

DESIGN RISK REGISTER

natural
modern
studio

PROJECT DETAILS	
Client Name	Mr & Mrs R Smith
Project Title	Proposed works at Kingsland House
Date	30.01.25
Project Number	2024.022
Site Address	Kingsland House, Kingsland, Leominster, Herefordshire

RIBA STAGE 0	STRATEGIC DEFINITION	DATE:
Hazard Identified	Location / Drawing Ref	Notes / Strategy to control or eliminate risk
unstable building (potting shed)	E003	client has installed props under the failing wall plate over the main opening into the building.
falling tiles etc (potting shed)	E204	the building should not be entered. careful demolition to be carried out by a suitably experienced contractor, in accordance with their own method statement / working practices.
contamination (oil tank)	E003	the oil tank should be decommissioned and replaced by a suitably experienced specialist, to include the correct concrete base to support the tank manufacturers specifications.

RIBA STAGE 1	PREPARATION & BRIEF	DATE:
Hazard Identified	Location / Drawing Ref	Notes / Strategy to control or eliminate risk
unstable building (potting shed)	E003	client has installed props under the failing wall plate over the main opening into the building.
falling tiles etc (potting shed)	E204	the building should not be entered. careful demolition to be carried out by a suitably experienced contractor, in accordance with their own method statement / working practices.
contamination (oil tank)	E003	the oil tank should be decommissioned and replaced by a suitably experienced specialist, to include the correct concrete base to support the tank manufacturers specifications.

RIBA STAGE 1	PREPARATION & BRIEF	DATE:
Hazard Identified	Location / Drawing Ref	Notes / Strategy to control or eliminate risk
investigation and remedial works to lead roof and lantern - risk of falling	E200	<p>access onto the lead roof over the kitchen is to be agreed with the contractor and clients. Protection from falling needed to the parapet edge, and the roof light soffit.</p> <p>A safe working platform will also need to be provided adjacent to the parapet for the storage and working of materials for the roof. To be designed by the contractor and scaffold erector in combination with the protective canopy and other scaffold requirements.</p> <p>Input from structural engineer to be sought at stage 4</p>

RIBA STAGE 2	CONCEPT DESIGN	DATE:
Hazard Identified	Location / Drawing Ref	Notes / Strategy to control or eliminate risk
unstable building (potting shed)	E003	client has installed props under the failing wall plate over the main opening into the building.
falling tiles etc (potting shed)	E204	the building should not be entered. careful demolition to be carried out by a suitably experienced contractor, in accordance with their own method statement / working practices.
contamination (oil tank)	E003	the oil tank should be decommissioned and replaced by a suitably experienced specialist, to include the correct concrete base to support the tank manufacturers specifications.
investigation and remedial works to lead roof and lantern - risk of falling	E200	<p>access onto the lead roof over the kitchen is to be agreed with the contractor and clients. Protection from falling needed to the parapet edge, and the roof light soffit.</p> <p>A safe working platform will also need to be provided adjacent to the parapet for the storage and working of materials for the roof. To be designed by the contractor and scaffold erector in combination with the protective canopy and other scaffold requirements.</p> <p>Input from structural engineer to be sought at stage 4</p>

RIBA STAGE 3	SPATIAL COORDINATION	DATE:
Hazard Identified	Location / Drawing Ref	Notes / Strategy to control or eliminate risk
unstable building (potting shed)	E003	client has installed props under the failing wall plate over the main opening into the building.

RIBA STAGE 3	SPATIAL COORDINATION	DATE:
Hazard Identified	Location / Drawing Ref	Notes / Strategy to control or eliminate risk
falling tiles etc (potting shed)	E204	the building should not be entered. careful demolition to be carried out by a suitably experienced contractor, in accordance with their own method statement / working practices.
contamination (oil tank)	E003	the oil tank should be decommissioned and replaced by a suitably experienced specialist, to include the correct concrete base to support the tank manufacturers specifications.
investigation and remedial works to lead roof and lantern - risk of falling	E200	access onto the lead roof over the kitchen is to be agreed with the contractor and clients. Protection from falling needed to the parapet edge, and the roof light soffit. A safe working platform will also need to be provided adjacent to the parapet for the storage and working of materials for the roof. To be designed by the contractor and scaffold erector in combination with the protective canopy and other scaffold requirements. Input from structural engineer to be sought at stage 4

RIBA STAGE 4	TECHNICAL DESIGN	DATE:
Hazard Identified	Location / Drawing Ref	Notes / Strategy to control or eliminate risk
unstable building (potting shed)	E003	client has installed props under the failing wall plate over the main opening into the building.
falling tiles etc (potting shed)	E204	the building should not be entered. careful demolition to be carried out by a suitably experienced contractor, in accordance with their own method statement / working practices.
contamination (oil tank)	E003	the oil tank should be decommissioned and replaced by a suitably experienced specialist, to include the correct concrete base to support the tank manufacturers specifications.
investigation and remedial works to lead roof and lantern - risk of falling	E200	access onto the lead roof over the kitchen is to be agreed with the contractor and clients. Protection from falling needed to the parapet edge, and the roof light soffit. A safe working platform will also need to be provided adjacent to the parapet for the storage and working of materials for the roof. To be designed by the contractor and scaffold erector in combination with the protective canopy and other scaffold requirements. Input from structural engineer to be sought - awaiting details of existing roof structure from Building Control archive.

RIBA STAGE 5	CONSTRUCTION	DATE:
Hazard Identified	Location / Drawing Ref	Notes / Strategy to control or eliminate risk
unstable building (potting shed)	E003	client has installed props under the failing wall plate over the main opening into the building.
falling tiles etc (potting shed)	E204	the building should not be entered. careful demolition to be carried out by a suitably experienced contractor, in accordance with their own method statement / working practices.
contamination (oil tank)	E003	the oil tank should be decommissioned and replaced by a suitably experienced specialist, to include the correct concrete base to support the tank manufacturers specifications.
investigation and remedial works to lead roof and lantern - risk of falling	E200	access onto the lead roof over the kitchen is to be agreed with the contractor and clients. Protection from falling needed to the parapet edge, and the roof light soffit. A safe working platform will also need to be provided adjacent to the parapet for the storage and working of materials for the roof. To be designed by the contractor and scaffold erector in combination with the protective canopy and other scaffold requirements. Input from structural engineer to be sought - awaiting details of existing roof structure from Building Control archive.
construction work to lead roof and lantern - risk of injury from falling objects	E200	access onto the lead roof over the kitchen is to be agreed with the contractor and clients. Protection from falling needed to the parapet edge, and the roof light soffit. A safe working platform will also need to be provided adjacent to the parapet for the storage and working of materials for the roof. To be designed by the contractor and scaffold erector in combination with the protective canopy and other scaffold requirements. Input from structural engineer to be sought - awaiting details of existing roof structure from Building Control archive. The kitchen below should not be used during construction unless an adequate temporary ceiling / deck can be installed over the lantern area to prevent possible injury from falling objects etc from above.

RIBA STAGE 6	HAND OVER	DATE:
Hazard Identified	Location / Drawing Ref	Notes / Strategy to control or eliminate risk

RIBA STAGE 6	HAND OVER	DATE:
Hazard Identified	Location / Drawing Ref	Notes / Strategy to control or eliminate risk

RIBA STAGE 7	IN USE	DATE:
Hazard Identified	Location / Drawing Ref	Notes / Strategy to control or eliminate risk