

## DESIGNER'S RISK ASSESSMENT CHECKLIST

Date : 31st October 2025		Project : Former Natwest Bank		Job Number: 24005		
Designer : Leah Mew		Client : Ryde Town Council				
<b>Level of Risk Indicators :</b>						
Red - Hazardous Procedures , products and processes that should be eliminated from the project where possible						
Amber - Products, processes and procedures to be eliminated or reduced as far as possible and only specified or allowed if unavoidable. Including amber items would always lead to the provision of information to the principle contractor						
Green - Products, processes and procedures to be positively encouraged						
		Tick for yes	Explanatory Notes / Drawing reference numbers	Risk Level		
1.00	CLIENT :					
1.01	Client is aware of duties	<input checked="" type="checkbox"/>				
1.02	Client has transferred the duties of Designer to LMA HC by formal appointment	<input checked="" type="checkbox"/>				
1.03	Client has appointed a Principle Contractor	<input type="checkbox"/>	To be confirmed.			
1.04	Client has confirmed their expectations and requirements during the construction phase	<input checked="" type="checkbox"/>				
1.05	Client has confirmed their expectations and requirements for end use.	<input checked="" type="checkbox"/>				
1.06	The end use requirement will be:					
	<i>Public Use</i>	<input checked="" type="checkbox"/>				
	<i>Private Use</i>	<input type="checkbox"/>				
2.00	SITE CONDITIONS :					
	Note only those relevant to the Health and Safety Risk of the proposed works.					
2.01	There are existing structures that will be affected or affect the construction phase.	<input type="checkbox"/>				
	<i>Non Domestic Building</i>	<input checked="" type="checkbox"/>	Works to existing building.			
	<i>Dwellings</i>	<input type="checkbox"/>				
	<i>Outbuildings ( sheds, garages etc)</i>	<input type="checkbox"/>				
	<i>Swimming pools</i>	<input type="checkbox"/>				
	<i>Walls</i>	<input type="checkbox"/>				
	<i>Ponds</i>	<input type="checkbox"/>				
	<i>Access roads / footpaths</i>	<input checked="" type="checkbox"/>	Crown Street will be affected by works to the external wall to create a Public WC			
	<i>Public rights of way</i>	<input type="checkbox"/>				
	<i>Drainage</i>	<input type="checkbox"/>				
	<i>Wells</i>	<input type="checkbox"/>				
	<i>Level Survey is required</i>	<input type="checkbox"/>				
2.02	Existing Utility surveys to be moved or taken into account during the construction phase					
	<i>Electrical</i>	<input type="checkbox"/>				

		<i>BT</i>	<input type="checkbox"/>		
		<i>Mains Water ( foul and surface )</i>	<input type="checkbox"/>		
		<i>Gas</i>	<input type="checkbox"/>		
		<i>Oil</i>	<input type="checkbox"/>		
3.00		RISKS ON SITE			
	3.01	Lack of space for Machinery , erection of scaffolding and working conditions	<input checked="" type="checkbox"/>	The site is set within the context of the town with public highways on all 4 sides. There is provision for machinery and site set up to the West, however deliveries and scaffolding needs to be carefully managed with regards to Public Safety.	<input type="checkbox"/>
	3.02	Basements / tanks which could potential collapse or make the working area unstable for machinery / structure erection	<input type="checkbox"/>		
	3.03	Caves / watercourse that have potential for collapse or filling with water	<input type="checkbox"/>		
	3.04	Unstable / made up ground that would make scaffold erection difficult	<input type="checkbox"/>		
	3.05	Overhead Power cables / tree branches that need protecting before using any lifting machinery or erecting scaffolding	<input type="checkbox"/>		
	3.06	Working at Height internally and on the roof.	<input checked="" type="checkbox"/>	This is not possible to mitigation. Working at Height Regulations 2005 to be adhered to.	<input type="checkbox"/>
	3.07	Working with a lift shaft	<input checked="" type="checkbox"/>	Correct barrier to be put in place during the works to the lift shaft to ensure there is prevention from falling.	<input type="checkbox"/>
4.00		ECOLOGICAL		No evidence of endangered species on the site	
	4.01	There is evidence of endangered species on the site	<input type="checkbox"/>		
		<i>Bats</i>	<input type="checkbox"/>		
		<i>Badgers</i>	<input type="checkbox"/>		
		<i>Barn Owls</i>	<input type="checkbox"/>		
		<i>Newts</i>	<input type="checkbox"/>		
		<i>Slow Worms</i>	<input type="checkbox"/>		
		<i>Field Mice</i>	<input type="checkbox"/>		
		<i>Hedgehogs</i>	<input type="checkbox"/>		
		<i>Birds of Prey</i>	<input type="checkbox"/>		
		<i>Other</i>	<input type="checkbox"/>		
	4.02	If yes to any of the above, has a survey been organised :	<input type="checkbox"/>		
		Date :			
5.00		HERITAGE ASSETS AND MONUMENTS and ARCHAEOLOGICAL SITES		No heritage assets close by.	
	4.01	There are Heritage Assets etc in close proximity that may be affected by the works with regards to Health and Safety.	<input type="checkbox"/>		
6.00		VEGETATION		Not applicable	
	6.01	There are trees/ hedgerows that will impact on the construction phase and end use	<input type="checkbox"/>		
	6.02	These have TPOS	<input type="checkbox"/>		
	6.03	In close proximity to foundations	<input type="checkbox"/>		
	6.04	In felling distance of the an existing structure	<input type="checkbox"/>		
	6.05	If any of the above has a tree surveyor been appointed and survey carried out ?	<input type="checkbox"/>		

7.00	HIGHWAYS / PUBLIC SAFETY			
7.01	The site is in close proximity to the road / public rights of way	<input checked="" type="checkbox"/>	As above	
7.02	The site will impact on pedestrians passing by	<input checked="" type="checkbox"/>	Ensure that the working area is properly secured and Working at Height Regulation 2005 is adhered. Permissions will be required before work commences.	
7.03	The site will need road closures organised	<input type="checkbox"/>		
7.04	The site has tight access for movement of lorries and HGVs which could impact other occupants	<input checked="" type="checkbox"/>	Access for Deliveries to and from site need to be submitted by the contractor before the work commences and the protocols adhered to throughout the project. Lind Hill is the most likely place for deliveries. Care must be taken with regards to pedestrians to and from Crown street and the Hotel.	
8.00	GROUND CONTAMINATION / TOXIC MATERIAL			
8.01	There is asbestos	<input checked="" type="checkbox"/>	This is encapsulated and must not be disturbed during the works.	
	Has a survey been arranged		Yes this is available with the tender.	
8.02	There is contaminated ground - oil, radon gases	<input type="checkbox"/>		
8.03	There is potential for the use of a Calcium Silicate Board or CP Board or any other product that may produce silica dust when cutting	<input type="checkbox"/>		
9.00	DESIGN CONSIDERATIONS / STRUCTURAL			
9.01	There are fragile structures already in place	<input type="checkbox"/>		
9.02	The design involves specialist materials	<input type="checkbox"/>		
9.03	The design involves unusual structures	<input type="checkbox"/>		
9.04	The design involves using lifting equipment	<input type="checkbox"/>		
9.05	There are areas of maintenance and associated health and safety			
	Windows	<input checked="" type="checkbox"/>	Telescopic window cleaning equipment required.	
	Roof lights	<input type="checkbox"/>		
	Green roofs	<input type="checkbox"/>		
	Other	<input type="checkbox"/>		

## RISK ELIMINATION AT DESIGN STAGE