



DESIGNERS RISK ASSESSMENT
HEALTH AND SAFETY
THE CONSTRUCTION (DESIGN AND MANAGEMENT)
REGULATIONS 2015

STAGE 0-2 SKETCH SCHEME

This drawing should be read in conjunction with the following documents:-

- The Current Drawing Packages from all Consultants
- Other Project Consultants Risk Assessments
- Listed Building Information/Schedule of works
- DDA (Disability Discrimination Act) Access Statement
- Fire Escape Strategy Drawing
- Cleaning and Maintenance Strategy

Building Products and Construction Execution Hazards

The design team have highlighted unusual and significant risks only that may not be obvious to a competent contractor. They are to assist with risk reduction only and are not necessarily comprehensive. It is assumed that all works will be carried out by a competent contractor following good site management, site practice procedures, to an approved method statement (where appropriate) and in accordance with HSE guidance.

The proposed works are designed on a well established method of construction which can be carried out by a competent contractor. However, should the contractor find any area of concern he must inform the designer in order that appropriate action can be taken.

For significant hazards specific to this project see the following:

SITE SPECIFIC HAZARDS & SIGNIFICANT RISKS !

1. Restricted site entrance - narrow driveway, overhanging trees along road verge, hedgerow restricting views of passing pedestrians and vehicles.
2. Overhead cables - risk of collision & electric shock
3. Narrow and limited access to rear garden - turning & manoeuvrability difficult on site.
4. Working close to boundaries/amenity areas used by neighbours.
5. Existing services present - risk of unrecorded services on site
6. Potentially materials containing asbestos
7. Maintaining support to adjacent structures
8. Stability of existing roof structure - danger of falling and collapse where existing roof structure may be weak or unstable.
9. Existing services present - risk of unrecorded services on site
10. Glazed areas - collision and cleaning.
11. Working at height over two storeys - risk of falling and items falling from height.

INFORMATION TO BE PROVIDED FOR NEXT STAGE i

- Establish location of existing service routes and high voltage cables
- Further investigation required by competent specialist to ascertain ground conditions and potential risk of ground contamination before building work starts on site.
- Investigate footings of existing house and neighbouring structures.
- Asbestos Survey of existing building to ascertain absence or presence and location of any asbestos.

ACTIONS TO BE TAKEN IN NEXT STAGES !

- Identify asbestos materials and other contaminants in existing building and ensure adequate surveys & appropriate contractors used to identify dangerous materials on site and/or their removal.
- Structural inspection of existing structures by Structural Engineer for temporary & new loadings for materials, scaffolding or plant.
- Existing services to be located, clearly marked and recorded
- Consider ease of replacement of light bulbs and height of other controls or fittings which require regular maintenance, especially above stairs or at high level. Specify low-maintenance equipment/fitings where practicable.
- All unrecorded and new services to be clearly marked on drawings for inclusion in the Health and Safety File.

Fire Notes:-

All Cladding & building attachments externally to be all A1 fire rated.

FIRE: All design/ details relating to Fire Safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed Fire Consultant Fire Strategy Document/ Report - all information contained in such a report supersedes WDA drawings in all aspects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact WDA in writing immediately.

EW51: an independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EW51's on buildings outside of the EW51 standard criteria.

Part B & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part B & Fire safety.

Please note that subject to a fire consultants confirmation/input the following points may be required in some or all areas of the building:

- 1) Sprinkler systems
- 2) Mechanical smoke extraction
- 3) Fixed shut fire safety glass
- 4) plan changes in relation to fire safety could result in loss of salable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

KEY

— EXISTING

— NEW CONSTRUCTION

--- DEMOLISHED

GENERAL NOTES:

- Principal Contractor to provide method statements for the safe working practice for: demolition, excavations, cutting of materials, support of adjacent structures, protecting personnel, neighbours & the public working at height including crash bags & fall restraint systems.
- Principal Contractor to ensure Temporary Works Designer and Coordinator appointed for all propping works for structural alterations of existing building, including temporary guardrail and edge protection around voids and stairwells.
- This Designers Risk Assessment should be passed on to the Appointed Principal Designers and or Principal Contractor carrying out the next phase of works on this site.

REV.	REVISION DETAILS	BY	CKD	DATE

WDA
westerndesignarchitects.com

Western Design Architects
12 The Granary, Hinton Business Park, Taner Hill, Dorset, DT11 8JF
T: 01258 830675 E: info@westerndesign.co.uk

CLIENT: Charles & Amanda Yaxley

PROJECT: Rose Cottage, 1, Damerham

DRAWING TITLE: Designers Risk Assessment

DRAWN BY: MT	CHECKED BY: MW	DATE: 08.11.2023
SCALE: 1:100@A1	JOB NO: 2223068	
DRAWING NO: CDM01	REVISION: -	

PLANNING

THIS DRAWING IS COPYRIGHT © Western Design Ltd 2020

REPRODUCING THESE DRAWINGS BY PRINTING OR COPYING MAY LEAD TO ERRORS. PLEASE REFER TO SCALE BAR. DO NOT SCALE OFF THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IF ANY DISCREPANCIES ARE FOUND, PLEASE CONTACT WESTERN DESIGN ARCHITECTS IMMEDIATELY.