



DESIGNERS RISK ASSESSMENT

1177 Summer Lane, Pagham

Land at Summer Lane, Pagham, PO21 4NG

1177-PD001

Stage	Author	Date	Checked	Date	Revision
Planning	JK	13.11.19	SS/CG	13.11.19	B
Planning	JK	12.11.19	SS/CG	12.11.19	A
Construction					
Completion					

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Please read guidance notes below, together with the [Design Risk Assessment spreadsheet within this document](#).

Persons at risk - The following code(s) should be used to indicate the person or persons who are at risk from the hazard
E=Employee V=Visitor to site C=Contractor(Including Sub-Contractors) MOP=Member of Public

Ref No. - D=Demolition C=Construction M=Maintenance R=Residual

Risk rating. - Risk rating is a grading of the level of risk. Risk is "the likelihood of harm being realised". The risk rating is divided in to two columns **Severity** (S) and **Probability** (P) and will be ranked either L - Low, M - Medium or H - High.

The resulting **Risk Level** column will also be ranked Low, Medium or High. All columns will be coloured according to the score produced, as below -

Green - Low Risk: Low risks are broadly tolerable but should be kept under review and reduced further wherever reasonably practicable.

Amber - Medium Risk: Medium risks - judgement will need to be made on the urgency of further action to reduce the risk to a level that is 'as low as reasonably practicable'.

Red - High Risk: High risks cannot be tolerated under any circumstances and will require immediate action to reduce the level of risk to 'as low as reasonably practicable'.

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Designers Risk Assessment

This document has been produced based on current information. Further development of this document will be required once additional information has been obtained.

Description of the site.

The development is for Drew Smith and consists of 90 Dwellings (a mixture of bungalows and 2 storey houses) with associated access and open space.

The site is open agricultural land with a total site area of 5.6ha. It is made up of three main areas, two to the north of Summer lane, with an eastern and Western area which area separated by a strip of land in separate ownership. The third area of land is to the South of Summer Lane, and measures 1.6ha, being identified for open space purposes.

The parcel to the East is surrounded by residential properties with the boundaries comprising of garden fences, hedges and a trees lined area to the North. The parcel to the West sits within the agricultural land and its main boundary is with the property that bisects the development. The Western edge of the site is formed by the extents of the development and associated drainage swales that have been incorporated as part of the scheme. The rest of the bounded field is left as agricultural land.

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Ref No.	Design Element	Persons at risk	Risk rating		Hazard Identified	Information/Action required to eliminate or reduce hazard	Risk Level
			S	P			
C01	Below ground excavations and Overhead power and telephone lines	E,V,C,MOP	H	M	Full survey of existing site, including below ground services needed. Overhead cables seen close to summer lane entrance.	Construction management plan/Risk assessments to be in place prior to any works. PC to use Competent Contractor and display site safety guidelines and warning information. Where services are to be retained provide cover protection as required by the Utility Company.	H
C02	Existing Greenfield site	E,V,C,MOP	M	L	Risk of contamination, Reference and recommendations as highlighted within Ashdown Site Investigation Report (R16-11602) September 2016	Follow recommendations as set out within report. Also 'watching brief' needed on site during construction and any suspect material reported.	M
C03	Safe and secure site compound	E,V,C,MOP	M	M	Ensure all perimeter fencing and hoardings are in place to enable establishment of PC compound. Notices to warn of access to site for pedestrians and cyclists.	Information in PCI document. Site set up plan produced, checked and monitored throughout construction. PC to obtain approval from Local Council.	M
C04	Site Traffic	E,V,C,MOP	M	L	Site management plan, ample sign postage to warn pedestrians of site entrance. Hoardings and barriers to keep site traffic and pedestrians away from each other wherever possible. All drivers and banksmen made aware of all the risks of pedestrians, particularly during school start and end times. Warnings to site traffic on height limitations around telegraph poles	Set up site management plan. Banksmen for all site traffic. Pedestrian routes and barriers set up and maintained. All contractors will inform the Site Management of their intention to deliver to site and their approximate arrival time.	M
C05	Foundations/Trench works	E,C	H	M	Foundations to be designed by specialist contractor. Edge protection to be erected if required.	Ensure all trench work is stable and protected whilst works are ongoing. Equipment operated by ticketed operator only and specialist competent sub-contractor.	M

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			S	P			
C06	Timber frame construction	E,V,C	M	L	Potential for falling materials / Site Personnel	Principal contractor to provide lift Plan to ensure materials can be delivered and placed in position to all working areas. Lifting appliance only to be used by competent operator and banksmen.	L
C07	Competent Contractors	E,V,C,MOP	M	L	Competent contractors to be used for all specialist works to be carried out. Contractor to evaluate works required, and ensure competent contractors are assigned where appropriate.	Risk and Method Statements to be provided and reviewed by Principle Contractor where necessary.	L
C08	Manual handling	E,C	L	M	The site has been set out to allow access to mechanical handling where required and blocks specified under 20kg	Contractor and sub-contractors to use mechanical handling where ever possible. Any alternative materials proposed by contractor to be of a size and weight of an acceptable level where manual handling is unavoidable and training given for lifting and transport methods.	M
M01	Attenuation Basin to Western Boundary. Culvert to the South-western boundary	E,V,C,MOP	H	M	Risk of drowning.	Provision of specialist life saving buoyancy aids. Detailed Method statement/ Risk assessment to be provided. Display safety notices adjacent to basin. Operations manual to be provided for Health and Safety file.	M
M02	Cleaning of windows generally	E,MOP	L	L	Hardstanding has been provided around the perimeter of the properties as per site plan to allow for access and cleaning of 1st floor windows via a pole 'reach and wash' system, which needs to have allowance to be angled at a gradient of approximately 1 in 4.	This should be noted in the Health and Safety File maintenance section.	L
M03	Refuse collection	E,MOP	L	L	Access route for wheelie bins to be addressed from within the site and direct to designated pick up points.	Drawing and explanation to be provided for Health and Safety File.	L

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			S	P			
M04	Cleaning of gutters	C,MOP	L	L	Cleaning of gutters, especially in close proximity to trees, with high reach vacuuming and gutter cleaning tools by specialist.	Operations Manual to be provided for Health and Safety File. Cleaning of gutters by specialist.	L
M05	End of building life	E,C,MOP	L	M	Construction methods and materials used have been designed for effective, safe demolition by a competent contractor and the reuse or recycling of materials.	Contractor to evaluate materials on site and in the record drawings to determine best reuse and recycling methods available at the time of demolition and employ an action plan accordingly.	L