

DESIGNERS RISK ASSESSMENT SCHEDULE

| Activity               | Hazard/Risk                                                                                                                | Potential Mitigation Measures                                                                                                          |
|------------------------|----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Stripping out pipework | Potential for the Contractor to carry out survey pipework (HPIHW) be identified & confirmed system that it is correct from | Contractor to ensure all pipework is identified & confirmed system that it is correct from                                             |
| Works in common areas  | Some risks still identified & removed by being carried out with risks identified as still containing asbestos.             | Contractor to ensure all asbestos is identified & removed by being carried out with risks identified as still containing asbestos.     |
| M&E strip out          | M&E services pass between floors                                                                                           | Contractor to ensure all M&E strip out works commencing download safe prior to any carried out on floors not identified for strip out. |

Following a design review, Crookes Walker Consulting Ltd record above the proposed works. The Principal Contractor will be required to safely manage these risks together with the 'normal' risks associated with the proposed works. The Principal Contractor shall produce a Method Statement for the survey of the pipework.

DRAWING BACKGROUND(S)

ALL M&E SERVICES PASSING FROM LEVELS 3 & 15 TO LEVELS 4 & 16 SHALL BE STRIPPED OUT AT HIGH LEVEL ONLY ON LEVELS 3 & 15; NO STRIP OUT WORKS ON LEVELS 4 & 16 SHALL BE CARRIED OUT. THE ONLY WORKS REQUIRED TO LEVELS 4 & 16 SHALL BE TO ENSURE SERVICES SERVING THE LOWER FLOORS ARE ISOLATED MECHANICALLY & ELECTRICALLY DRAINED DOWN & MADE SAFE PRIOR TO ANY WORKS COMMENCING.

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ANY RELEVANT STRUCTURAL, ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

2. DO NOT SCALE FROM THIS DRAWING.

3. ALL EXISTING FIRE ALARM INSTALLATIONS SHALL BE RETAINED. THE CONTRACTOR SHALL ALLOCATE FOR FIRE ALARM SYSTEM TO BE MADE SAFE & PROTECTED DURING THE STRIP OUT WORKS. ALL FIRE SYSTEMS ON STRIP OUT FLOORS SHALL BE ISOLATED FROM THE SYSTEM DURING THE STRIP OUT WORKS.

4. ALL HPIHW PIPEWORK ABOVE THE CEILING WITHIN THE OFFICE AREA SHOULD BE REDUNDANT AND DRAINED DOWN, HOWEVER NO SURVEY ABOVE THE SUSPENDED CEILING VOID HAS BEEN CARRIED AND AS A RESULT THE CONTRACTOR SHALL CARRY OUT A SURVEY PRIOR TO ANY STRIP OUT WORKS COMMENCING OF ALL PIPEWORK ABOVE THE CEILING, DRAINING THERE AND LITE HPIHW TO BE DRAINED DOWN & MADE SAFE PRIOR TO THE CONTRACTOR SHALL PRODUCE A METHOD STATEMENT FOR THE SURVEY OF THE PIPEWORK.

5. ALL EXISTING FRESMOKE DAMPERS SHALL BE RETAINED AND SHALL NOT BE STRIP OUT. EXISTING FIRE COMPARTMENT SHALL BE RETAINED ON COMPLETION OF THE STRIP OUT WORKS.

6. FIRE STOPPING/PARTITIONING SHALL BE INSTALLED ALL HOLES THROUGH FIRE COMPARTMENTS LEFT BY THE REMOVAL OF M&E SERVICES.

7. THE CONTRACTOR SHALL NOTE THE FOLLOWING:  
ALL M&E SERVICES RISING FROM LEVELS 1 & 13 SHALL BE ISOLATED MECHANICALLY & ELECTRICALLY DRAINED DOWN & MADE SAFE ON LEVELS 1 & 13. THE CONTRACTOR SHALL NOT CARRY OUT ANY STRIP OUT WORKS ON THESE LEVELS. THE CONTRACTOR SHALL OUT M&E SERVICES JUST ABOVE THE FLOOR SLAB ON LEVELS 2 & 14.

8. ALL M&E SERVICES PASSING FROM LEVELS 3 & 15 TO LEVELS 4 & 16 SHALL BE STRIPPED OUT AT HIGH LEVEL ONLY ON LEVELS 3 & 15; NO STRIP OUT WORKS ON LEVELS 4 & 16 SHALL BE CARRIED OUT. THE ONLY WORKS REQUIRED TO LEVELS 4 & 16 SHALL BE TO ENSURE SERVICES SERVING THE LOWER FLOORS ARE ISOLATED MECHANICALLY & ELECTRICALLY DRAINED DOWN & MADE SAFE PRIOR TO ANY WORKS COMMENCING.

9. THE BT INSTALLATION IS THEIR PROPERTY. THE CONTRACTOR SHALL CONSULT WITH BT PRIOR TO STRIP OUT TO CONFIRM IF THEY WANT TO REMOVE ANY OF THEIR INSTALLATION.

10. ONCE THE SUSPENDED CEILING HAS BEEN REMOVED FROM THE OFFICE AREA AND LIFT LOBBY AREA THE CONTRACTOR SHALL ARRANGE FOR THE AREAS TO BE INSPECTED TO CONFIRM THE M&E SERVICES INSTALLED AND TO VERIFY THE STRIP OUT REQUIREMENTS.

11. THE WET RISER INSTALLATION SHALL BE RETAINED IN ITS ENTIRETY. WET RISER SHALL REMAIN LIVE DURING THE STRIP OUT WORKS.

12. THE CONTRACTOR SHALL ENSURE THAT ALL M&E SERVICES ARE ISOLATED AND MADE SAFE PRIOR TO STRIP OUT WORKS COMMENCING. THIS MAY INVOLVE ISOLATING SERVICES ON FLOORS ABOVE AND BELOW THE FLOORS BEING STRIPPED OUT. ALL PIPED SERVICES SHALL BE DRAINAGE DOWN PRIOR TO STRIP OUT WORKS COMMENCING.

13. ALL HOSE REEL INSTALLATIONS ARE REDUNDANT & SHALL BE STRIPPED OUT. THE CONTRACTOR SHALL ENSURE THAT ANY PIPEWORK IS DRAINED DOWN PRIOR TO STRIP OUT.

14. ALL M&E SERVICES WITHIN RISER SHALL BE RETAINED

15. ALL M&E INSTALLATIONS WITHIN TOILET AREA SHALL BE STRIPPED OUT, WITH THE EXCEPTION OF THE DRAINAGE STACKS WHICH SHALL BE RETAINED

16. ALL M&E SERVICES WITHIN RISERS SHALL BE RETAINED

17. SINK & ALL ASSOCIATED MECHANICAL SERVICES SHALL BE STRIPPED OUT AND CAPPED OFF INSIDE THE RISER

18. ALL M&E SERVICES WITHIN RISER SHALL BE RETAINED

19. ALL M&E SERVICES WITHIN TOILET AREA SHALL BE STRIPPED OUT, WITH THE EXCEPTION OF THE DRAINAGE STACKS WHICH SHALL BE RETAINED

20. LIGHTING, FIRE ALARM & VENTS FROM OFFICE & TOILET AREAS WITHIN STAIRCORE SHALL BE RETAINED. SEE NOTE 10. ALL OTHER M&E SERVICES SHALL BE STRIPPED OUT.

21. THE PREVIOUS TENANTS DATA INSTALLATION SHALL BE COMPLETELY STRIPPED OUT

22. THE BT INSTALLATION IS THEIR PROPERTY. SEE NOTE 8. ALL ELECTRICAL INSTALLATIONS WITHIN RISER SHALL BE RETAINED IN THEIR ENTIRETY

23. ALL M&E SERVICES WITHIN RISER SHALL BE RETAINED

24. ALL M&E SERVICES WITHIN RISER SHALL BE RETAINED

25. ALL M&E SERVICES WITHIN RISER SHALL BE RETAINED

26. ALL M&E SERVICES WITHIN RISER SHALL BE RETAINED

27. ALL M&E SERVICES WITHIN RISER SHALL BE RETAINED

GENERAL NOTES:

THE REMOVAL OF THE TELELIFT WILL LEAVE LARGE HOLES BETWEEN THE TELELIFT RISER AND THE OFFICE AREA. THESE HOLES WILL EITHER BE FIRE STOPPED WITH PROPERLY FIRE BOARDING OR AN APPROPRIATELY FIRE RATED PARTITION WILL BE INSTALLED

ALL PIPEWORK & DUCTWORK SHALL BE STRIPPED OUT FROM THE CORRIDOR AND BLANKED OFF AT THE CORRESPONDING POINT INTO THE MAIN DUCTPIPE IN THE RISER

RISER CONTAINS ASBESTOS. ALL M&E INSTALLATIONS WITHIN RISER SHALL BE RETAINED

ALL M&E INSTALLATIONS WITHIN TOILET AREA SHALL BE STRIPPED OUT, WITH THE EXCEPTION OF THE DRAINAGE STACKS WHICH SHALL BE RETAINED

ALL HOLES IN WALL CREATED BY THE STRIP OUT WORKS SHALL BE FIRE STOPPED. FRESMOKE DAMPERS SHALL REMAIN INSITU & OPERATIONAL AFTER THE STRIP OUT WORKS ARE COMPLETE.

LIGHTING, FIRE ALARM & VENTS FROM OFFICE & TOILET AREAS WITHIN STAIRCORE SHALL BE RETAINED. SEE NOTE 10. ALL OTHER M&E SERVICES SHALL BE STRIPPED OUT.

ALL M&E INSTALLATIONS WITHIN TELELIFT RISER SHALL BE RETAINED IN THEIR ENTIRETY

ALL THERMOSTAT CONTROL INSTALLATIONS WITHIN OFFICE INCLUDING CABLES SHALL BE STRIPPED OUT

TELELIFT & HATCH INTO RISER TO BE REMOVED WITHIN THE OFFICE SPACE. NEW FIRE PARTITIONING TO BE INSTALLED TO MAINTAIN COMPARTMENT

ALL ELECTRICAL & CONTROL INSTALLATIONS WITHIN RISER SHALL BE RETAINED IN THEIR ENTIRETY

ALL M&E SERVICES WITHIN LIFT LOBBY SHALL BE STRIPPED OUT. THIS INCLUDES ALL LOW LEVEL SERVICES I.E.G. SOCKETS ETC. SEE NOTES 8 & 10

ALL HOLES IN WALL CREATED BY THE STRIP OUT WORKS SHALL BE FIRE STOPPED. FRESMOKE DAMPERS SHALL REMAIN INSITU & OPERATIONAL AFTER THE STRIP OUT WORKS ARE COMPLETE.

VENT ABOVE HOSE REEL SHALL BE RETAINED IN ITS ENTIRETY

THE PREVIOUS TENANTS DATA INSTALLATION SHALL BE COMPLETELY STRIPPED OUT

THE BT INSTALLATION IS THEIR PROPERTY. SEE NOTE 8. ALL ELECTRICAL INSTALLATIONS WITHIN RISER SHALL BE RETAINED IN THEIR ENTIRETY

BOILER FUE RISER SHALL BE RETAINED

ALL M&E SERVICES WITHIN RISER SHALL BE RETAINED

SINK & ALL ASSOCIATED MECHANICAL SERVICES SHALL BE STRIPPED OUT AND CAPPED OFF INSIDE THE RISER

ALL M&E SERVICES WITHIN RISER SHALL BE RETAINED

ALL M&E SERVICES WITHIN RISER SHALL BE RETAINED

ALL M&E SERVICES WITHIN RISER SHALL BE RETAINED

ALL M&E SERVICES WITHIN RISER SHALL BE RETAINED

ALL M&E SERVICES WITHIN RISER SHALL BE RETAINED

ALL M&E SERVICES WITHIN RISER SHALL BE RETAINED

ALL M&E SERVICES WITHIN RISER SHALL BE RETAINED

ALL M&E SERVICES WITHIN RISER SHALL BE RETAINED

ALL M&E SERVICES WITHIN RISER SHALL BE RETAINED

ALL M&E SERVICES WITHIN RISER SHALL BE RETAINED

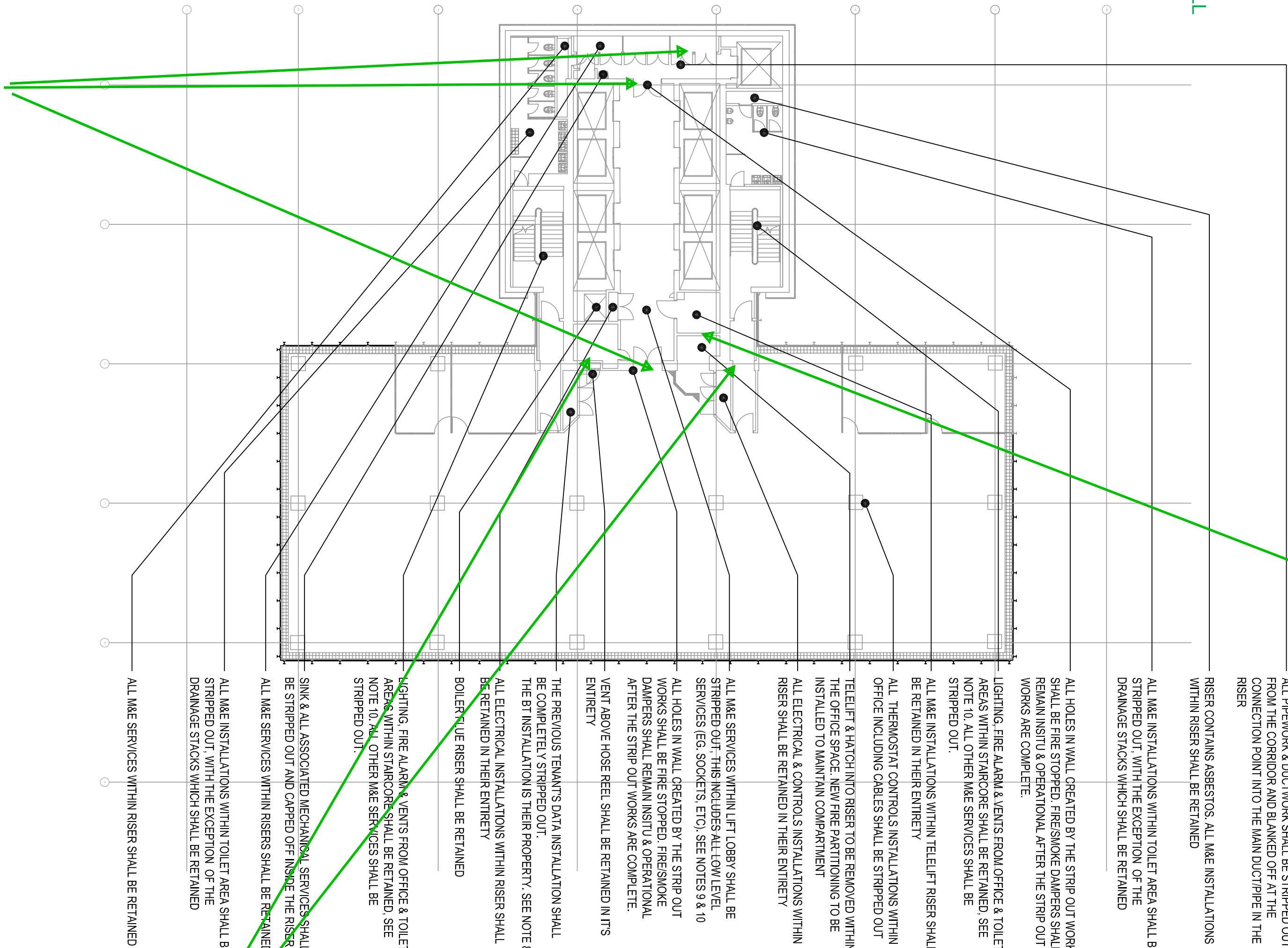
ALL M&E SERVICES WITHIN RISER SHALL BE RETAINED

ALL M&E SERVICES WITHIN RISER SHALL BE RETAINED

ALL M&E SERVICES WITHIN RISER SHALL BE RETAINED

THERE WILL BE VARIOUS HOLES THROUGH FIRE COMPARTMENT WALLS/FLOORS WHERE CABLES/PIPES/DUCTS ARE REMOVED. THESE SMALL HOLES WILL BE SEALED BY SEALANT (APPROPRIATELY FIRE RATED) OR FIRE BOARDING.

- OFFICE AREA HIGH LEVEL M&E SERVICES  
ALL HIGH LEVEL M&E SERVICES SHALL BE STRIPPED (SEE NOTE 9). THIS INCLUDES BUT NOT LIMITED TO:  
1. GENERAL SUPPLY & EXTRACT DUCTS  
2. SECONDARY DUCTWORK SERVING WEATHERMASTERS ON THE FLOOR ABOVE  
3. HIGH PRESSURE HOT WATER (HPIHW) HEATING PIPEWORK; SEE NOTE 4  
4. SECONDARY HEATING/COOLING PIPEWORK SERVING WEATHERMASTERS ON THE FLOOR ABOVE  
5. WEATHERMASTERS ON THE FLOOR ABOVE  
6. PLUMBIC ADDRESS SYSTEMS (NOT CONNECTED TO FIRE ALARM SYSTEM)  
7. ACCESS CONTROL & SECURITY SYSTEMS  
8. CONTROL INSTALLATIONS  
9.
- OFFICE AREA LOW LEVEL M&E SERVICES  
ALL LOW LEVEL M&E SERVICES SHALL BE STRIPPED. THIS INCLUDES BUT NOT LIMITED TO:  
1. SECONDARY DUCTWORK SERVING WEATHERMASTERS  
2. RISING FROM THE FLOOR BELOW  
3. SECONDARY HEATING/COOLING PIPEWORK SERVING WEATHERMASTERS RISING FROM THE FLOOR BELOW  
4. SMALL POWER INSTALLATIONS AT LOW LEVEL, INCLUDING CHASING OUT THE CABLE ROUTE DROPPING TO LOW LEVEL IN ALL COLUMNS  
5. SMALL POWER IN FLOOR TRUNKING (ALL CABLES IN TRUNKING SHALL BE COMPLETELY STRIPPED OUT)  
6. DATA CABLES IN FLOOR TRUNKING (ALL CABLES IN TRUNKING SHALL BE COMPLETELY STRIPPED OUT)  
7.



THE REMOVAL OF SERVICES WILL RESULT IN HOLES WITHIN THE RISER WALLS TO THE GOOD LIFT LOBBY; THE WALL BETWEEN THE GOODS LIFT LOBBY AND THE PASSENGER LIFT LOBBY & THE PASSENGER LIFT LOBBY AND THE OFFICE AREA. THESE HOLES WILL BE FIRE STOPPED BY PROPRIETARY FIRE BOARDING PRODUCTS.



THE VENTILATION DUCTS SERVING OFFICE AREA WILL BE STRIPPED OUT BACK TO THE WALL OF THE OFFICE AREA. THE EXISTING SMOKE/FIRE DAMPER AT THIS LOCATION WILL BE RETAINED AND LEFT OPERATIONAL TO MAINTAIN THE FIRE COMPARTMENT