



HS29: Pre Construction Information

Job Garage Demolition, Cromwell Rd, Newport: Somerton Car Wash, Newport

Client:

Dldar Ahmed, Newport Hand Car Wash

Site Address:

Somerton Park Garage, Cromwell Rd, Newport, Newport, NP19 0HT

Principal Designer:

[Principal Designer]

Principal Contractor:

K W Plant

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1 Description of project

1.1 Project description including client brief

Demolish a single storey store building. The building is located to northwest of the forecourt, setback 15.5m from the highway. The building measures 7.25m in width, 9.75m in depth and 4.5m in height to the top of the flat roof.

Create additional open space to forecourt.

Frequency and duration - contract period - 1 week. Frequency will depend on progress of demolition. 08.00 to 15.00 actual work in progress -

make safe and tidy the site for site finish time.

Dust mitigation is included with the RAMS. Noise will be limited to standard work hours. No unnecessary noisy work to be undertaken.

Welfare facilities are to be provided within the staff areas of the car wash building. This area to be used for construction worker staff to meet and plan the project progression.

Control of dust and dirt is paramount. Wheel washing facilities are to be provided inside of the gates. Water hoses are to be provided by the client, who operates the car wash.

Prior to work commencing on site manager is to look over building to look of suitable sites for bird nesting or evidence of hibernating

bats. If any areas are found to have potential, an ecologist is to be called to attend site. No work to commence until all clear has been confirmed.

1.2 Key dates

December 2025 - January 2026

1.3 Proposed use of structure

N/A

1.4 Existing records and plans

See attachments below. Plan 1 - 4 inclusive

1.5 Client brief

Demolish Garage / Store and create open forecourt.

Set up site separation to allow car wash to continue to operate. One access/egress to serve the car wash, the other access/egress to serve the demolition project.

Contractors to make use of the land behind the building that is to be demolished. The area to the rear is to be used for vehicle parking and turning as well as limited material storage.

2 Client's considerations and management requirements

2.1 Planning and managing the project including health and safety goals

The work shall be carried out at all times in accordance with Company health and safety Policy, current relevant legislation and Approved codes of Practice and Guidance. When applicable, additional measures will be put in place to protect the workforce and clients to minimise the spread of illness during a pandemic.

2.2 Communication and liaison between client and others

The car wash will continue to operate in a reduced area. The client will be on site at all times that the contractors are present on site.

The client will inform his employees of progress and next stages.

The contractors will communicate directly in person and using mobile phones / whatsapp / emails as well.

2.3 Site security

The construction site area will require Heras fence perimeter with tarpaulin covers to protect people and property from risk of masonry exiting the site. This fencing will provide security for the site and will prevent unauthorised people accessing the site.

There will be a Heras vehicle gate set back from the highway to the front of the site and also a Heras gate between the construction site and the existing shop building.

There will also be cctv cameras and employees on site.

2.4 Welfare provision

The existing business has on site facilities that will be made available to the contractors.

There is adequate space in the car wash area to share staff rooms with the staff of the car wash, this will allow construction workers to relax away from their workplace.

2.5 Site hoarding requirements

The construction site area will require Heras fence perimeter with tarpaulin covers to protect people and property from risk of masonry exiting the site. This fencing will provide security for the site and will prevent unauthorised people accessing the site.

There will be a Heras vehicle gate set back from the highway to the front of the site and also a Heras gate between the construction site and the existing shop building.

If felt necessary during the works, the tarpaulin will be replaced with timber hoardings.

2.6 Site transport arrangements and vehicle movement restrictions

The entire site is owned by the James Haley, this includes the land and building to the rear. The commercial property behind the construction site is empty.

This will free up space for parking and turning behind the site - see photos and plans below.

The site will operate over maximum 5 days under the following hours - 08.00 - 17.00 per day. The contract will take place during Monday to Friday.

The roof and steel doors may be initially stored behind the building. The 6 wheeled truck will be used to assist when the masonry walls are being removed. The transit tippers will assist with non-masonry and smaller, more individual items and bringing materials to site - as well as contractors.

2.7 Client permit-to-work systems

The contractors - KW Plant and DS Recycling will act as sole contractors and will be responsible for their own small team.

All relevant 'permit to work' documents will have been distributed, agreed and acted upon to allow work to commence.

The vehicles include 2 no. Transit tippers, 1 no. 3 tonne excavator and a 6 wheel 18 Tonne 'muck away' lorry.

2.8 Fire precautions

KW Plant and DS Recycling will provide fire safety equipment as well as necessary signage.

The electric will have been disconnected before main work commences.

Refer to RAMS.

2.9 Emergency procedures and means of escape

KW Plant and DS Recycling using toolbox talks each morning will communicate and update if/and necessary with

workers. A copy of the RAMS will be kept on site and readily available.

The site will have a front vehicle gate, a side gate and space to the rear of the property. The site is quite small.

2.10 Areas designated as confined spaces

No underground work is proposed. The store area is quite compact.

2.11 Smoking and parking restrictions

No smoking will be permitted on site.

The staff will arrive and leave using the transit tippers. They will be parked at the rear of the building.

2.12 Pandemic vulnerable groups (if relevant)

n/a

3 Environmental restrictions and existing on-site risk

3.1 Boundaries and access

The property will require Heras fencing, as described above around the site to the side and front. Gates will be installed.

The boundary to the West has a low wire fence. A dwelling is also to the West. The car wash is adjoining and will continue to operate.

There are flats located across Cromwell Road,
see attached photos below.

The small commercial property to the West will need to be protected.

3.2 Restrictions on deliveries, waste collection and storage

The project requires minimal deliveries for the works.

There will need to be deliveries for the scaffold and fencing and sand/cement for the making good.

Waste collection is being carried out by the contractors. The contractors will be using th tipper transits for individual items and bringing materials to site.

The masonry will be put into the 18 tonne muck away lorry. The contractors have waste carriers licenses.

3.3 Adjacent land uses

Car wash adjoining. Small commercial unit to the West.

Residential to the West and flats across Cromwell Road.

3.4 Existing storage of hazardous materials

n/a

3.5 Location of existing services

Refer to photos below.

Electric has been extended into the garage / store - this will be disconnected before main work commences.

Water is also present and will be disconnected before main work commences.

There are drains under the building and to front, side and rear - see photos. They are not to be damaged or have rubble etc fall into the drainage channels or inside the inspection chambers.

3.6 Ground conditions, underground structures and water courses

concrete forecourt. Under the concrete the ground will have a high water table. The ground will be soft and be made of silt and clay.

3.7 Existing structures

Single storey store building. The building is located to northwest of the forecourt, setback 15.5m from the highway. The building measures 7.25m in width, 9.75m in depth and 4.5m in height to the top of the flat roof.

The roof includes lattice roof members and steel doors. The walls are brick / block - see photos below.

3.8 Previous structural modifications

minor to facilitate the car wash

3.9 Fire damage, ground shrinkage, movement or poor maintenance

n/a

3.10 Difficulties relating to plant and equipment in the premises

height of flat roof - scaffold to assist

3.11 Health and safety information contained in earlier design, construction or 'as-built' drawings

n/a

3.12 Asbestos including survey results

none

3.13 Contaminated land including survey results

none

3.14 Existing structures containing hazardous materials

3.15 Health risks arising from client's activities

none - see RAMS

3.16 Relevant information from an existing health and safety file

n/a

4 Significant design and construction hazards

4.1 Significant design assumptions and suggested work methods, sequences or other control measures

Covid-19 note: During an outbreak, steps will be taken to review; entrance and exit of site including hand washing facilities, site sign-in procedures, reducing of congestion (including more than one entrance and exit to site), one way flow of operatives through buildings and site, additional parking or bike racks, work schedules to reduce the number of workers and trades on site at any one time as well as consistent pairing of people who have to work in close proximity or within households, the phasing of deliveries and collections also needs to be considered. Workers may also need to be relocated to other tasks to ensure stringent social distancing of 2m or "one metre plus" with risk mitigation where 2m is not viable.

4.2 Arrangements for co-ordination of on-going design work and handling design changes

It is essential that any design information is provided both in the initial contract documents and any subsequent changes to design of the structure etc. The Principal Designer and Principal Contractor will co-operate fully with the Client to ensure such information is properly integrated into the works. Similarly, where the Principal Contractor is required to carry out design work (this may also include temporary works) then this information will be communicated to the Client and Principal designer for approval as necessary.

4.3 Significant risks identified during design

none - demolition only

4.4 Materials requiring particular precautions

cement

4.5 Additional measured during a pandemic only

During a pandemic, steps will be taken to review; entrance and exit of site including hand washing facilities, site sign-in procedures, reducing of congestion (including more than one entrance and exit to site), one way flow of operatives through buildings and site, additional parking or bike racks, work schedules to reduce the number of workers and trades on site at any one time as well as consistent pairing of people who have to work in close proximity or within households, the phasing of deliveries and collections also needs to be considered. Workers may also need to be relocated to other tasks to ensure stringent social distancing of 2m or "one metre plus" with risk mitigation where 2m is not viable.

5 The health and safety file

5.1 Layout and format

- A brief description of the work carried out
- Any hazards that have not been eliminated through the design and construction processes, and how they have been addressed (for example, surveys or other information concerning asbestos, contaminated land, water-bearing strata, buried services and so on)
- Key structural principles (for example, bracing or sources of substantial stored energy including pre- or post-tensioned members) and safe working loads for floors and roofs
- Hazardous materials used (for example, lead paints and special coatings)
- Information regarding the removal or dismantling of installed plant and equipment (for example, any special arrangements for lifting such equipment)
- Health and safety information about equipment provided for cleaning or maintaining the structure
- The nature, location and markings of significant services, including underground cables, gas supply equipment and fire-fighting services
- Information and as-built drawings of the building, its plant and equipment (for example, the means of safe access to and from service voids, and the position of fire doors).

5.2 Arrangements for the collection and gathering of information

The Principal Designer will prepare, review amend or add to the file and give it to the client at the end of the project. If his duties terminate before the end of the project then the principal contractor will take over these duties.

Clients, designers and contractors will supply the information necessary for compilation and updating the file.

Everyone providing information will ensure it is accurate and provided promptly.

There should be enough detail to allow the likely risks to be identified and addressed by those carrying out the work and be proportionate to those risks.

6 Attached images



Image 1: 1. Front Elevation



Image 2: 2. Front / Side showing gate fixed to building



Image 3: 3. Rear Elevation



Image 4: 4. Rear Elevation showing trade waste & container



Image 5: 5. Rear Elevation showing drain and gate



Image 6: 6. Building to front - see cables leading to Garage / Store



Image 7: 7. Electric Cables



Image 8: 8. Store front - see water tap



Image 9: 9. Electric cables leading to garage



Image 10: 10. Garage / Store front - drainage gulley



Image 11: 11. Garage external wall



Image 12: 12. Garage external wall



Image 13: 13. Trade detergent & equipment to be moved before work commences



Image 14: 14. Garage rear door & lattice roof member



Image 15: 15. Garage looking frontwards - see strcuture



Image 16: 16. Trade detergent - remove before work commences



Image 17: 17. Garage water supply lines



Image 18: 18. Garage electrical supplies



Image 19: 19. Garage water connections



Image 20: 20. Car Wash



Image 21: 21. Commercial unit to West



Image 22: 22. Dwelling to West



Image 23: 22. Flats to front



Image 24: 23. Aerial View

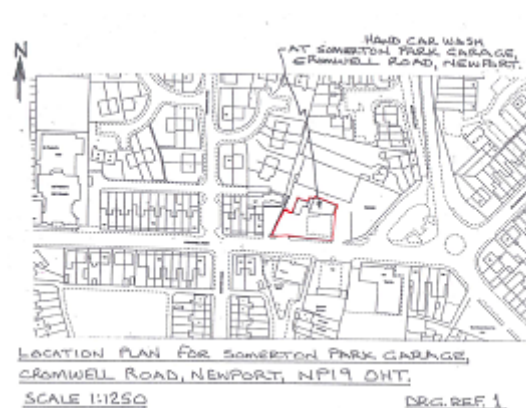


Image 25: 24. Location Plan

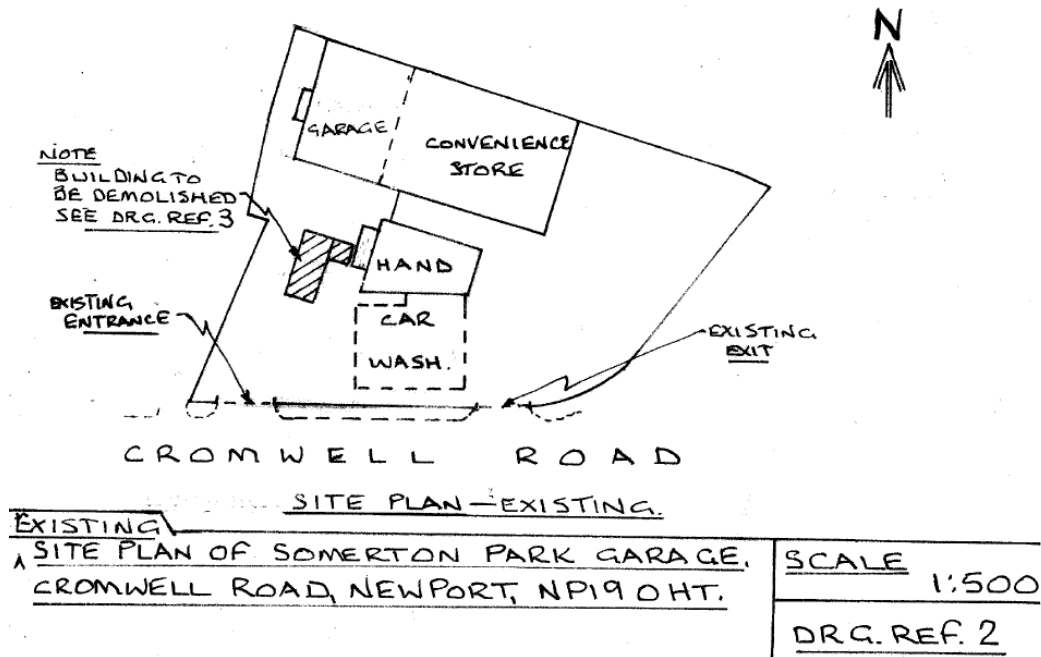


Image 26: 25. Existing Site Plan

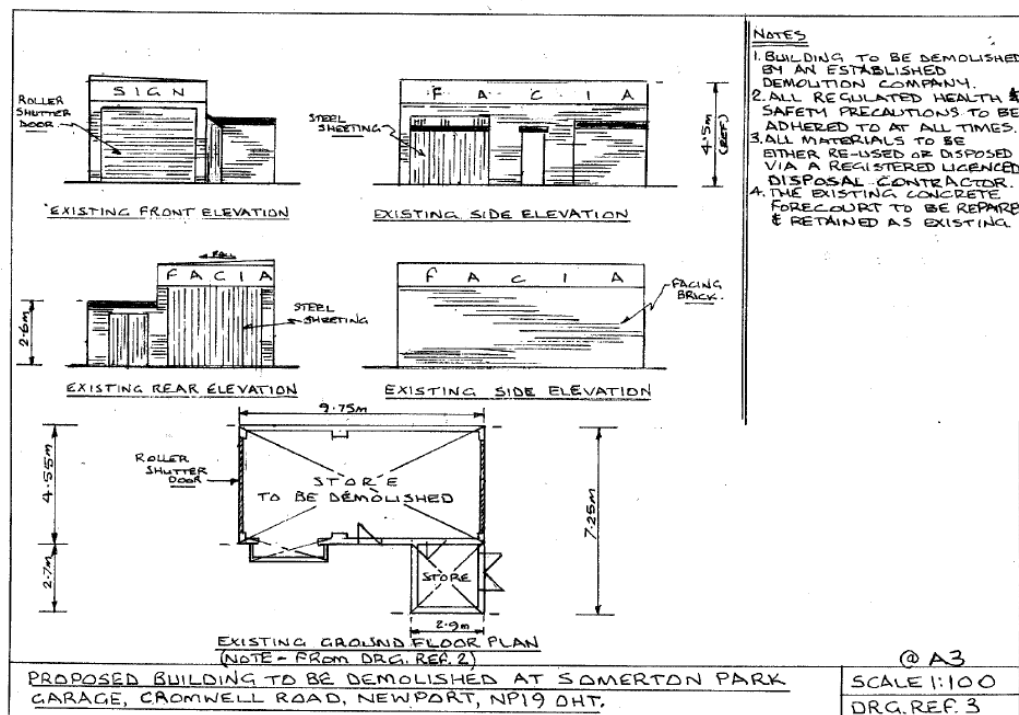


Image 27: 26. Existing Building

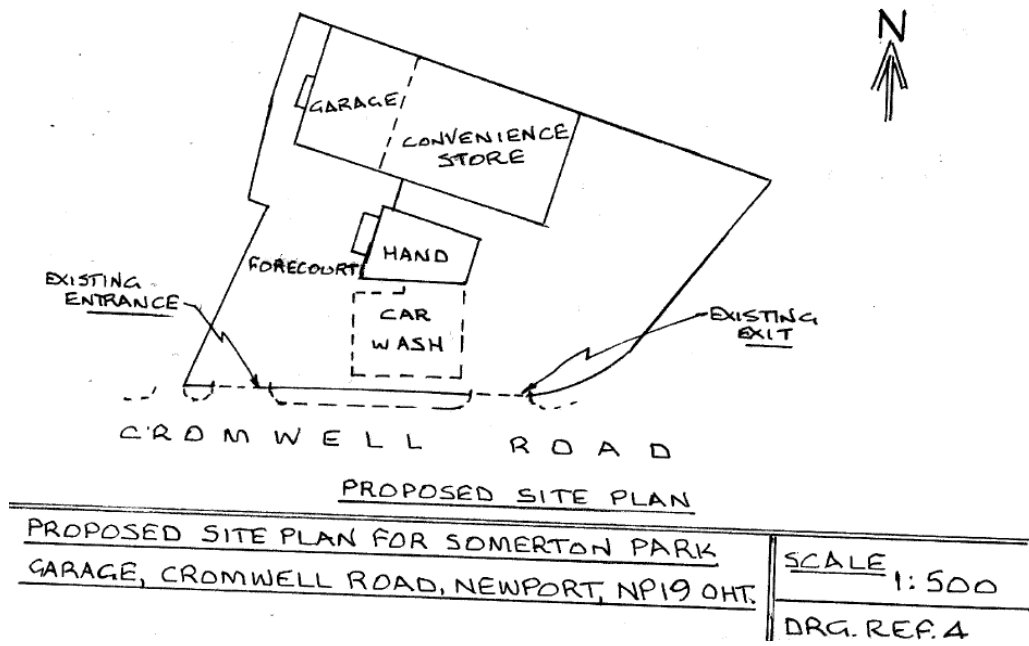


Image 28: 27. Proposed Site Plan