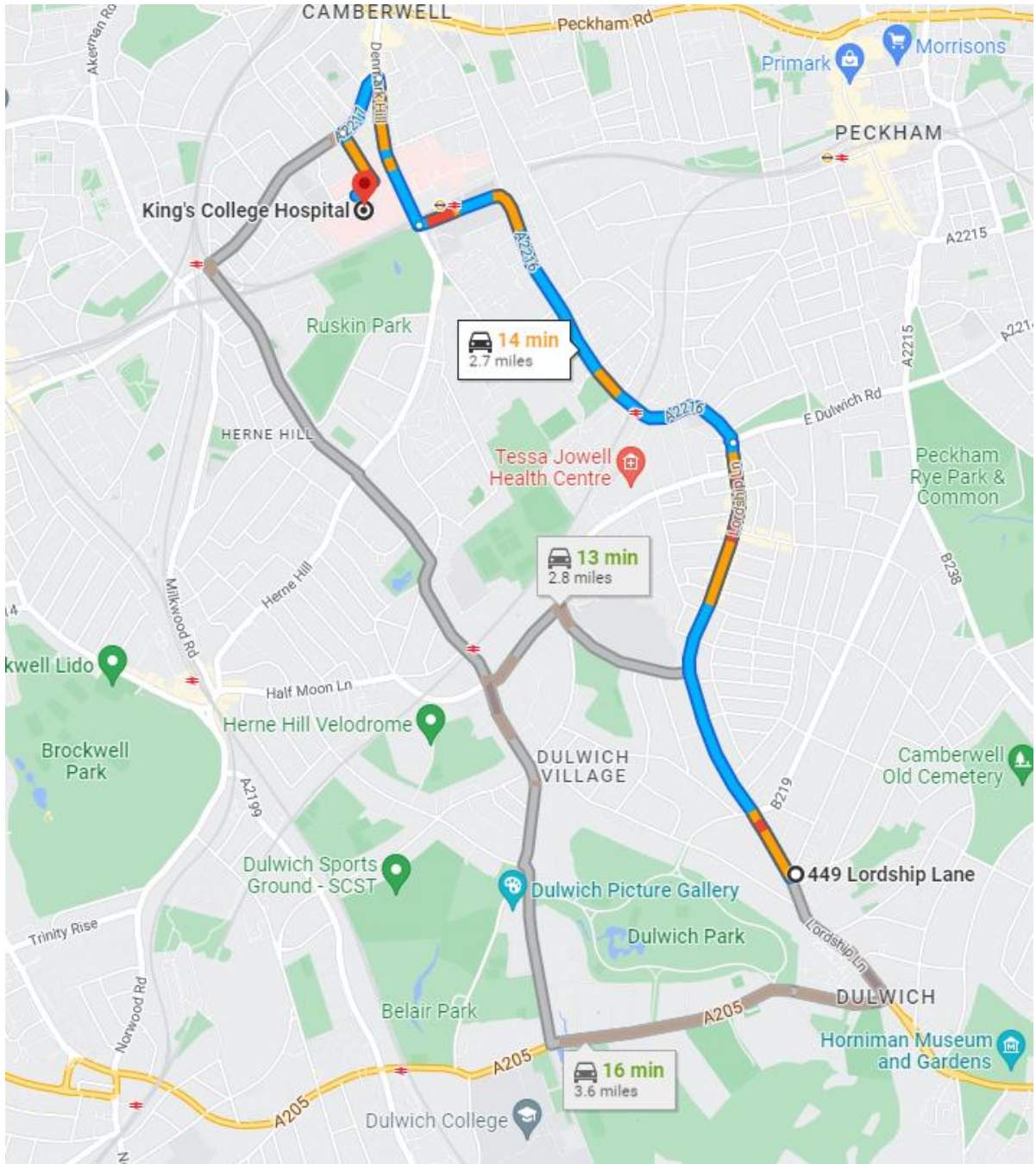
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## Map to Nearest Hospital



449 Lordship Ln  
London SE22 8JN

Follow Red Post Hill and Herne Hill Rd to Coldharbour Ln/A2217 in Lambeth

Continue on Caldecot Rd to your destination

1. Head north-west on Lordship Ln/A2216 towards Friern Rd  
2 min (0.5 mi)
2. Turn left onto Townley Rd  
⚠ May be closed at certain times or on certain days  
2 min (0.3 mi)
3. Turn left onto E Dulwich Grove/A2214  
1 min (0.2 mi)

4. Turn right onto Red Post Hill  
5 min (1.1 mi)
5. At the roundabout, take the 1st exit and stay on Red Post Hill  
0.3 mi
6. Continue onto Herne Hill Rd  
0.2 mi
7. Turn right onto Coldharbour Ln/A2217  
0.6 mi
8. Turn right onto Caldecot Rd  
2 min (0.2 mi)
9. Turn right onto Bessemer Rd  
0.1 mi
10. Turn left  
125 ft
11. Turn right  
39 ft

8. Turn right onto Caldecot Rd  
2 min (0.2 mi)
9. Turn right onto Bessemer Rd  
0.1 mi
10. Turn left  
125 ft
11. Turn right  
39 ft
- Destination will be on the left  
121 ft



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**4 Arrangements for controlling significant site safety risks**

The following significant risks are areas for Jon James Construction to be aware of. Suitable management arrangements will be put in place to control hazards and will be covered in the site-specific risk assessments and method statements for the works.

A brief summary of likely actions is provided below.

Significant Site Risk	Those affected	Brief Outline of Control Measures
Lifting and placing the modular units	Site personnel, neighbours and general public	All lifting operations will be carried out under a detailed Lift Plan by a competent contractor, approved by Jon James Construction prior to the start of the works. Detailed method statement must also be provided and approved prior to the work.
Delivery of modular units and traffic management	Site personnel, neighbours and general public. Collision with vehicles	Road closure on Friern Road between Lordship Lane and Etherow Street. Detailed traffic management plan will be implemented. Street furniture to be removed to allow access for unloading of modular units. Detailed method statement to be provided and approved before works commence.
Delivery and removal of materials to site	Site personnel, neighbours and general public. Collision with vehicles	Friern Road provides access to many residential properties and will remain open throughout the works, except for the placing of the units. Deliveries will be instructed to access site via the Etherow Street end of Friern Road to eliminate the need for reversing. Traffic management to Chapter 8 to be provided during all deliveries and waste removals from site. Hauliers will also be notified of any additional site rules for delivery and removal of materials to site.
Work at height	Neighbouring properties Site personnel	Scaffold built to TG20:21 standard or bespoke design. Detailed method statement and risk assessments must be completed prior to the works.



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Work in a residential area	Children gaining access to site	Ensure that all perimeters are adequately secured including site entrance to prevent any unauthorised entry. Ensure gates are locked at end of the shift. Site Manager to ensure site is secure at the end of the day.
Limited space within the site	Collision with plant, vehicles, structures and pedestrian work force	All personnel to attend induction and to be made aware of the limited work areas and procedures to be adhered to. PC to provide method statement of the site set up and communicate to all personnel on site.
Access through the development	Collision with pedestrian/ vehicle	Provide adequate access to the site throughout the life of the project including occupation.

#### 4.1 Delivery and removal of materials to site

All deliveries will be met by competent banksman when entering the site. Evacuation routes will be maintained at all times.

Off-load area will be identified on the site set-up plan and a traffic management plan will be in place prior to the start of the works. All deliveries will be arranged so there is no build-up of delivery vehicles along Friern Road.

All delivery vehicles that will be required to reverse on this site will be strictly controlled by a vehicle banksman.

All vehicles will be directed to approach and leave the site via the Etherow Street end of Friern Road. A delivery route map will be sent to all delivery companies prior to delivering to site.

#### 4.2 Services: water, gas, electricity

Existing service records and site survey will be obtained to establish details of services on site and around the boundary, if applicable.

All services installed on the site will be recorded so that they can be protected against accidental damage. The location of services (existing and newly installed) will be marked on site where possible.

#### 4.3 Adjacent land use

The site is bounded by residential properties to the south and east, and a six-storey block of flats to the north.

East Dulwich is primarily residential with a commercial and shopping area about 200 metres north along Lordship Lane.

Jon Davies Construction are also aware that St Anthony's Catholic Primary School is a similar distance away along Friern Road. Consideration will be given to the drop off and pick up times and the increased pedestrian traffic around these times. Deliveries will be arranged to avoid these times.



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## 4.4 Impact on other neighbours

Contractors will be instructed to ensure that they park considerately giving due regard for local residents with particular reference to not blocking driveways of neighbouring homes or access to the garages. Car parking will not be available on site for contractors.

## 4.5 Delivery times / restrictions on working

Deliveries or collections will be restricted to between 9.30am and 4.30pm. Permitted hours of working are:

- Monday to Friday 8.00am to 5.00pm
- Saturday – 8.00am to 1.00pm

Hauliers will be made aware of traffic restrictions around the site.

The neighbouring properties will be contacted prior to the commencement of site activities and provided with the contact details of Jon James Construction Ltd staff to which they can raise any concerns regarding the works.

Clear signage will be displayed on the roads surrounding the site to warn of the presence of construction vehicles.

## 4.6 Excavations

All excavations will be undertaken within a permit to work system. A cable avoidance tool will be used by a competent person as part of the permit to work system. Work will be undertaken in accordance with HSG 47 “Avoiding Danger from Underground Services”

Where a competent person deems it necessary to batter or shore an excavation a record will be kept of regular inspections in accordance with Regulation 22 of the Construction (Design and Management) Regulations 2015.

- at the start of the shift in which the work is to be carried out,
- after any event likely to have affected the strength or stability of the excavation, and
- after any material unintentionally falls or is dislodged; and

All excavations will be adequately protected by physical barriers. No person shall enter the excavation without a suitable rescue plan being produced and discussed as part of the risk assessment briefing.

## 4.7 Temporary works

The temporary works listed in the table below are allowed for in the project. A Temporary Works Register will be used to control and monitor this element of the project. The temporary works procedure will be based on BS 5975 and the table within that document will be used for the risk category.

If a Trade Contractor has a requirement for other temporary works, then this must be notified to the Site Manager who will update the Temporary Works Register.



# Construction Phase Plan

Site Name: Residential New Build – 449 Lordship Lane, Dulwich

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Temporary Works	Temporary Works Complexity risk (L M H)	BS 5975 Design Check Category	Designer	Independence of checker
Hoarding	Low	0		
Excavations	Medium	1/2		
Scaffolding	Medium	2		

## 4.8 Working at height/preventing falls on site.

All work at height will be undertaken in accordance with the Work at Height Regulations 2005. All scaffolding will be erected in accordance with TG20:21 and SG4:15.

Scaffold will be inspected in accordance with section 12 of the Work at Height Regulations.

The following inspections will be carried out by a competent person:

- Before first use as part of the handover from the scaffolder.
- Every seven days if the scaffold has not been altered.
- After every adaption.
- After any incident that will affect the structural integrity of the scaffold.

All scaffold inspection records will be kept on site until the end of the project and then in head office for a further three months. Forms will be kept with the site safety file.

Scaffold towers will be erected by PASMA qualified individuals.

Mobile Elevated Work Platforms will only be operated by IPAF qualified individuals.

All excavations will be adequately protected by physical barriers to prevent any falls into the excavation. No person shall enter the excavation or access a scaffold without a suitable rescue plan being produced and discussed as part of the risk assessment briefing.

## 4.9 Controlling of lifting operations

Lifting Plans will be required for the following operations on site:

Lifting Operation
Lifting and placing modular units
Lifting of steel works/balconies

Lifting operations that do not require a Lifting Plan (such as standard lifts by forklift or excavator) will require a lifting checklist to be completed by the site team.



Site Name:

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## 4.10 Maintenance of plant and equipment

All plant will be inspected prior to use by the operator. A weekly report sheet will be required from each Contractor for the plant that they have on site. Certificates for any plant requiring thorough lifting examination on site will be presented to the Site Management prior to its use.

Small tools will be 110v or battery powered. Electrical handheld tools will undergo a Portable Appliance Test every 3 months.

## 4.11 Traffic routes; segregation of vehicles and pedestrians

The Traffic Management Plan details the following:

- Traffic routes
- Parking
- Vehicular/pedestrian access/egress from site
- Segregation of vehicles/plant and pedestrians/operatives
- Material unloading areas

In addition, signage will be clearly displayed on the approaches to the site warning of the danger of the site entrance. No vehicles will be allowed to reverse into the site entrance without a banksman present.

## 4.12 Storage of hazardous materials and work equipment

Contractors will be made aware of their responsibilities and any such materials will be suitably stored in areas where they will not affect others or the environment. The arrangements for storage of such items will be detailed in the risk assessments/method statements provided by subcontractors.

Storage of diesel on site will be within a double bunded container. The bunding must have the capacity to hold 110 percent of the capacity of the container. Spill kits will be located next to each site next to the diesel storage.



Site Name: Residential New Build – 449 Lordship Lane, Dulwich

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## 5 Arrangements for controlling significant site health risks

### 5.1 Asbestos

No asbestos identified on this project.

### 5.2 Manual handling

Manual handling will be reduced as far as is reasonably practicable by the use of mechanical means. Where possible the manual handling risk will be reduced through the use of trolleys and pallet trucks. Sub-contractors will be required to consider the risk of manual handling tasks through their risk assessments and method statements.

### 5.3 Use of hazardous substances

COSHH assessments will be produced by the employers of those affected for hazardous materials used during the construction phase. COSHH assessments will be presented and explained to operatives.

### 5.4 Reducing noise and vibration

Noisy activities will be minimised where practicable. Suitable PPE will be worn. The standard required will be identified within the risk assessment and will be communicated to the operatives. Where necessary hearing protection zones will be established, and clear signage posted to indicate their boundaries.

Records will be kept by individual employers of exposure to vibration. Jon James Construction will expect Subcontract employers to comply with their duties under the Control of Vibration Regulations 2005.





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## 6 Arrangements for providing health and safety information

### 6.1 Responsibilities

Jon James Construction in liaison with their safety consultant will be responsible for compiling the health & safety information during and at the end of the project.

During the construction phase of the project the health & safety information will be located and managed at Jon James Construction Head Office.

On completion of the construction works the health & safety file will be submitted to the Client in both electronic and hardcopy format.



# Construction Phase Plan

Site Name:

Residential New Build – 449 Lordship Lane, Dulwich

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## 7 APPENDICES

- Site Rules
- Fire Risk Assessment
- Temporary Works Register
- Site Set Up Plan



JON JAMES CONSTRUCTION

# Construction Phase Plan

Site Name:

Residential New Build – 449 Lordship Lane, Dulwich

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# APPENDIX A

## Site Rules



Site Name:

Residential New Build – 449 Lordship Lane, Dulwich

Ref No:

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## Site Rules

- Report to the Site Manager on arrival at site and sign in.
- Attend the site induction and act on what is said.
- Read and work to your risk assessment/method statement – if you have any problems with the contents raise these with your supervisor immediately.
- Wear the minimum personal protective equipment at all times.
- Wear additional personnel protective equipment when it is deemed necessary for any specific undertaking or activity.
- Ensure plant and tools are secure when left unattended preventing unauthorised use.
- Do not use radios or personal music equipment on site.
- Do not consume food or drink on site other than in the site canteen or in your vehicle.
- Any operative suspected of being under the influence of drugs and/or alcohol will be told to leave site and their respective employer will be informed.
- Inform the Site Manager if you have been prescribed medicines or have a medical condition that may be relevant for the work that you carry out.
- Do not interfere or misuse anything provided in the interests of health and safety.
- If you require an adaptation to scaffolding, inform the Site Manager - do not attempt it yourself.
- If you see any hazardous situations, tell the Site Manager.
- Keep the site in a tidy condition – trips and slips cause the majority of site accidents.
- Store equipment in the designated areas only.
- Report all incidents, spills, near misses and accidents to the Site Manager.
- Ensure safe working practices are followed as detailed in individual risk assessments and method statements.
- Be familiar with the location of First Aid Equipment, Fire Extinguishers, Fire Exits and the Site Assembly Point.
- Smoking is only permitted in designated areas.
- All reversing vehicles must be marshalled until the vehicle is ready to be driven forward.
- Deliveries using mechanical handling equipment such as skip delivery or HIAB lorry mounted cranes will be under the control of a banksman.
- No “Bombing” of materials on site.

**Any personnel who breach Health & Safety site rules will be subjected to disciplinary procedures**

# **APPENDIX B**

## **FIRE ASSESSMENT**

Hazard No	Hazard Description	Existing Controls	Risk Rating			Additional Controls Required (To be enforced and monitored by Site Manager)	Residual Risk Rating		
			L	R	S		L	R	S
1	Smoking	None	3	5	15	Smoking to be restricted to designated areas	1	5	5
2	Arson	Security fencing consisting of hoarding / "Heras" fencing and use of existing boundary fencing.	2	5	10	Security to be improved by use of intruder alarms, linked to quick response control centre. Security lighting to be considered. Access ladders to be secured at the end of each day.	1	5	5
3	Waste	Good housekeeping required to reduce waste build up within the building.	3	5	15	All waste to be stored in skips segregated from building, fire retardant tarpaulins to be used to cover any skips close to site boundary or placed within 10m of one of the plots.	1	5	5
4	Electricity	None	2	5	10	All electrical connections to be made by qualified personnel, certification to be supplied. All 110v supply to site to be fitted by qualified personnel, certification to be supplied. All 110v equipment used on site to be PAT tested as per HSE guidance. 240v appliances only allowed within office / welfare area i.e. microwave, printers, chargers etc.	1	5	5
5	Hot works	Permit to work system in operation.	3	5	15	Consider with designers all possibilities for the building out of hot works. Limit hot works to a controlled area away from buildings where possible.	1	5	5



JON JAMES CONSTRUCTION

# Construction Phase Plan

Site Name:  Ref No:

Hazard No	Hazard Description	Existing Controls	Risk Rating			Additional Controls Required (To be enforced and monitored by Site Manager)	Residual Risk Rating		
			L	R	S		L	R	S
						Ensure checks are made an hour after works have been completed.			
6	Emergency response	Appointed Fire Safety Co-ordinator	2	5	10	The local fire service to be contacted by the Site Manager to inform them of the presence of the timber frame site and the address and contact details.	2	4	8
7	Safe Storage of Materials including flammables and LPG	Storage to be kept 15m away from all buildings.	3	5	15	Any containers or drums must be kept more than 6 m away any wall or boundary fence.	1	5	5

## Risk Assessment Matrix

	Severity (S)	Fatal	Major	Minor	Trivial	No Injury
Likelihood (L)	Score	5	4	3	2	1
Likely (1:10)	5	25	20	15	10	5
Probable (1:100)	4	20	16	12	8	4
Possible (1:1000)	3	15	12	6	6	3
Remote (1:10,000)	2	10	8	6	4	2
Improbable (1:100,000)	1	5	4	3	2	1

# APPENDIX C

## Temporary Works Register



