Ref	Element/Activity	Hazard	Persons at risk	Risk	Risk owner	Design measures to reduce or eliminate risk	Residual risk level	Information about residual	Contractor design element
1	Natural Environment	Damage, Contamination.	C, P		C	Control Measures and RAMS for all works		Ongoing	Contractor to implement RAMS accordingly.
2	Security	Damage, Theft.	C, P		C	Security Fencing, Visual surveillance		Ongoing	Contractor to provide site boundary fencing and Security surveillance
3	Temp works	Assembly, installation and disassembly of heavy components, manual handling operations, collapse of banking, access provisions, restricted working space, working at height, etc.	C, P		C	Minimise requirement for Temporary Works where possible, Contractor to appoint Temporary Works Coordinator to set out temporary works procedures and a Temporary Works Supervisor to carry out necessary inspections.		Ongoing	Temporary Works Coordinator to provide Design Risk Management information on any significant or unusual risks.
4	Outbreak of fire during the construction phase	Maintaining fire escape routes from the structure during construction phase, ensuring sufficient means of escape and fire-fighting equipment, etc.	C, P		C	Prepare Fire Safety Plan and RAMS to detail procedures to be implemented.		Ongoing	Ensure that any control measures identified are implemented under the appropriate RAMS.
5	Traffic management i.e. vehicular access for plant and deliveries	Traffic movements across live roads, collisions with vehicles and pedestrians	C, P		C	Contractor to include traffic management strategy within their CPP and supply a Site Establishment and Traffic Management Plan. Contractor to consider local parking, and any applicable restrictions with the associated vehicular access and parking arrangements.		Ongoing	Suitable warning/directional signage to be installed to denote construction site access route. Traffic management arrangements to be monitored throughout the construction phase, PCI and CPP to be updated as required.
6	Site work generally	Manual handling operations, contact with hazardous substances, Disturbance to adjacent occupied buildings, Fragile roofs whilst building under construction, Injury, damage, delays caused during installation of large and/or heavy components, Unplanned collapse of plant/equipment, damage to structures and infrastructure.	C, P		C	DRM information on significant or unusual risks associated with these works, and residual risk information where required. DRM information to consider interfaces with other design elements. Design Team to design out materials over 20kg that require manual handling. Design Team to design out hazardous materials. Design Team to consider which adjacent areas may be affected by noise, vibration, dust and other restrictions. Design Team to consider and factor into their designs. Design Team to design out potential for fragile roofs during construction. Fall from height prevention measures to		Ongoing	Advise of any design changes incorporating materials over 20kg that require manual handling, or hazardous materials, so that any implications in relation to health and safety matters can be properly assessed prior to being implemented. Ensure that the control measures identified in the lifting plan and RAMS are implemented. Impact on adjacent occupied buildings, adjoining highways etc. to be reviewed on an ongoing basis throughout the construction phase.
7	Excavation and Groundworks	Contamination, Stability, Collapse, Noise and Vibration, Falling into	C, P		C	Geo-Environmental Assessment included in PCI. Contractor to provide Method Statement/RAMS to cover works.		Ongoing	Groundworks in accordance with Geo-Environmental Assessment. Contractor to ensure control measures identified in report(s) are implemented under the RAMS.
8	Levels/slope formation	Collapse, Land slip	C, P		C	Ensure gradual creation of slopes and Contractor to provide Method Statement/RAMS to cover works.		Ongoing	Groundworks in accordance with Geo-Environmental Assessment. Contractor to ensure control measures identified in report(s) are implemented under appropriates
9	Architectural Design Elements	Work at height, manual handling, assembling and installing heavy components, contact with live services, restricted access and working space.	C		DT	Provide DRM information on significant and/or unusual risks associated with the works and residual risks where required.		Ongoing	Contractors to ensure that any control measures identified are implemented under appropriate RAMS
10	Construction of building envelopes	Injury, damage, delays caused during installation of large and/or heavy components	C		DT, C	Design Team to ensure that the materials specified in the design can be transported to the final position on site considering all site constraints. Any unusual or difficult components that cannot be designed out must be identified at the design stage, so Contractor can manage		Ongoing	Impact on adjacent occupied buildings, adjoining highways etc. to be reviewed on an ongoing basis throughout the construction phase.
11	Buildability generally	Restrictions due to adjacent structures that affect buildability	C, P		DT, C	Design Team to consider adjacent structures that my affect how the building can safely be built i.e. structures that affect the use of cranes due to risk of oversailing etc.		Ongoing	Impact on adjacent occupied buildings, adjoining highways etc. to be reviewed on an ongoing basis throughout the construction phase.
12	Use of plant and mechanical lifting equipment	Unplanned collapse of plant/equipment, damage to structures and infrastructure	C, P		C	Relevant contractors to provide a lifting plan for all lifting activities to indicate location of mechanical lifting equipment/cranage and lifting zones. Tower crane (if used) to be positioned to minimize oversailing wherever		Ongoing	Ensure that the control measures identified in the lifting plan and RAMS are implemented.
13	Existing Services	Contact with live services	C, P		C	Service mapping information provided in PCI. It is noted that there are a number of live and dead services within and in close proximity of the Site and proposed Build Areas. Contractor to liaise with Statutory Undertaker as required. Any work carried out in the vicinity of service mains must be carried out in accordance with the Statutory Undertakers requirements. Main Contractor and any other relevant contractors must submit RAMS to the Statutory Undertaker prior to the respective work elements commencing.		Ongoing	Contractor to arrange service disconnections prior to works commencing. Disconnection notices to be provided prior to commencement. Contractor must determine the existing service locations of by way of a pre-start survey/exploratory works. All RAMS for works in the vicinity of existing services must be agreed with the Statutory Undertaker before the respective work elements commence. Contractor to ensure that the control measures identified in the RAMS are implemented, including any methods/systems of work required by the Statutory
14	Building maintenance	Injury caused due to cleaning and maintenance works	P, M, EU		C, DT	Design Team to develop cleaning and maintenance strategy to ensure the following can be accessed, cleaned, and replaced safely: • Windows • Roofs & Rooflights • Gutters • Internal and external M&E • Large items of plant and equipment • Manholes		Ongoing	Maintenance Strategy to be provided in Final H&S File/Handover Pack and End Users/Maintenance Contractors to provide Method Statements/RAMS for proposed works and implement accordingly.
15	Future work on the building and associated infrastructure	Work at height including roof access, manual handling, restricted working space, contact with live services etc.	M, EU		DT, C	Design Team to provide details of civil and structural design criteria including key principles incorporated into the design e.g. bracing, sequences or order of removal, temporary works envisaged to alter or demolish, and design safe working loads for structural elements, particularly where these may preclude placing scaffolding or plant when future works are undertaken, for inclusion in the H&S File. Design Team and Contractor to provide design statement including key design principles, maintenance & cleaning access strategy, fire strategy and residual risk information for inclusion in the H&S File. Designers/Contractors preparing M&E designs to provide details of maintenance requirements for M&E services installation including access & maintenance strategy and plant replacement strategy, for inclusion in the H&S File. Contractor and relevant subcontractors to provide H&S File information upon completion, including residual risk information, method statements for items of work that could require specialist dismantling by the end user, technical data for hazardous materials that may be present upon completion, technical information sheets for any specific material or plant that has been installed, maintenance information for equipment and materials installed.			Provide final H&S File/Handover Pack and End Users/Maintenance Contractors to provide Method Statements/RAMS for proposed works and implement accordingly.
16	Future demolition of the buildings	Injury/death caused by uncontrolled collapse	M, EU, P		DT, C	Demolition statement for inclusion in the H&S File.		Ongoing	Provide final H&S File/Handover Pack and Future Demolition Contractors to provide Method Statements/RAMS for proposed works and implement accordingly.



Accomodation Schedule

Block A	
Unit 1	103m2
Unit 2	103m2
Unit 3	103m2
Block B	
Unit 4	154m2
Unit 5	154m2
Unit 6	154m2
Unit 7	154m2
Block C	
Unit 8 (incl. Mezz)	414m2
Block D	
Unit 9 (incl. Mezz)	414m2
Site(s) Total	1753m2

Notes:

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Written dimensions to be taken in preference to scaled dimensions
Due to inaccuracies of scanning, scanned images should not be scaled.

REV:	DATE:	DESCRIPTION:	BY:
A	25.06.25	Construction Issue	SD
B	16.07.25	Extent of Acoustic fence reduced to suit final site layout following client comment.	SD
C	22.09.25	Extent of Acoustic Fence reduced to suit as shown on revised ADC Acoustic Report received from client on 12.09.25	SD

north

0m 5 10 15 20m

MATERIAL KEY

- Air Entrained Concrete Finish to Service Yard
- 450 x 450mm Concrete Paving Flags, shading indicates tactile paving
- Tactile paving and dropped kerb
- Bit Mac parking spaces
- Bit Mac Road
- Bit Mac Pavement
- Gravel Infill
- Grassed areas
- Steel Bollards at Vehicular Access Shutters
- Vehicular Armco barrier - to SE Detail
- 1100mm high Pedestrian Handrail
- Retaining Structure - to SE Detail
- Site boundary
- Existing Bushes/Trees
- Slope
- New Tree/Screen Planting
- 1.8m high Acoustic Fence

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CLIENT:
Northern Trust

PROJECT:
Sandbrook Park Phase 2
Rochdale
OL11 1RJ

DRAWING NUMBER:
24053-PJA-00-ZZ-DR-A-1202-C

DRAWING TITLE:
GA Site Layout

STATUS:
Construction

SCALE:	DATE:	BY:	CHECKED:
1:250@A1	31.01.25	SD	SD

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