


2.1.5 Access Statement

Information provided by RG + P, the Architects

Residual Risk Assessment (MDA Consulting)

CDM Register

Project Name/Description	Bletchley View	
Project Reference Nr.	B4949	
Project Stage	5	
Prepared by	John Turner	
Checked by	Steve Udall	
Issue date	1st August 2023	
Issue Number	6	

Hazard / Risk ID	FORSEEABLE HAZARD/RISK IDENTIFIED (That has potential to cause harm to those constructing, repairing / maintaining, cleaning, demolishing or using the structure)	HAZARD/RISK APPLIES DURING					COMMENTS:	DATE OPENED / AMENDED	RISK OWNER	Residual Risk still present? YES / NO / TBC
		Construction	Maintenance	Cleaning	In Use	Demolition				
1	Existing utilities	x				x	Principal Contractor holds details of service disconnections during demolition works. One electrical cable left requiring diversion. Services searches being undertaken 19/01/23 to South Terrace to enable Section 278 works to commence.	01/08/2023	WCL / MDA	No
2	Ground conditions / contamination / unexploded ordinance	x				x	See Phase 2 GI Report. Design team and PC to take note of findings and implement recommendations provided. PC to outline in CPP arrangements for managing groundworks, particularly excavations. UXO's flagged as not being of concern to the project.	18/11/2022	WCL / MDA	No
3	Traffic management / Emergency vehicle access during construction	x				x	Pedestrian access / segregation and segregations of non-construction and construction traffic to be addressed by Principal Contractor in the Construction Phase Plan. Primary site access and compound location currently in South Street. Suitable access for emergency vehicles to be maintained through the construction period. Detailed design to consider implications for the delivery of large pre-fabricated elements (e.g. Generator). Once South Terrace re-opens vehicle speeds are to be monitored for a time prior to any 278 works commencing.	01/08/2023	WCL	TBC
4	Noise / dust / vibration	x				x	Construction Phase Plan to cover mitigation measures taking into consideration the adjacency to the existing infrastructure and residential and commercial occupiers.	21/04/2022	WCL	TBC
5	Occupier / Works interface with neighbours	x			x		Works phasing - Currently no plan to have phased handover of completed blocks. Adjacent construction sites, occupied adjacent buildings (Meetings with Burger King to discuss up and coming operations / disruption as and when required + letter drops to neighbouring residential properties) etc. Segregated access / escape and M&E considerations. Further consideration required through the design stage regarding phasing specifics	12/08/2022	WCL	TBC
6	Crane management / oversailing	x					Crane locations to consider ground load bearing, potential oversailing and collapse radius. WCL have specified luffing jib crane to be used, hence no oversailing anticipated.	18/11/2022	WCL	No
7	Temporary works	x				x	All temporary works design should follow the appropriate process required of designers under CDM2015. WCL have appointed appropriately qualified Temporary Works Designer / Coordinator.	13/05/2022		No

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8	Site security during construction	x				x	Security arrangements outlined in Principal Contractor's CPP. CCTV to be used on site and when high value items start to arrive on site a security guard for out of hours will be employed as well.	13/05/2022	WCL	No
9	Refuse strategy				x		Storage areas and fire risk to be considered. Manual Handling issues re. bin size / weights and travel distances to be considered. Bin stores all located in close proximity to bin lorry pick up locations minimising manual handling operations. RGP to update refuse strategy to then be issued to Client for approval.	01/08/2023	WCL / BVL / RGP	No
10	Fire risk during construction	x					Updated Temporary Fire Strategy now in place for the site and with WCL H&S Team for approval.	19/01/2023	WCL	TBC
11	Fire risk during operation				x		Fire engineering / strategy has been developed by Fire Engineer (Orion) in conjunction with the wider design team. Final update now in place awaiting signing off by MK Fire.	01/08/2023		TBC
12	Work at Height - Roof access	x	x		x		Parapet of varying heights to each buildings rooftop. Access provision to roof spaces during construction to be hatches and Haki stair, during operation to be hatches or door and external ladder for split level roofs on Blocks B & E (Ladder brackets to be provided) . Access to PV's and AOV's required (no other roof top plant). Edge protection and mansafe requirements to be confirmed.	18/11/2022	WCL / MDA / RGP	TBC
13	Demolition					x	Demolition works completed in 2020. WCL hold copy of handover information from AR Demolition. WCL to advise on any further requirements as site develops.	13/05/2022	WCL	No
14	Work at Height - M&E access	x	x		x		M&E access and maintenance strategy to be developed identifying for PV and AOV's for maintenance and parts replacement etc. PV panels only fitted to Block A roof which is accessed through a roof hatch Hatch sized to fit movement of spares to roof.	01/08/2023	WCL / MDA	TBC
15	Work at Height - Façade access	x	x	x	x		Full facade scaffold to be provided for facade access during construction. Window cleaning strategy to be rope access / pole, inaccessible windows to be Juliet balconies allowing internal cleaning. Facade cladding maintenance off designed scaffold. Full Strategy to consider full access needs re inspection and cleaning inc frequency / duration etc. Rope access strategy to be scoped and tendered to capture these requirements. Note interface with mansafe and edge protection proposals as well. Proposed 1.6m height parapet areas will have davit arms fitted with gang planks.	01/08/2023	WCL / MDA / RGP	TBC
16	Glazing install and replacement	x	x		x		Size, weight and locations to consider install methodologies during construction. Replacement strategy for internally beaded windows, lift sizes will need to be checked to confirm all glazing units can be reached / replaced. Hexa to check to ensure all internally replaced windows fit inside the lift car specified. (To be reviewed with window sub contractor)	18/11/2022	RGP / HEX / MDA	No
17	Work at Height - internal areas	x	x	x	x		Access considerations re. high level lighting etc. Locations of lighting / detection equipment to avoid any fixed furniture or similar below that would prohibit access. Input required from supply chain when appointed	13/05/2022		No

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18	Work at Height - Stairwells	x	x	x	x		Lighting to stairwells to be located on walls not ceilings. AOV's to be located over landings.	18/11/2022		No
19	Site set up / infrastructure	x					PC permanent site establishment location is in place on South Terrace.	19/01/2023	WCL	No
20	Asbestos	x					Asbestos removed during demolition works. WCL have advised that there is an existing water pipe on site known to be asbestos. Discussions are taking place to have this removed.	12/08/2022	WCL	No
21	Delivery / replacement of large services plant		x				Detailed design to consider how this will be delivered to site and installed during construction and removed / replaced during use / future demolition, Plant replacement strategy to be developed covering all plant locations including rooftops. Generator Replacement Strategy now in place. Water tank to be sectional for ease of replacement if required.	18/11/2022	WCL / MDA	No
22	Traffic / transport management / Emergency vehicle / Firefighting access during operation				x		Tracking has been undertaken demonstrating that large vehicles such as waste removal vehicles and emergency vehicles can gain access and signed off. Landscaping and surfacing materials to developed accordingly. Interface with fire escapes and cycle stores accordingly. Updated Fire Strategy now with MK Fire for sign off.	01/08/2023	WCL / MDA / HEX	TBC
23	Flooding - during construction and use	x			x		WCL have stated this is not expected to be an issue.	13/05/2022	WCL	No
24	Exposure to flue / exhaust fumes - rooftop	x	x	x	x		WCL have confirmed that there is currently no mechanical plant planned at roof level and as such no flues / exhausts.	13/05/2022		no
25	Slip resistance of external surfaces / landscaping				x		Materials selected taking into account slip resistance data for accessible roofs, utility areas and the podium. Awaiting Client sign off on materials put forward.	01/08/2023	WCL / RGP	No
26	Manual handling of paving slabs / street furniture	x					WCL have strategies / policies in place to reduce manual handling operations where possible. Manual Handling training course has been run on site recently for WCL staff	18/11/2022		TBC
27	Marketing Suite	x	x				Marketing suite to be opened Dec 23 but location not yet decided - safe access to be maintained for marketing staff and visitors.	01/08/2023	WCL	TBC
28	Wind / microclimate affecting safe access / use	x	x	x	x		Status of Wind / Microclimate - WCL stated that this is not expected to be an issue on this project..	13/05/2022		No