

Design Risks / Hazard Elimination & Risk Management List

Project	Sport Wales Changing Rooms	Principal Designer: HLN
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Design Discipline	Architect & CDM				
Company	HLN				
Date Received	Technical Design (RIBA Stage 4)				

Ref	Hazardous Activity	Persons at Risk				Design measures for hazard elimination or risk reduction including alternatives not considered practical (give reasons)	Residual Hazard / Risk	Information provided by designer for residual risk control	
		O	P	S	M			During construction	Throughout building life
1	Visiting site – Within occupied building.	X	X	X		Ensure that all site visits are accompanied by at least one other person. All operatives and visitors to wear correct PPE and protective footwear.	Ensure that Staff/Public are aware of temporary closures and direct to alternative provision.	As listed	n/a
2	Conducting site surveys – Areas are in occupation and open to public access	X	X	X		Ensure that all site visits are accompanied by at least one other person. All operatives and visitors to wear correct PPE and protective footwear. Ensure that areas being surveyed have no public access and are temporarily closed for public use.	Ensure that Staff/Public are aware of temporary closures and direct to alternative provision.	As listed	n/a
3	Working within a live building environment	X	X	X		Establish clear site boundaries with hoarding / barrier fencing in all required locations. Ensure that delivery locations and timings are agreed and monitored with the team and communicated to staff and building users. Undertake regular and frequent checks of site boundary, review effectiveness of barriers regularly.	Ensure that site deliveries avoid peak times, and materials are stored in a secure location.	As listed	n/a
4	Existing above and below ground services	X	X	X		Undertake visual and GPR surveys to identify and map all existing services going through and around the site. These are to be visually identified on site.	Services to be visually identified on site.	As listed	n/a
5	Proximity of neighbouring uses, including members staff and members of	X	X	X		Establish clear site boundaries with hoarding / barrier fencing in all required locations. Ensure that delivery locations and timings are agreed and monitored with the team and	Ensure that site deliveries avoid peak times, and materials are stored in a secure	As listed	n/a

Persons at risk: O – Operatives (Construction) P - Public S - Staff M – Maintenance

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	the public.					communicated to staff and building users.	location.		
6	Demolition works	X	X	X		Works to be phased and undertaken to an agreed programme to ensure that noisy works are completed out of hours, and that demolition materials are removed at agreed times and via agreed routes. Before demolition inspect / survey and ensure demolition items are non structural.	Portions of demolition works may still need to be undertaken during normal working hours.	As listed	n/a
7	Working at height – to complete construction activities	X		X		Working platforms to be installed and maintained through the duration of the project.	Good working practices should be implemented and reviewed regularly on site. Method statements should be provided.	As listed	n/a
8	Fire escape routes – Maintaining clear routes at all times	X	X	X	X	Fire escape routes should be clear with signage in correct locations.	People unfamiliar with the building layout will need clear direction to follow escape routes.	As listed	n/a
9	Ongoing building maintenance at height – Cleaning, drainage works etc	X	X	X	X	Work from ground level where possible. Ensure that all elements are regularly maintained by a trained professional and that where required, lifting equipment is fit for purpose and maintained.	Ensure an annual maintenance regime is in place to maintain all external finishes to a high quality. Possibility of providing windows which allow for cleaning from inside each apartment. This is to be explored with the client and design team.	As listed	n/a

NB If no site specific, significant, unusual or unacceptable risks are identified please state 'NONE IDENTIFIED' in hazard box 1.
Please do not give generic risks such as 'falls from height', be specific and state which activity, where and when.

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