

STAGE 4 DESIGNERS RISK ASSESSMENT

For inclusion within the Health & Safety Plan

DATE:	22/05/2024
PROJECT:	Wootton Changing Rooms, Wootton
FILE REF:	21181 - Stage 4 Designers Risk Assessment - Tender

INTRODUCTION

This document is an evolving schedule of the risks considered and known by Coloini + Lane Architecture Limited at various stages in the design and construction process. The level of detail in this document will reflect the stage to which the design has progressed.

General Description

The project comprises of the change of use from changing rooms and associated store rooms to Sui Generis for a kitchen serving hot & cold takeaway food and drinks with associated toilet facilities and store / changing rooms, erection of bin store enclosure and installation of photovoltaic panels to existing roof.

Structural and construction techniques are not expected to be unusual.

Construction techniques and materials (including specialist trades), together with related health and safety issues, are all expected to be familiar and common to an experienced contractor and covered by the contractor's own obligations in respect of Health & Safety. Therefore, no specific reference is given below to commonplace issues. Comments are confined to specific items or circumstances to which the contractor's attention needs to be drawn.

This assessment covers those aspects of design covered by the pre-tender design team with specific reference to designer's responsibilities by Coloini + Lane Architecture Limited.

The Employer's brief to Coloini + Lane Architecture Limited included the requirement that the buildings be constructed in an economical, traditional manner using well established forms of building construction.

To minimize risk the Employer will carefully select a Principal Contractor with a proven track record in 'Design & Build' construction' of buildings in similar locations and with similar forms of construction to that anticipated.

PRELIMINARY ACTION

The pre-tender design team in conjunction with the Employer have fixed certain elements of the design which has been granted Planning Permission from the Local Authority, namely:

- The footplate size and shape of the buildings
- The three-dimensional shape of the buildings and the general elevations and materials which will be an integral part of the Planning Permission
- The general layout of the floor plan to provide open plan accommodation and essential amenities.
- The positions of windows and doors
- Landscaping and access

The Principal Contractor may not change any materials specified.

The pre-tender design team has required within the Employer's requirements and tender documents that the Principal Contractor includes Method Statements as to how the works may be safely constructed and how the works may be safely maintained.

HAZARDS

ITEM No.	DESCRIPTION	HAZARDS / RISKS	RISK ASSESSMENT (Low / Medium / High)	NOTES / RECOMMENDATIONS
1.0	THE SITE (CONSTRUCTION)			
1.1	Access onto and off site for construction vehicles.	Congestion, collision with public. Reversing of vehicles. Adjacent land users.	HIGH	Site traffic management plan to be prepared. Minimise traffic / pedestrian interface.
1.2	Site Security	Unauthorised access to site Risk of harm to young persons / vulnerable Damage to site / equipment	HIGH	Ensure that suitable and sufficient site hoarding is implemented and maintained. Assess the risk and take further controls, if necessary, i.e. security guard. Ensure site is locked out of hours. Safe process to be implemented for holiday shutdown.
1.3	Site Storage	Loading, storage, and movement of materials on site	HIGH	Site management plan / site inductions required to ensure vehicles and operatives are aware of varying risks during construction. Safe zones for loading or unloading of materials to be identified with systems in place to meet Highway Authority, Local and Regional legislation.
1.4	Site Conditions	Safe places of construction. Stable structures, demolition, explosives, fire, flooding or asphyxiation or anything that will cause risk to life. (Noting (but not limited too) proximity to nearby substations, attenuation basins and easements).	LOW	Risk assessment to be carried out on a site-by-site basis to ensure suitability of construction. Construction Management Plan to be implemented and highlighted by the Principal Contractor and H&S file for any abnormal found prior or during construction.
1.4	Covid 19	Risk of ill health, risk of contamination, risk to programme, breach of statutory duties posed by Health and Safety Legislation (mainly the Health and Safety at Work etc. Act)	HIGH	All construction works shall comply with the Construction Leadership Councils Site Operating Procedures and supporting industry guidelines V7.
1.5	Manual handling	Injury to workers, strains & sprains, hand injuries, lower back injuries, musculoskeletal disorders, slips, trips, fall injuries, hernias.	HIGH	Specify lightweight materials, or make use of mechanical aid, where mechanical handling is inevitable. Lifting points designed into large items to assist in mechanical handling. Minimise travel distance from unloading point to storage area. Manual Handling Risk Assessment.
1.6	Working at height	Falls to operatives/materials. Objects striking people below.	HIGH	Consider fabrication of elements at ground level, and then lifting into place. Off-site fabrication. Collective fall protection should be selected over individual. Staircase access to scaffold in preference to ladder.

2.0	BUILDING SUB & SUPER STRUCTURE			
2.1	Masonry Construction / Manual handling	Repetitive manual handling operations.	MED	Lightweight blocks be specified (i.e. not over 20kg) – mechanical handling will be required to blocks over 20kg.
2.2	Roof installation	Manual handling of materials. Working at height. Risk of falling materials & tools.	MED	Materials to be craned into position by trained operators to suitable loading / storage locations. Correct PPE to be worn at all times. Correct training to be provided. Area under works to be fenced off to minimise risk of injury from falling materials.
2.3	Scaffolding	Working at height, risk of falling.	MED	Scaffolding / working platforms to be provided for installation where required. Correct PPE, Fall-restraint and training to be provided. Area under works to be fenced off to minimise risk of injury from falling materials.
2.4	Installation of special lintels	Manual handling of materials. Working at height. Risk of falling materials & tools	MED	Site construction methodology and sequencing planned ahead to avoid unsupported, exposed materials.
2.5	Floor zones	Movement of materials on site. Installation of components at height.	LOW	All joisting materials to be maximum five metres in length or identified within specific plots. Construction Management Plan implementation. H&S Regulations to be adhered to during construction of components.
2.6	Steel work	Manual handling of materials. Working at height. Risk of falling materials & tools	MED	Materials to be craned into position by trained operators to suitable loading / storage / designed locations. Correct PPE to be worn at all times. Correct training to be provided. Area under works to be fenced off to minimise risk of injury from falling materials. All materials to be securely fixed or stored in suitable location during out of hours of site operation.
2.7	Prefabricated components	Manual handling of materials. Working at height. Risk of falling materials & tools	LOW	Materials to be craned into position by trained operators to suitable loading / storage / designed locations. Correct PPE to be worn at all times. Correct training to be provided. Area under works to be fenced off to minimise risk of injury from falling materials. All components to be securely fixed in place or stored in suitable location to avoid being damaged or impairing movement that would elevate risks while working at height.
2.8	Services	Incoming Utilities	HIGH	All services to be installed and certified by registered sub contractors to current Building Regs.
2.9	Vertical access for construction works / operatives	Falls, slips, trips.	MED	Permanent stairways to be incorporated into the primary structure at an early stage to avoid the need for temporary access arrangements.
2.10	Stability of structure	Use of building structure during construction to provide stability or support	LOW	Site construction methodology and sequencing planned ahead to avoid unsupported, exposed materials. No stability or support to be provided by the design other than that it is intended. A safe working environment should be maintained during the course of construction.
2.11	Temporary bracing of structure	Instability of frame in temporary condition Collapse of structure Injury to site operatives	MED	Design to reduce requirement for temporary bracing wherever possible. Erection sequences developed to ensure structure is intrinsically stable without need for temporary works. Specify any assumed sequences on bracing.
2.12	Material Use and Construction processes.	Uncertified materials/ non-standard methods of working	MED	No uncertified material or methods of working / processes that may cause risk to life to be adopted or used.

3.0	FUTURE BUILDING IN USE			
3.1	Cleaning/maintaining external elevations	Possible falls from height & dropping materials & tools.	LOW	External glazing will be carried out from ground level using extendable reach and wash poles. Area under works to be fenced off to minimize risk of injury from falling materials. Ladders to be avoided. Where unavoidable working at height to be undertaken from fixed platform system that minimises risk over use of ladders. COSHH Assessment. PPE to manufacturer's instructions.
3.2	Access for future maintenance/inspection of roof areas	Possible falls from height & dropping materials & tools.	LOW	The frequency of access to roof is likely to be in years, so it is envisaged that any access required to roof, will be carried out by a specialist contractor who will access via a purpose-built scaffold, to include edge protection to prevent falling, with roll out slip resistant mats. Full RAMS must also be provided to building owner / occupier. COSHH Assessment. PPE to manufacturer's instructions.
3.3	Maintenance of light fittings at high level	Possible falls from height & dropping materials & tools.	LOW	Long life LED bulbs are to be utilised to help reduce maintenance access requirements. All lights are located so that they are accessible within a single storey height. Stair lights are located away from the stair opening on the landing level.
3.4	Presence of asbestos	Health hazards caused by asbestos inhalation.	LOW	The site is known to have asbestos within the existing buildings and the areas that are known to contain asbestos have been recorded. Refer to the Asbestos Survey Report produced by The Asbestos Man dated 9 th August 2023.

SUMMARY

In accordance with HSE guidelines it is assumed that a competent Principal Contractor will be employed and in turn will employ competent Trade Contractors. Normal trade hazards during excavations, handling of concrete / mortar, steel framing, blockwork laying at heights, hot tarmacadam / bitumen, etc. are therefore not specifically mentioned as requiring Method Statements.

Design issues under the control of other Consultants are subject to separate Risk Assessments by the Consultants concerned.