

Residual Risks

We have assessed the design with due care and attention and have identified significant hazards, noted below, under the CDM Regulations relating to work on this project that would:

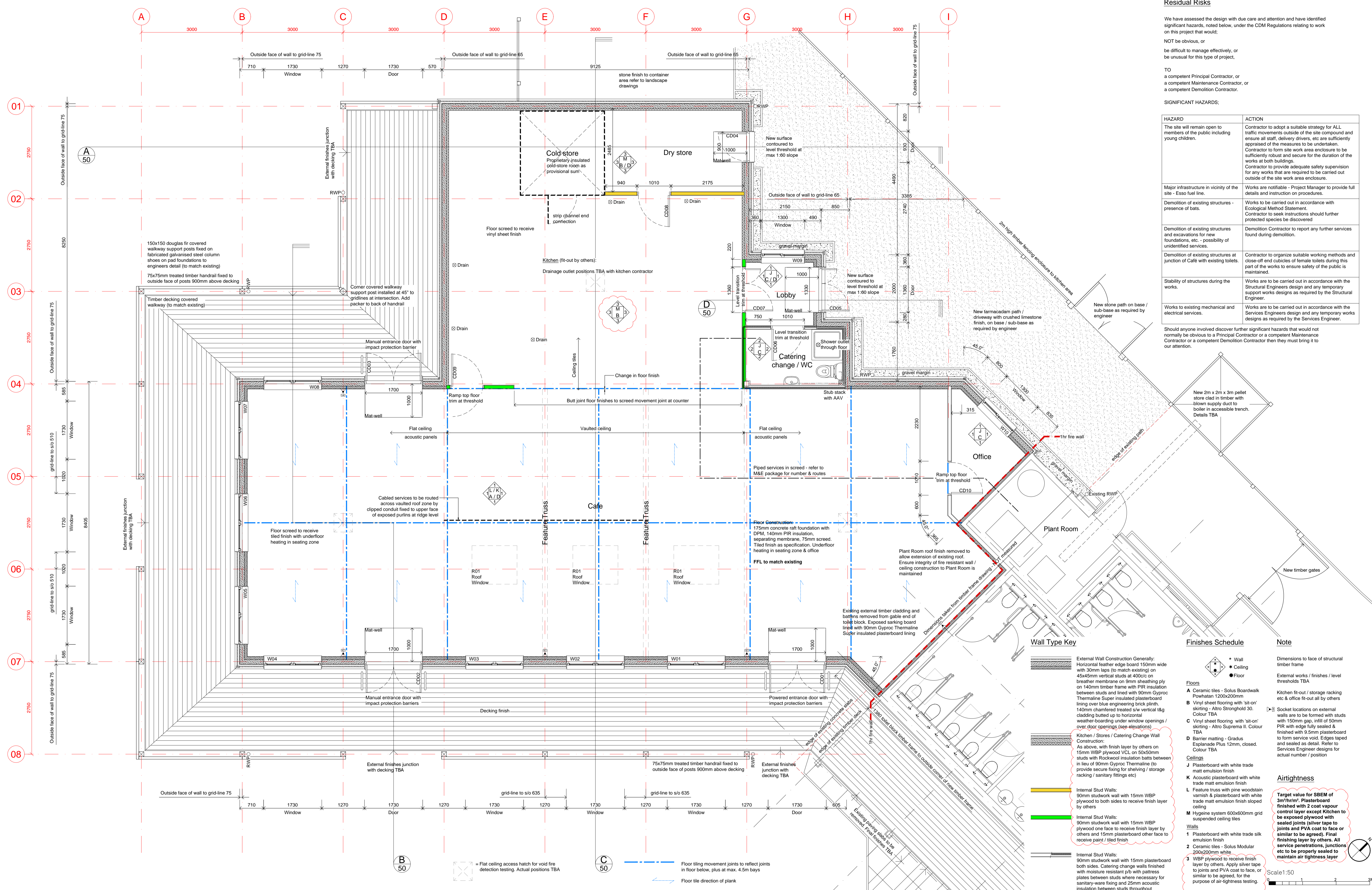
NOT be obvious, or be difficult to manage effectively, or be unusual for this type of project.

TO a competent Principal Contractor, or a competent Demolition Contractor, or a competent Maintenance Contractor.

SIGNIFICANT HAZARDS:

HAZARD	ACTION
The site will remain open to members of the public including young children.	Contractor to adopt a suitable strategy for ALL traffic movements outside of the site compound and ensure all staff, delivery drivers, etc are sufficiently apprised of the measures to be undertaken. Contractor to form site work area enclosure to be sufficiently robust and secure for the duration of the works at both buildings. Contractor to provide adequate safety supervision for any works that are required to be carried out outside of the site work area enclosure.
Major infrastructure in vicinity of the site - Easo fuel line.	Works are notifiable - Project Manager to provide full details and instruction on procedures.
Demolition of existing structures - presence of bats.	Works to be carried out in accordance with Ecological Method Statement. Contractor to seek instructions should further protected species be discovered
Demolition of existing structures and excavations for new foundations, etc. - possibility of unidentified services.	Demolition Contractor to report any further services found during demolition.
Demolition of existing structures at junction of Cafe with existing toilets.	Contractor to organize suitable working methods and close-off end cubicles of female toilets during this part of the works to ensure safety of the public is maintained.
Stability of structures during the works.	Works are to be carried out in accordance with the Structural Engineers design and any temporary support works designs as required by the Structural Engineer.
Works to existing mechanical and electrical services.	Works are to be carried out in accordance with the Services Engineers design and any temporary works designs as required by the Services Engineer.

Should anyone involved discover further significant hazards that would not normally be obvious to a Principal Contractor or a competent Maintenance Contractor or a competent Demolition Contractor then they must bring it to our attention.



Wall Type Key

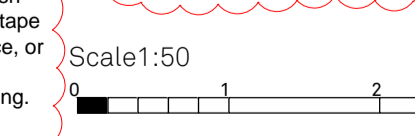
- External Wall Construction Generally: Horizontal feather edge board 150mm wide with 30mm lags (to match existing) on 45x45mm vertical studs at 400c/c on breather membrane on 9mm sheathing ply on 140mm timber frame with PIR insulation between studs and lined with 90mm Gyproc Thermaline Super insulated plasterboard lining over blue engineering brick plinth. 140mm chamfered treated s/w vertical l&g cladding butted up to horizontal weather boarding under window openings / over door openings (see elevations)
- Kitchen / Stores / Catering Change Wall Construction: As above, with finish layer by others on 15mm WBP plywood VCL on 50x50mm studs with Rockwool insulation batts between in lieu of 90mm Gyproc Thermaline (to provide secure fixing for shelving / storage racking / sanitary fittings etc)
- Internal Stud Walls: 90mm studwork wall with 15mm WBP plywood to both sides to receive finish layer by others
- Internal Stud Walls: 90mm studwork wall with 15mm WBP plywood one face to receive finish layer by others and 15mm plasterboard other face to receive paint / tiled finish
- Internal Stud Walls: 90mm studwork wall with 15mm plasterboard both sides. Catering change walls finished with moisture resistant p/b with patress plates between studs where necessary for sanitary-ware fixing and 25mm acoustic insulation between studs throughout

Finishes Schedule

- Floors
 - A Ceramic tiles - Solus Boardwalk Powhatan 1200x200mm
 - B Vinyl sheet flooring with 'sit-on' skirting - Altro Stronghold 30. Colour: TBA
 - C Vinyl sheet flooring with 'sit-on' skirting - Altro Suprema II. Colour: TBA
 - D Barrier matting - Gradus Espirante Plus 12mm, closed. Colour: TBA
- Ceilings
 - J Plasterboard with white trade matt emulsion finish
 - K Acoustic plasterboard with white trade matt emulsion finish
 - L Feature truss with pine woodstain varnish & plasterboard with white trade matt emulsion finish sloped ceiling
 - M Hygiene system 600x600mm grid suspended ceiling tiles
- Walls
 - 1 Plasterboard with white trade silk emulsion finish
 - 2 Ceramic tiles - Solus Modular 200x200mm white
 - 3 WBP plywood to receive finish layer by others. Apply silver tape to joints and PVA coat to face, or similar to be agreed, for the purpose of air-tightness testing.

Note

Dimensions to face of structural timber frame
External works / finishes / level thresholds TBA
Kitchen fit-out / storage racking etc & office fit-out all by others
Socket locations on external walls are to be formed with studs with 150mm gap, infill of 50mm PIR with edge fully sealed & finished with 9.5mm plasterboard to form service void. Edges taped and sealed as detail. Refer to Services Engineer designs for actual number / position
Airtightness
Target value for SBEM of 3m³/hr/m². Plasterboard finished with 2 coat vapour control layer except Kitchen to be exposed plywood with sealed joints (silver tape to joints and PVA coat to face or similar to be agreed). Final finishing layer by others. All service penetrations, junctions etc to be properly sealed to maintain air tightness layer



Revisions

Ref	Description	Date	By
P3	08.04.15 Finishes & Residual Risks note added	23.05.16	Issued for Construction
P4	14.04.15 Updated as per internal review	20.07.16	Wall adjacent Coldstore removed, dims added.
T1	17.04.15 Issued for Tender	09.08.16	Whiterock removed (final kitchen wall finish to be carried out by others).
T2	07.10.15 Revised extent of 'rear yard'		
T3	01.03.16 Window numbers added		

FO MAT **RE-R**

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