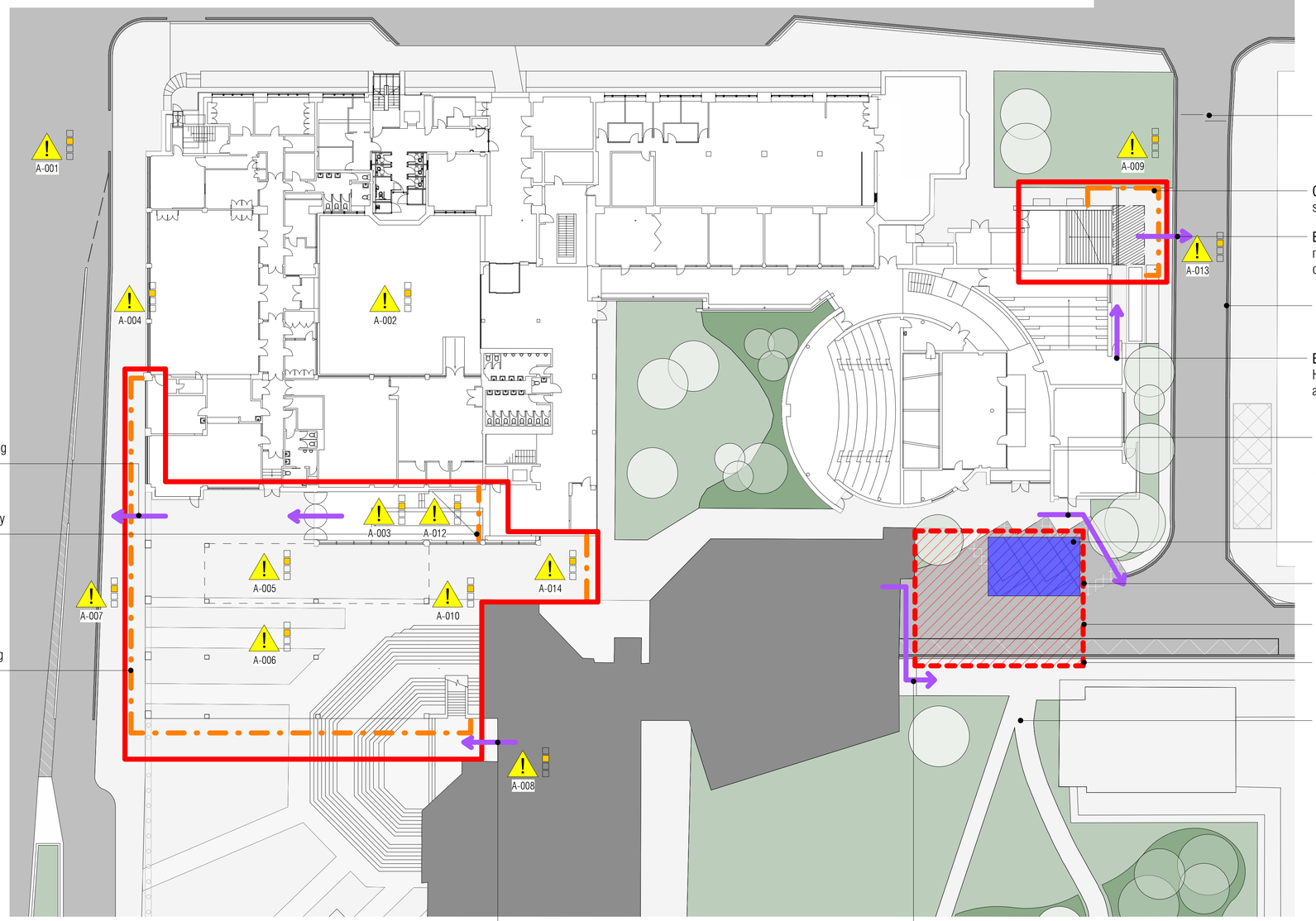
CDM Schedule of Significant Issues - Sheet 01

Sheet Number CDM	CDM - Hazard Reference	CDM - Hazard Description	Mitigation, Control Measures / Further Information	Not Tolerable (Red)	Ongoing (Amber)	Residual Risk (Yellow)	Design Decision Made (Green)	Action Owner
00-004	A-001	Adjacency to busy road network	Booth Street East and Oxford Road are both public highways and have the potential for periods of notable activity. Care must be taken on site access and egress. Adequate signage and segregation (site hoarding) and gated access to be provided. Site compound form, layout, and delivery arrangements to consider the local trqaffic situation. Delivery and vehicle movements should be times to consider and avoid (if possible) busy periods of public use of the area. Use of banksmen and signage is required.	No	Yes	No	No	Contractor
00-004	A-002	Acitive university building	University to remain active for duration of works. Adequate and appropriate informative site signage to be provided. The security provision and access to the site protocol to be robust. Vehicular routes and delivery timings to be considered. Contractor liaison with the university to be carried out, including discussions on adjacent building usage and occupation, events timetable, etc.	No	Yes	No	No	Contractor
00-004	A-003	Access to internal site works	Site access to be via the main entrance of Crawford House on the Oxford road elevation. Emergency escape routes to be maintained at all times during the works.	No	Yes	No	No	Contractor
00-004	A-004	Pedestrian site routes	The footpath along the Oxford road elevation can be very busy at peak times. Careful planning will be required of pedestrian diversion routes, ensuring that segregation of pedestrian and vehicular routes maintained.	No	Yes	No	No	Contractor
00-004	A-005	Dust	Applies to construction works generally, including excavation, material movement, sanding and preparation, etc. Suitable PPE and mitigation measures are to be in place to protect workers and public from any work-generating dust.	No	Yes	No	No	Contractor
00-004	A-006	Noise	This generally applies to construction, including structure demolition, excavation and power tools. Occupiers of adjacent buildings/compounds, passers-by, and workers are to be protected from excessive noise. The contractor cannot rely on PPE to mitigate the impact of noise on adjacent sites and passers-by. Noisy works to be identified, programmed and consulted on with the university to mitigate impact.	No	Yes	No	No	Contractor
00-004	A-007	Hoarding	Suitable hoarding to be provided to define the work area and prevent unauthorized access. Unobstructed egress points to be provided to suit the agreed fire strategy	No	Yes	No	No	Contractor
00-004	A-008	Established fire and escape strategies	Existing means of escape from St Peters House to be maintained at all times during construction and following completion	No	Yes	No	No	Contractor
00-004	A-009	Hardstanding features	Care to be taken around existing hard features on site including but not limited to: External lighting, Kerbs, Fences and gates, Bollards, Retaining structures & Planting	No	Yes	No	No	Contractor
00-004	A-010	Demolition	Debris and materials must be safely removed, segregated, and disposed of in accordance with the site waste management plan. All demolition works must be undertaken by competent personnel under appropriate supervision, in full compliance with CDM Regulations and all applicable health and safety standards.	No	Yes	No	No	Contractor
00-004	A-012	Asbestos	Asbestos is known to be present within Crawford House. A project specific asbestos survey is being undertaken prior to commencement of the works.	No	Yes	No	No	Contractor
00-004	A-013	Service Trench	There is a service trench underground which is understood to be located very close to the proposed foundations for the new masonry enclosure on the Booth Street East elevation.	No	Yes	No	No	Contractor
00-004	A-014	Pigeon excrement	There is an ongoing issue with pigeon excrement within the works area. Client to make arrangements for the area to be cleaned prior to the works commencing, however as this is an ongoing issue the contractor is to make appropriate arrangements to manage the risk throughout the works.	No	Yes	No	No	Contractor



Gated Acces. Private street with authorised access only. Contractor to liase with University.

Construction Site Hoarding. Fencing enclosing the site areas to ensure safety, security, and privacy.

Egress route. Existing egress route to be maintained and accessible at all time during the construction works.

No Unauthorised Street Parking. Double yellow lines enforced.

Egress route. Existing egress route for Crawford House lecture theatres to be maintained and accessible at all time during the construction works.

Egress route. Existing egress route for Crawford House lecture theatres to be maintained and accessible at all time during the construction works.

Egress Route. Existing egress routes on site to be maintained and accessible at all times during the construction works.

Construction Site Internal Hoarding. Fencing enclosing the internal site areas to ensure safety and security.

Construction Site Hoarding. Fencing enclosing the site areas to ensure safety and security.

Contractor Cabin. Anticipated cabin location within contractor compound.

Construction Site Hoarding. Fencing enclosing the site areas to ensure safety, security, and privacy.

No Vehicle Parking on Site. Contractor to make other arrangements.

Construction Site Gate. Controlled access point for vehicles and personnel entering the construction area.

Pedestrian Access to be Maintained. Pedestrian traffic must be fully segregated from general vehicle traffic at all times during construction.

Egress Route. Existing egress routes for adjacent building (St Peters House) to be maintained and accessible at all times during the construction works.

Egress route. Existing egress route for deliveries to St Peter House is to be maintained and accessible at all time during the construction works.

N

Site Establishment

- Extent of Proposed Construction Site Works
- Construction Site Hoarding
- Pedestrian Egress Routes
- Extents of Peter House Building
- Extents of Contractor Compound

The construction site entrance must remain closed at all times. The gate is not to be left open under any circumstances. Banksman is required at all times of the construction.

All signage must be clear, universally understandable, and include visual symbols. Text-only signs are not acceptable.

Contractor to be aware that adjacent areas outside of the scope of works are noise sensitive, and noise creation will impact their operation and function.

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A1

00

Site Establishment - Contractor Proposed Set Up - Ground Floor Plan

1 : 250

Wilson Mason Architecture and Interior Design

Drawing Numbering Key:

A zone/ drawing	B project	C year	D level	E drawing type	F discipline ref	G series	H zone/ number

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The Principal Contractor and Contractors are to ensure all works are carried out in accordance with current manufacturers specific requirements.

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This Drawing Should be Printed in Colour

Rev	Description	Date	Drawn	Checked
P02	Egress Routes Updated	2026 01 19	ES	EW
P01	Issued for Tender	2026 01 05	ES	EW

Revision Schedule

Client: The University of Manchester

Project: University of Manchester Crawford House - H&S

Title: Site Establishment - Contractor Proposed Set up - Sheet 01

Project no:	Scale:	Drawn by:	Checked by :	Date:
7367	As indicated @A1	ES	EW	20 11 2025

Drawing no: UMC-WMA -XX-ZZ -DR -A -00-004

Status: D2

Rev: P02

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