

Executive Summary: Pre-construction phase plan – Travel & Local buying arrangement

Selection of contractors

To reduce the burden on traffic and traveling, 90% of the contractors have been screened living in 2-3 miles of the development to reduce the need for regular contractors to commute 45min away from the centre of Swansea and West Gower. The use of the Welsh language will be prioritised as most of the locals and the principal contractor can also speak Welsh however, all documentation in the site file will be in English in order for the building control officer.

Electricians & Specialists from the Swansea area will make up 10% of the persons travelling to site and will intend to travel first thing in the morning leaving at 6am to be at site at 7am for the morning safety briefing and leave before the traffic at 3pm through Pontardawe. There will be no impact with additional traffic or parking as the site can accommodate the vehicles off road. This will include deliveries to site on the yard without impacting the highway.

Health and Safety & Wellbeing

The site office (cabin) will house the welfare unit for persons to rest and a portable toilet will be used for toilet, this will be outsourced to a third party that will manage.

Risk Assessments and Method statements have been completed with building regs drawings. These are located in the site file. All inductions will be carried out by the site supervisor and will be documented in the site office.

Signage and pedestrian barriers will be erected inside the ground when the gates cannot be locked. This will prevent locals from walking in as there is a tendency of locals to walk through an area and potentially hurt themselves.

Emergency procedures and rescue plan to be drafted by a third party and will be located in the site file.

The development man hours will not be reportable under CDM2015 at this stage however, as they lean close with man hours, it will be reported before it breaches the maximum number of manhours with the development.

Vermin is known in the area due to unused foul drainage, external contractors have been employed and a management plan is in place.

Selection of Building materials

Sand & Cement based products and general building materials can be sourced local from a small building merchant in Brynamman, this will spend in materials would benefit local companies. The development will inject money back into the local community and contractors will be encouraged to buy local in the induction briefing. An additional allowance will be added to the costs of materials as they will be more expensive locally rather than through existing procurement channels.

The use of plastics will be negligible to zero on the exterior with exemption to composite doors on the side and rear of the building. The historic look of the front of the building according to historic pictures will be restored, this includes the roof of the building.

Fixtures and fittings (1st)

All internal fixtures and fittings will be purchased locally via Welsh Businesses and consolidated centrally, these will be brought to site in a container when needed and will reduce the number of deliveries we received on site and will assist with waste management.

Fire safety and fire panels for a L1 system will be installed by an approved supplier, there are two tenders for this and selection has not taken place as another supplier has asked for more time. This will be finalised before construction begins.

Fire risk assessment will be revised post installation, external fire inspection will be conducted by Wales and West Fire Service before the building is re-commissioned.

Local electricians have been vetted and are appropriate to undertake to re-wire the building to an 18th edition amendment 2022. Drawings and plans will be finalised post risk assessment and will be in the site file a Inservice inspection and testing schedule will be formalised. Suite D on drawings will be built to an assisted living standard, these fittings and fixtures will be revised later following further risk assessment and method statement at another phase of the build.

Heat exchanger is subject to passing regulation for Fire Safety (*Regulatory Reform (Fire Safety) Order 2005*) with auto shut off valves. The initial design of the building is to collect heat from bathrooms and kitchen areas, scrub the air with an external intake and reheat areas of the building. There will be an exemption to this at the loft space as there will only be an extractor (bathroom and Kitchen).

Drainage and Surface water

Welsh Water have surveyed the area and have identified existing foul drainage from previous use that is intact. The Welsh Water engineer stated that we are entitled to place a non-return valve at the point of the Welsh Water rebuilt manhole. There is sufficient capacity to cover the increased use of the building without any additional ground works as the design of the building had been oriented around the existing drainage in order for efficiency thus, a non-return valve has been added to prevent any odour from the drainage. Welsh Water stated as soon as the existing drainage is re-used, it will prevent the pest problem in the area of development. This can be enhanced by a non-return valve advised by Welsh Water.

Maps provided- Welsh water drainage provided separate.

Waste management

Outsourced to Pendragon waste management. All items will be segregated and ethically recycled and disposed.

Waste will be segregated on site and will be collected when needed.

Security – prevention of anti-social behaviour and arson

Tools and materials will be locked away and hand tools will be removed from site. All flammable materials will be kept locked and reduced at the site to prevent arson or theft when not feasible, night security guard will be used to prevent anti-social behaviour at the site and arson.

Carp Park post-build

Should the allocated car park not be damaged during the build, minor works will be undertaken to repair areas no less than 2m² of the area identified then: **these plans will require separate approval by the Councils Engineering Service acting in its SuDS Approving Body (SAB) before any work begins.**