

CDM : Construction (Design and Management) Regulations 2015;

The householder / owner is hereby informed that the Construction (Design & Management) Regulations 2015 (CDM Regs) are statutory regulations and are applicable to all building work.

The CDM Regs are the main set of regulations for managing the Health, Safety and Welfare of construction projects. CDM applies to all building and construction work and includes new build, demolition, refurbishment, extensions, conversions, repair and maintenance.

The CDM regulations defines you as a Domestic Client. However, you have no responsibility for workplace safety. The Domestic Client Duties, under CDM 2015 must be carried out by the building contractor you engage to do the work, in addition to their contractor and principal contractor duties.

HSE Notification.

If site construction work is to last more than 30 working days and have more than 20 workers working simultaneously, the Building Contractor (as domestic client) must notify the HSE before the construction work begins, using the online electronic notification, form F10, on the HSE 's website.

Pre-Construction Information.

1. Project / Client Brief.

The objective of the building project is to construct a single storey residential (domestic) extension to the rear of the existing house. These drawings and details have been produced in accordance with the Client's brief, for the purpose of demonstrating compliance with the building regulations and obtaining planning consent only. Therefore, information irrelevant for this purpose has been omitted and they are not intended to be a complete specification for all the elements of building construction required to finish the project. Should further information be required by the appointed contractor this should be requested via the client, as this would be considered outside of the scope of the original design brief. These plans and details shall not be acted upon until they have been approved by a Local Authority Building Control Service and deemed to comply with the current building regulations.

2. Planning and Project Management

A building contractor had not been appointed at the time that these drawings and details were produced. The building contractor appointed by the client will be the Principal Contractor and will be responsible for planning and managing the project and ensuring adequate supervision is provided at all stages. The Site Construction work must not be started until all necessary consents have been granted and requisite notices served. The contractor must prepare a Construction Phase Plan before any work starts on site. As a minimum, HSE form CIS80 should be completed for this purpose. Also, the contractor must make provision for the Welfare facilities of the construction workers throughout the construction phase.

3. Hazards.

The site is a typical residential property with an open frontage and garden fences/hedges to the sides and rear boundaries. The site is situated within a residential area amongst similar neighboring properties.

There are no known unusual significant hazards.

The construction hazards likely to be encountered are those which would be considered typical for a small domestic building project and are within the expected management scope of a competent builder.

These include; Falls from Height, Excavation Collapse, Collapse of structures, Heavy Lifting, Exposure to Dust, Electricity/Gas, Asbestos and Risks to members of the public. Guidance on the risk control measures required to manage these hazards and others can be found within downloadable publications on the HSE's website. In particular, 'Health and Safety in Construction' (HSG150) and the 'Busy Builder' Leaflet series are recommended.

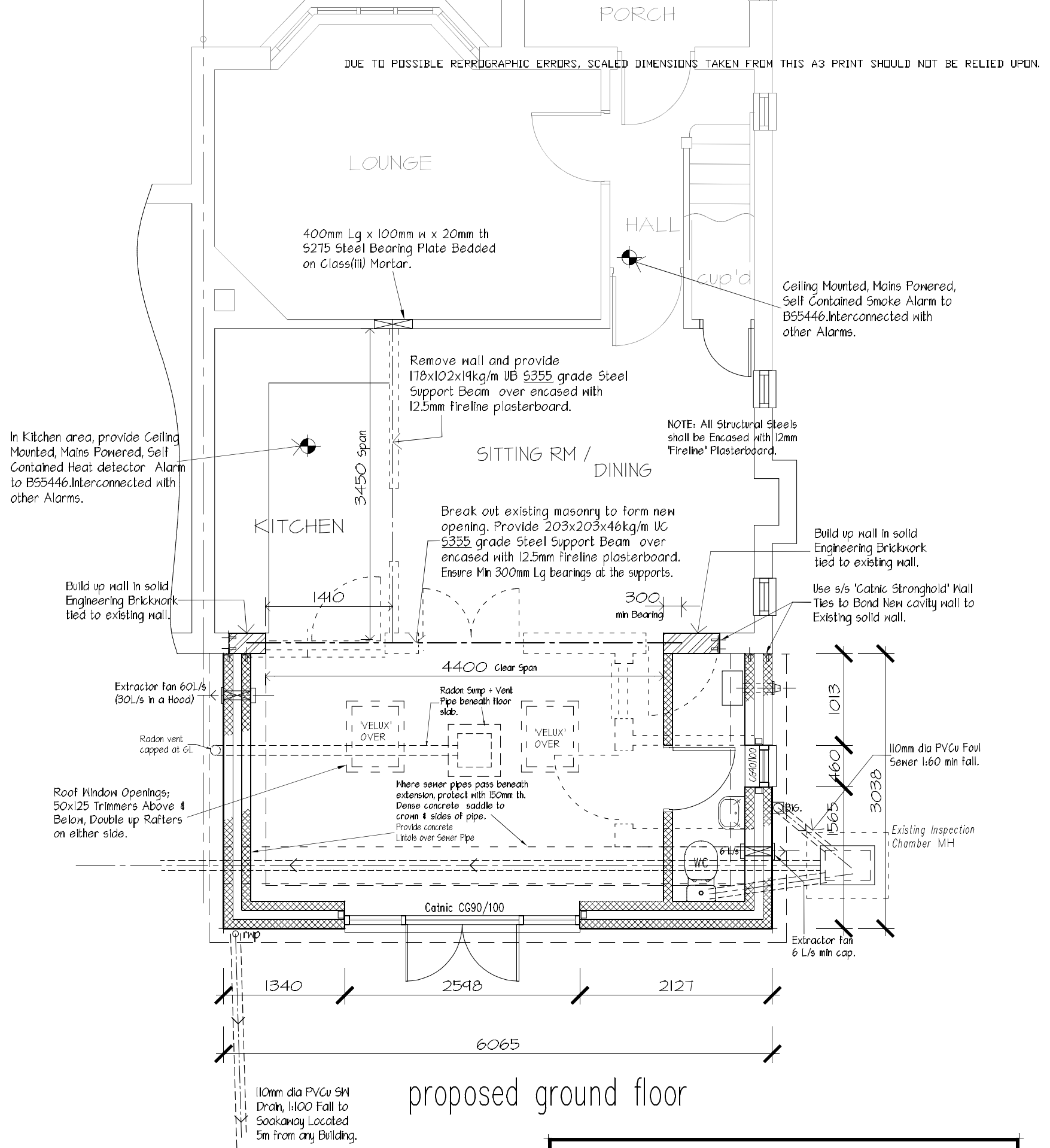
It can be assumed that there are utility services buried within the site but no location records are available. It is recommended that location equipment (eg CAT) and trial holes are used to trace and accurately locate the services before starting any working excavations.

A ground investigation survey of the site has not been conducted.

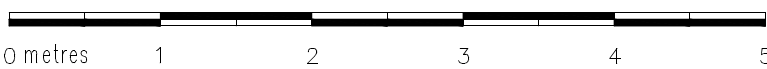
Shallow concrete strip foundations have been assumed to be suitable at this site's location. However, the final depth of the foundation excavations will be determined by the depth of suitable load bearing strata, which will be subject to inspection and subsequent approval by the Local Authority Building Control Service. It is therefore recommended that trial holes are excavated at key locations to ascertain the depth of suitable strata and to have the depth approved by a Building Control Engineer in advance of the main excavation. This will minimise the length of time for excavations to be open and allow time to plan for deep excavation support precautions, should they be required.

A simple measurement survey was undertaken to inform and produce these drawings. The estimated age of the existing house is less than 10 years, therefore it is highly unlikely that any asbestos material or lead based paints are present.

4. There are no pre-existing Health and Safety Files for the property.



Scale Bar



Job; PROPOSED SINGLE STOREY EXTENSION at 42 FFORDD ESTYN, GARDEN VILLAGE, WREXHAM LL11 2SS	
title; PROPOSED GROUND FLOOR PLAN	
dwg No. 0622/03 Scales: 1:50 @ A3 Date; May '22	