



ACCESSIBILITY STRATEGY

2050-EVW-Z6-02-RP-A-01-000

Proposed AMR Laboratory

Pre-construction Information [Health & Safety, Design, Access, and Maintenance Strategy]

Manchester Joint Hospitals

Proposed Variation Works to the existing Room 2033 and Room 2034 on the Second Floor of the Clinical Sciences Building 1 [CSB1], inclusive of all necessary architectural, mechanical, electrical and public health works inclusive of the replacement of selective fixed and loose furniture and fixtures.

Client: Project Co | Manchester University NHS Foundation Trust

RIBA STAGE 4 - 2050-EVW-Z6-02-RP-A-01-000

DATE: 07-12-2021

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Job Code	VE20-050	For. Manchester University Hospitals NHS Foundation Trust	
Project Name	Proposed AMR Laboratory		
Lead Designer Mechanical & Electrical Civil and Structural	EQUANS RWA Sharpe & Scarfe	Principal Designer Principal Contractor Health & Safety	EQUANS EQUANS EQUANS

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Important Notes:

- a) This document provides information for guidance purposes only.
- b) The site wide Project Co, Sodexo and EQUANS and MFT procedures and protocols must be followed for each access area.
- c) Always consult the manufacturers' information and follow their recommendations with respect to system maintenance and installation of replacement parts.
- d) Suitable qualified personnel should be used for all construction, access and maintenance. Specialist contractors shall be employed as required with appropriate RAMS methodologies being developed and reviewed by the appropriate controlling party to ensure risks are being suitably assessed and minimised.
- e) All access equipment should be maintained and checked for compliance.
- f) All works must assess and manage the asbestos risk and review the site wide asbestos register prior to undertaking work.
- g) All work areas and areas in the vicinity and below are to be clearly separated and closed off to ensure there are no risks to any members of the public or hospital employees. Management of noise, dust and debris, vibration and infection control are critical to the clinical environment.
- h) Clinical access requirements shall be discussed and agreed with the Trust prior to the works commencing including impacts to 'Blue Light' traffic routes.
- i) All works shall be carried out in line with current legislation and HSE and CIRIA C686 guidelines.
- j) Strategy to be read in conjunction with the following Access and Maintenance drawings.

ATTACHMENTS

#	Document Reference	Document Title	Revision
1	2050-EVW-Z6-02-RP-Z-004	Technical Design Works Notification	-
2	2050-EVW-Z6-02-SR-Z-95-600	HARM Register	-
3	VEC 20-050 [SharePoint File]	Employer's Requirements	-

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PART ONE – GENERAL

a) Development Overview

This pre-construction information pack refers to the Lifecycle and Variation works to the Proposed AMR Laboratory, Second Floor Level, Clinical Sciences Building 1 [CSB1] at Manchester Joint Hospitals. The works includes:

- Converting 2 rooms [Room 2033 and Room 3034] into one AMR Laboratory [Room 2033];
- The existing structure remains as previous with demolition and construction works;
- The works include:
 - Demolition and disposal of the door and wall separating Room 2033 and Room 2034;
 - New lighting, emergency lighting and fire alarms
 - Installation of a wash hand basin, which is to be connected to existing hot and cold water services, mounted on an IPS;
 - New above ground drainage to be provided and pipework is to be routed into existing drainage systems for the new wash hand basin;
 - Installation of mechanical equipment in the void above the ceiling and on the roof.

The Manchester Joint Hospital's Rooms 2033 and 2034 are located within identified estate, Clinical Sciences Building 1 [CSB1], Second Floor. The building is operated under a Private Finance Initiative [PFI] and is an Identified Facility.

The Hard and Soft FM Services are undertaken by Sodexo and the Lifecycle Works are undertaken by EQUANS Buildings Limited. The overall management is provided by Catalyst Healthcare.

Safety of the maintenance operatives and building users and pedestrians is paramount.

b) Building Construction

The existing CSB1 is a ground plus three storey concrete frame and slab construction. The building envelope is a masonry cavity external wall.

The existing building was constructed before the year 2000 and it should be assumed that asbestos is present in working areas. A site wide asbestos register is available.

c) Building Structural Design Loads

Prior to installation of access equipment or transportation / replacement of equipment, the design and movement strategy must ensure that the loads below are not exceeded. Existing floor slabs and roof design loads are as follows;

Single Storey Roof	
Central area	1.5 kN/m ²
Adjacent to the existing building	3.0 kN/m ²
Second Floor	
General Area	5.0 kN/m ²

d) Building Envelope

All main building facades are accessible from either the ground floor, or from the roof. Plant room facades are accessible from the main roof level.

Demountable access platforms (scaffold) can be erected to accessible areas. Access platforms located on the roof will require setting out around the plant on the roof with suitable spreader plates to the access structure.

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e) Access to Plant/Service Space

All internal plant spaces are located on circulation routes including Service risers, cleaner's stores, IT Hub rooms and electrical cupboards.

All ceilings, where clinically possible, are accessible and access hatches are provided in solid ceilings.

All sanitaryware is fitted on IPS duct systems with all panels hinged or removable.

This report is to be read in conjunction with the documents and drawings listed in the first section and the Operation and Maintenance Manuals for the completed project.

f) Construction Period

The anticipated construction period is five (5) weeks and the expected contractor mobilisation period is five (5) working days.

g) Workplace Regulations

The Workplace (Health, Safety and Welfare) Regulations 1992 are applicable and in their application to temporary work sites, any requirement to ensure a workplace complies with any of regulations 20 to 25 shall have effect as a requirement to so ensure so far as is reasonably practicable. The Health and Safety at Work Act 1974 is the primary piece of legislation covering occupational health and safety in Great Britain. It sets out the general duties which; employers have towards employees and members of the public, employees have to themselves and to each other and certain self-employed persons have towards themselves and others.

h) Existing Information and Records

Existing building information and records are limited and it is recommended that an asbestos survey is undertaken before the commencement of any construction works.

i) Client, Employer's Requirements

Specific policies and procedures have been identified by the Client and are identified within the Employer's Requirement Appendix B or Part B. These policies are mandatory and due consideration must be given to the contents and requirements of the identified documents.

j) Environmental or Specific On-site Risks

The main access to the building is from a shared access road, which also serves as an entrance for public vehicles to the Main Outpatients Department of the hospital. Due consideration should be given the abundance of pedestrians in this area and frequent vehicular traffic. The area surrounding the building is regularly frequented by repeat drug user's and alcoholics.

k) Significant Design and Construction Risks

A Designer's Hazard and Risk Management Schedule [HARM Register] has been prepared during the design and is appended to this document.

l) Significant Design and Construction Risks

The Principal Contractor [PC] shall inform the Principal Designer [PD] of additional design work and/or unforeseen eventualities necessitating changes to design, which could affect the Construction Phase Plan (CPP). Any significant changes to the CPP required as a result of design changes shall be discussed with the Principal Designer. A Health and Safety File shall be prepared by the Principal Contractor [PC]

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PART 2 - SPECIFIC ELEMENTS

1.0 Structure

- a) The works do not include any changes to the existing structural elements. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The works do not involve any modifications to structural elements or any known excavation works. The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

2.0 External Fabric

- a) The works do not include any changes to the external building fabric. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

3.0 Roof

- a) The works do not include any changes to the existing roof fabric. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

4.0 Internal Fabric

4.1 Internal Walls and Finishes

- a) The works include changes to the existing interior walls and finishes using materials and construction methods of a similar nature to the existing assets. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) An asbestos survey must be under-taken and a decontamination certificate will be required from the User, Employer before the commencement of any construction works. The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

4.2 Floor Coverings

- a) The do not include any changes to the existing floor coverings and its associated skirting. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

4.3 Ceilings Finishes

- a) The works do not include any changes to the existing ceiling. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

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4.4 Ceilings – Suspended

- a) The works include changes to the existing suspended. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

4.5 Internal Doors and Ironmongery

- a) The works include the removal of one (1) existing door and associated ironmongery. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

4.6 Internal Decoration

- a) The works include a paint touch up to the walls. Preparation, treatment and coating of new surfaces within the spaces will use materials and construction methods of a similar nature to the existing assets. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

4.7 Windows

- a) The works do not include any changes to the windows. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

4.8 Wall Protection

- a) The works do not include the additional of any crash and bumper rail, bed locators or corner guards. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

5.0 Internal Fittings and Fixtures

5.1 Sanitary Ware | Fittings

- a) The works include the removal of and existing handwash basin and the installation of a new clinical handwash basin mounted upon IPS. Local isolating valves will be provided at high and low level and drainage access points [rodding eyes] will be provided. Any existing redundant tees within the water services pipework are to be replaced with straight connectors. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b)  Hazardous materials; presence of materials [chemicals] used with the clinical handwash sink have potential to cause harm during use, e.g. skin defects, breathing difficulties, or toxic contamination. The area has been in continuous use however no details of a continuous flushing regime are available. As such there is a potential presence of Legionella.

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5.2 Unit Furniture

- a) The works include removal of existing unit and fitted furniture. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

5.3 Internal Fittings and Furniture

- a) The works include the removal of specific existing furniture. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

5.4 Signage

- a) The works do not include the installation of signage for fire escape. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase. Construction Safety and Directional signage must be provided by the Contractor and shall follow an agreed Project Execution Plan and Contract Site Logistics Plan.

6.0 External Grounds and Gardens

- a) The works do not include any changes to the external grounds and gardens. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

7.0 Drainage and External Services

- a) The works include changes to the drainage, however no changes to external services are required. Due to the provision of one (1) clinical wash hand basin sanitary drainage pipework will be removed, modified and/or extended using materials and construction methods of a similar nature to the existing assets. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) △ Hazardous materials; presence of materials [chemicals] used with the clinical handwash sink have potential to cause harm during use, e.g. skin defects, breathing difficulties, or toxic contamination. The area has been in constant use however there are no details of a continuous flushing regime available. As such there is a potential presence of unknown contaminants.

8.0 Fuel Storage and Distribution

- a) The works do not include any changes to the Fuel Storage and Distribution. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

9.0 Boilers and Calorifiers

- a) The works do not include any changes to the boilers and calorifiers. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

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10.0 Steam Systems

- a) The works do not include any changes to the steam systems. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

11.0 Heating Systems

- a) The works include the installation of a Nuaire Xboxer Heat recovery Unit complete with an electric heater battery and inlet and outlet attenuators. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

12.0 Ventilation Systems

- a) The works include changes to the HVAC equipment within ceiling voids. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

13.0 Medical Gas Systems

- a) The variation works do not include the alteration or addition of any medical gas system.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

14.0 Hot and Cold Water Systems

- a) The works include connecting the new clinical wash hand basin to the existing hot and cold-water services. This will be undertaken using materials and construction methods of a similar nature to the existing assets. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) ⚠ Hazardous materials; presence of materials [chemicals] used with the clinical handwash sink, showers and or bath have potential to cause harm during use, e.g. skin defects, breathing difficulties, or toxic contamination.
The area has been in constant use however there are no details of a continuous flushing regime available. As such there is a potential presence of unknown contaminants.

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15.0 Lifts and Hoists

- a) There are no pre-existing lifts within the department and the works do not include the addition of any such systems. The existing hoist in the plaster room is to remain.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

16.0 Fixed Plant and Equipment

- a) There is new fixed plant and equipment to be installed on the roof. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

17.0 Electrical Systems

17.1 HV Network

- a) This element is not applicable to the current works.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

17.2 Generators | Switchgear

- a) This element is not applicable to the current works.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

17.3 Distribution Boards

- a) This element is not applicable to the current works. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

17.4 Wiring Systems | Bonding

- a) The works include wiring and bonding systems. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) $\triangle$ Electrical Hazards; Ensure that all electrical supplies are suitably isolated and verified by a qualified person before commencing any works upon the existing electrical systems. The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

17.5 Fittings

- a) The works include the installation of a new clinical wash hand basin using materials and construction methods of a similar nature to the existing assets. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) $\triangle$ Hazardous Materials; presence of materials [chemicals] used with the clinical handwash sink, showers and or bath have potential to cause harm during use, e.g. skin defects, breathing difficulties, or toxic contamination.
The area has been in constant use however there are no details of a continuous flushing regime available. As such there is a potential presence of unknown contaminants.

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17.6 Luminaires

- a) The works include the replacement of all the luminaires using materials and construction methods of a similar nature to the existing assets. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b)  Electrical Hazards; Ensure that all electrical supplies are suitably isolated and verified by a qualified person before commencing any works upon the existing electrical systems. The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

17.7 Emergency Luminaires

- a) The works include the installation of new emergency luminaires using materials and construction methods of a similar nature to the existing assets. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b)  Electrical Hazards; Ensure that all electrical supplies are suitably isolated and verified by a qualified person before commencing any works upon the existing electrical systems. The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

18.0 Communication Systems

18.1 Telephone Systems

- a) This element is not applicable to the current works. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

18.2 Data Transmission

- a) This element is not applicable to the current works. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

18.3 Nurse Call Systems

- a) This element is not applicable to the current works. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

18.4 Patient Que | Check-in Systems

- a) This element is not applicable to the current works.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

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19.0 Alarms and Detection Systems

19.1 Fire Alarm Panels

- a) This element is not applicable to the current works.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

19.2 Fire Alarm Wiring System

- a) A new fire alarm wiring system will be provided as part of the works consisting of a containment system within the existing ceiling void. The design will generally follow HTM 05-03 Part B Fire alarm and detection systems and BS 5839-1 :2017. Materials and construction methods will be of a similar nature to the existing assets. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) ⚠ Electrical Hazards; Low and Extra Low Voltage currents may still present a hazard if not suitably handled by qualified persons. The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

19.3 Security Systems

- a) This element is not applicable to the current works.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

19.4 CCTV (Internal)

- a) This element is not applicable to the current works.
- a) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

19.5 Panic Attack System

- a) This element is not applicable to the current works.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

19.6 Other Alarm Systems

- a) This element is not applicable to the current works.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule for any specific details in respect of this element, which may have been identified during the Design Phase.

20.0 Building Management Control Systems

- a) This element is not applicable to the current works. As such the existing Design, Access and Maintenance Strategies remain unchanged.
- b) The Contractor is directed to the Designer's Hazzard and Risk Management Schedule [HARM Register] for any specific details in respect of this element, which may have been identified during the Design Phase.

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