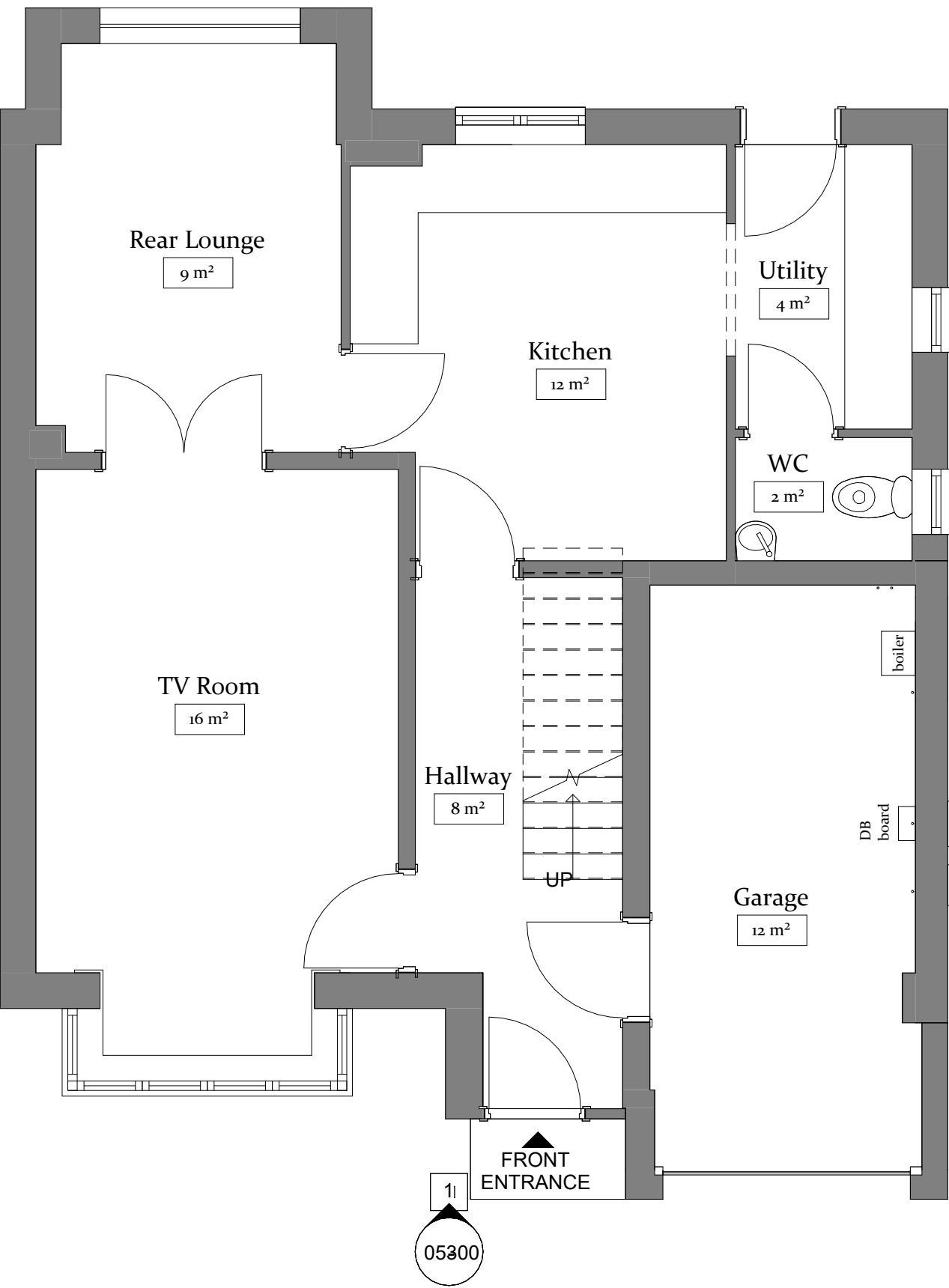


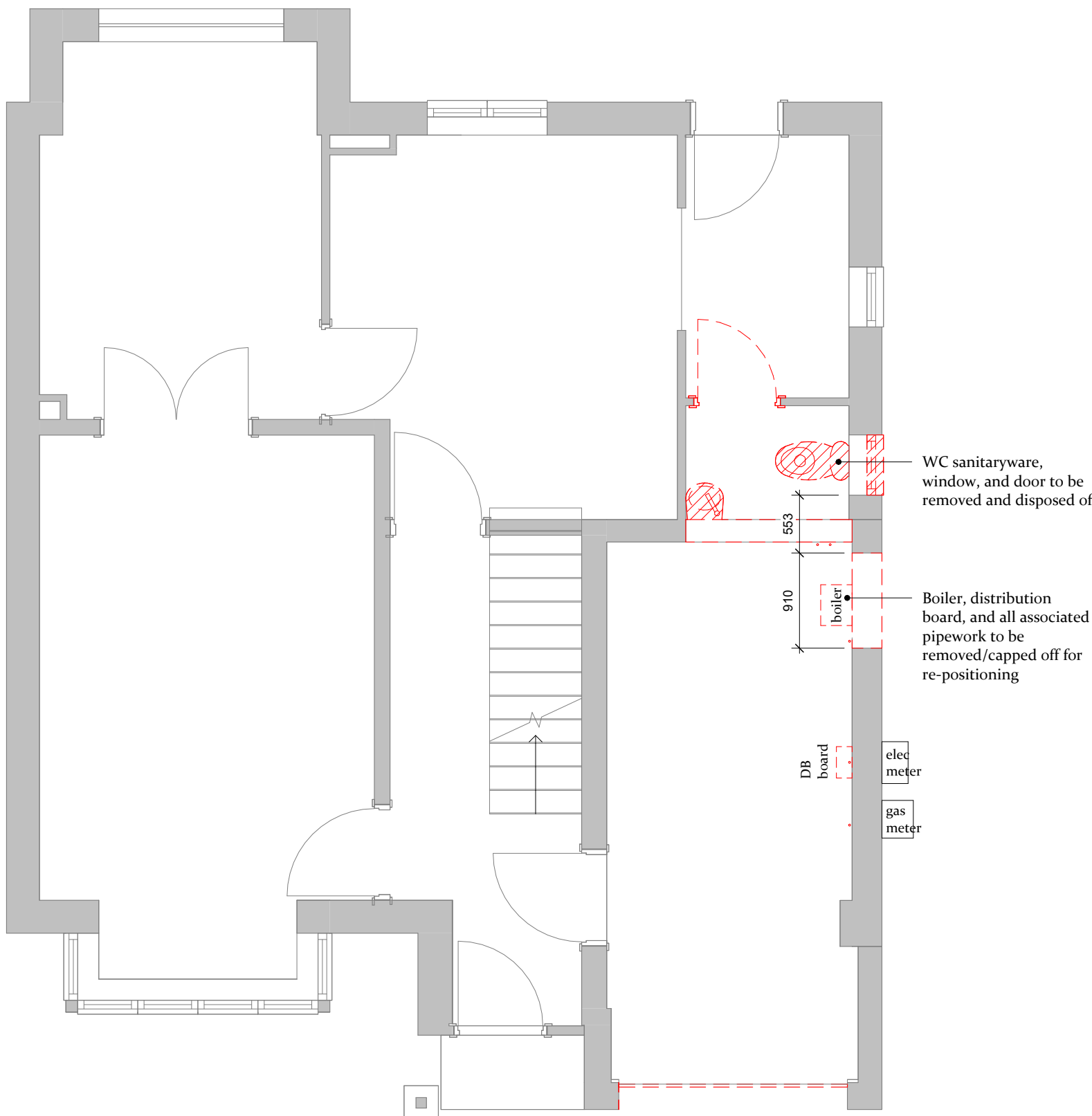
PRE COMMENCEMENT CDM NOTES

- The Contractor is to ensure all appropriate PPE is provided to any persons working on site and that welfare facilities are located appropriately on site and agreed with the client before works commence.
- The Contractor is to ensure measures are put in place to prevent the spread of dust into the 'habitable area' for the duration of the works.
- The working zone is to be kept clean, tidy and free of debris at all times.
- Where works interfere with communal access zones, the zone is to be left clean and routes are to be left clear. The Client is to be informed if routes and/or works in a key route are required, and provisions made for alternate routes.
- Materials are to be stored in a safe area within flat A only and/or only brought to site when required.
- Where heavy lifting is required, the Contractor is to ensure enough labour and/or mechanical aid is provided.
- Where propping and temporary support are required, this is to Contractors design.
- An asbestos survey **has not been carried out**, in the event the contractor suspects and/or uncovers what looks to be or could be a material containing asbestos a specialist survey is to be commissioned and works in the area are to stop.
- For the duration of the works, consideration should be given to minimise disruption to neighbouring properties, including but not limited to, noise, dust, delivery, site access and working hours.
- The Contractor is to ensure appropriate permissions are gained in relation to skip requirements and/ or any scaffolding requirements.
- The property is to be left secure at all times.

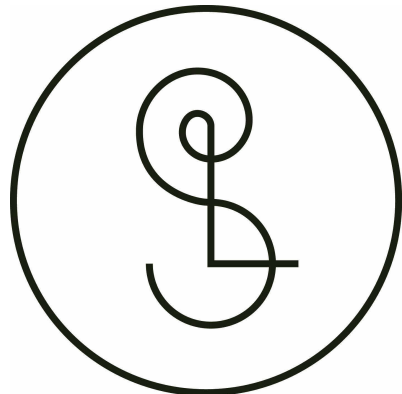
Architects Risk Register						
Risk No.	Risk Description	Likelihood	Severity	Risk Rating	Control / Mitigation Measures	Responsible Party
R.01	Failure of existing timber joists and lintel to garage structure.	Low	High	Low	Size and condition of existing timbers to be reported to SE, provide temporary support and sequencing drawings, use experienced carpenter where strengthening is required.	Principal Contractor / Structural Engineer
R.02	Cutting existing load-bearing masonry to form window without adequate propping	Low	High	Low	Engineer to identify structural walls; install props before cutting, issue method statement, monitor deflection.	Principal Contractor
R.03	Hot-works ignition during plumbing works, burns.	Low	Medium	Low	Permit-to-work system, fire extinguisher on roof, 1-hour fire watch after completion, contractor to wear gloves, visor and non-flammable clothing.	Principal Contractor
R.04	Electric shock from existing wiring during rewiring.	Medium	High	Medium	Isolate supply, qualified electrician to test & certify.	Principal Contractor / Electrical Sub-contractor
R.05	Overloading existing risers / incorrect drainage connections.	Low	Low	Low	M&E engineer to check capacity, as-built drawings, water test before closing voids. Contractor to confirm invert levels.	Principal Contractor/ Plumbing Contractor
R.06	Dust and noise affecting site workers, occupants / neighbours.	Medium	Medium	Medium	Dust extraction & sealing, all to wear suitable mouth, eyer and ear protection when in the zone of dusty and noisy works.	Principal Contractor
R.07	Asbestos or lead paint in existing finishes	Low	High	Low	Pre-construction refurbishment survey, licensed removal if found.	Principal Contractor
R.08	Water ingress from garage door removal	Low	Low	Low	Temporary waterproofing, weather monitoring, sequencing of works, minimise time between removal and delivery of glazing to site.	Principal Contractor
R.09	Waste and debris disposal breaches. Incorrect waste storage on site.	Low	Low	Low	Use licensed waste carrier, segregate recyclables, maintain transfer notes. Ensure all waste is stored in visibly marked and safe locations.	Principal Contractor
R.10	Design coordination gaps (structure/services finishes)	Medium	Medium	Medium	Site coordination meetings; issue updated drawings before works.	Principal Designer



1 GROUND FLOOR - EXISTING
Scale 1 : 50



2 GROUND FLOOR - DEMOLITION
Scale 1 : 50



STUDIO LOLLY
ARCHITECTS
www.studiololly.co.uk

General Notes:

- Do not scale from this drawing
- All dimensions are in millimetres unless otherwise stated
- All existing dimensions and conditions to be checked on site and the architect informed of any errors, omissions, or discrepancies
- Drawings should always be printed out in colour
- This drawing is to be read in conjunction with all other relevant drawings, reports, and specifications
- The Architect retains copyright of this drawing. It may not be copied, altered or reproduced in any way without their written authority.

Drawing Key:

North:



Scale:

0 0.5m 2m
1:50

Issue:

Rev. Date Description

A	04/03/26	FOR CLIENT COMMENT
B	13/04/26	FOR CLIENT SIGN-OFF
C	16/04/26	FOR TENDER

Project:

8 Barrington Way
Reading
RG1 6EG

Client:

Mrs S Mahmood

Stage:

04

Drawing No:

05010

Drawing Title:

**EXISTING LAYOUT &
DEMOLITION**

Drawing Information:

Scale: **1 : 50 @ A1** Status:

Drawn **BS** Approved **LS**
Checked **LS** Date **16/04/26**

Drawing Reference:

25173-STL-04-DR-A-05010