



**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**

- Reduced visibility on Putton Lane. Busy pedestrian and vehicle movement at peak times. Presence of trees along road restricting views of passing pedestrians and vehicles. Risk of collision or injury. Consider restriction on delivery times/site access.
- Limited access to north of hall prior to clearance - no vehicular access so turning & maneuverability difficult on site for larger vehicles.
- Consider tree roots and avoidance of killing trees during construction and causing structural damage to permanent structures. Risk of collision with canopies and branches.
- Working close to road boundary used by occupants/neighbors/public. Risk of injury from falling items, damage and machinery.
- Existing services present - risk of unrecorded services on site.
- Drainage works - new attenuation tank and road crossing - risk of collapse, falls from height, injury to trespassers - hoarding to/fencing off of site and deep excavations.
- Glazed areas - collision and cleaning.
- Working at height - risk of falling and items falling from height.
- Slip resistance of floors specified to entrance, corridors, and sanitary accommodation - risk of injury. Provide entrance matwells.
- Avoid use of ladders for cleaning of high-level gutters, use long reach gutter cleaning systems (e.g. Skyvac) where possible.
- Access points should be provide to all loft zones or other voids to facilitate future inspections and maintenance.
- Consider access for fire-fighting appliances and personnel and proximity to hydrants/water supply available for construction fire use.
- Publicly accessible playing field - ensure safe working
- Stability of existing structures - danger of falling and collapse where existing structure may be weak or unstable.
- Stability of all temporary and propping works during structural alterations to building - risk of collapse.
- Altered site access works and new SW drainage crossing Putton Lane - risk to pedestrians and vehicles. Consider restriction on when works commence and provide alternative safe access along the highway.

**INFORMATION TO BE PROVIDED FOR NEXT STAGE**

- Establish location of existing service routes and high voltage cables
- Asbestos Survey of existing building to ascertain absence or presence and location of any asbestos.
- Materials unloading and waste storage areas to be considered
- Installation of timber members/cladding requires cutting of timber members/cladding on site - risk of respiratory injuries. Maximise pre-fabrication and specify less-toxic wood. Principal Contractor to provide method statement for safe working practice for on-site cutting of materials in accordance with HSE guidance.
- Site Exposure - Identify likelihood of extreme weather conditions on site in long and short term which may influence the design and construction methodology
- Static and mobile crane sizes, locations, weights and access to be considered in principle, away from possible vehicle impacts.

**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.
- The position of all known services both underground and over ground (within and outside the building) are to be located and clearly marked to avoid accidental damage - risk of unrecorded services on site
- 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/fittings where practicable.
- Any new services are to be accurately marked on the drawing and handed to the client upon completion for inclusion within a Health and Safety File.
- 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.
- Part B & Fire Safety: Refer to WDA drawings for positions of fire doors and smoke detection points.
- Consider noise, vibration, disturbance or damage to occupied buildings and housing nearby i.e. Fairfield Care Home - risk of disturbing those in vulnerable sectors of the community. Consider limits on hours of site work.
- Working at height - Principal Contractor to provide method statement for safe working method for working at height in accordance with BS5850:2012 Code of practice for the design of buildings incorporating safe working at height.
- Handling heavy items and equipment - reduce unit weights and sizes of materials to acceptable levels where manual handling is unavoidable. Avoid manual handling of units under 20kg.
- Ensure stability of existing structures - danger of falling and collapse where existing structure may be weak or unstable.
- Stability of all temporary and propping works during structural alterations to building - risk of collapse.
- Materials unloading and waste storage areas to be considered
- Consider bats, birds, newts and other fauna with regard to their breeding seasons and relocations

**DESIGNERS RISK ASSESSMENT HEALTH AND SAFETY**

THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

**STAGE 4 BUILDING REGULATIONS**

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

**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:

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

**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.

A	General updates - ED04 added	RS	MW	23.09.25
REV.	REVISION DETAILS	BY	CKD	DATE

**WDA**

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**CLIENT**

Chickerell Town Council

**PROJECT**

Willowbed Hall, Chickerell

**DRAWING TITLE**

Designers Risk Assessment

DRAWN BY	CHECKED BY	DATE
RS	MW	05.09.2025
SCALE	Varies@A1	JOB NO. 2425051
DRAWING NO.	CDM01	REVISION A

**BUILDING REGULATIONS**

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