

DESIGNERS RISK ASSESSMENT

Category	Item	Assessment	Control Measures
Structural	1. Foundation stability	Low	Standard design and construction
	2. Column and beam strength	Low	Standard design and construction
	3. Slab strength	Low	Standard design and construction
	4. Wall strength	Low	Standard design and construction
	5. Retaining wall stability	Low	Standard design and construction
	6. Masonry retaining structure	Low	Standard design and construction
	7. Roof structure	Low	Standard design and construction
	8. Floor structure	Low	Standard design and construction
	9. Staircase structure	Low	Standard design and construction
	10. Lift structure	Low	Standard design and construction
Services	1. Electrical safety	Low	Standard design and construction
	2. Mechanical services	Low	Standard design and construction
	3. Plumbing services	Low	Standard design and construction
	4. Fire alarm system	Low	Standard design and construction
	5. Fire extinguishers	Low	Standard design and construction
	6. Emergency lighting	Low	Standard design and construction
	7. Access control system	Low	Standard design and construction
	8. CCTV system	Low	Standard design and construction
	9. Data network	Low	Standard design and construction
	10. Security system	Low	Standard design and construction
Site	1. Ground conditions	Low	Standard design and construction
	2. Slope stability	Low	Standard design and construction
	3. Drainage	Low	Standard design and construction
	4. Access	Low	Standard design and construction
	5. Parking spaces	Low	Standard design and construction
	6. Landscaping	Low	Standard design and construction
	7. Retaining walls	Low	Standard design and construction
	8. Fencing	Low	Standard design and construction
	9. Security	Low	Standard design and construction
	10. Environmental	Low	Standard design and construction

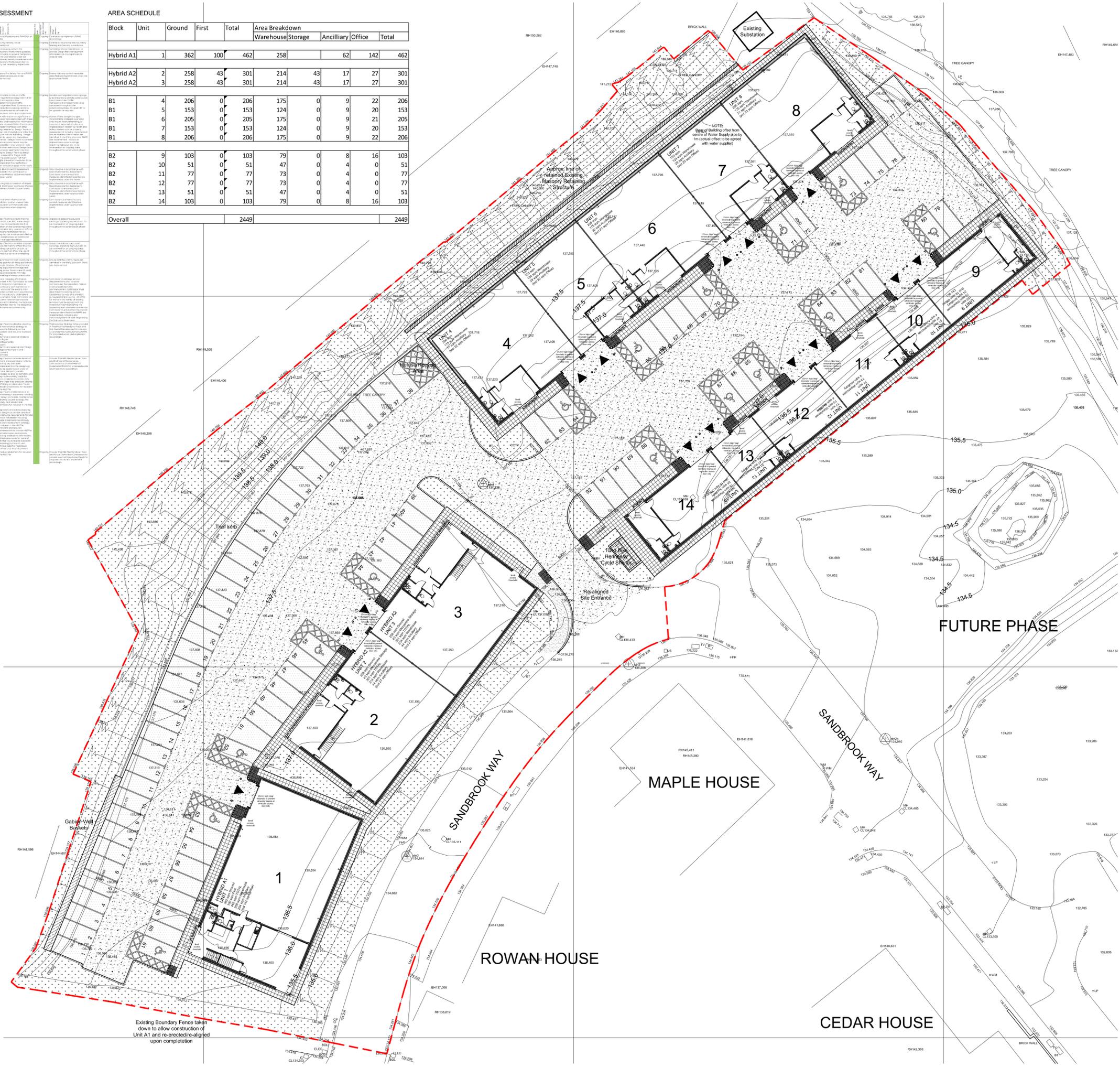
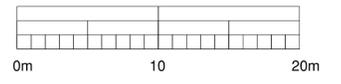
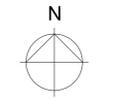
AREA SCHEDULE

Block	Unit	Ground	First	Total	Area Breakdown			Total
					Warehouse	Storage	Ancillary/Office	
Hybrid A1	1	362	100	462	258	62	142	462
Hybrid A2	2	258	43	301	214	43	17	301
	3	258	43	301	214	43	17	301
B1	4	206	0	206	175	0	9	206
	5	153	0	153	124	0	9	153
	6	205	0	205	175	0	9	205
	7	153	0	153	124	0	9	153
B2	8	206	0	206	175	0	9	206
	9	103	0	103	79	0	8	103
	10	51	0	51	47	0	4	51
	11	77	0	77	73	0	4	77
B2	12	77	0	77	73	0	4	77
	13	51	0	51	47	0	4	51
	14	103	0	103	79	0	8	103
	Overall				2449			

Notes: This Drawing is the copyright of Paddock Johnson Partnership Limited and may not be used without prior written consent. Written dimensions to be taken in preference to scaled dimensions. Due to inaccuracies of scanning, scanned images should not be scaled.

REV.	DATE	DESCRIPTION	BY:
A	25.02.21	DRA and Area Schedule added.	SD
B	08.03.21	Note added regarding Boundary Fence on Southern Boundary and redline adjusted following client comment.	SD
C	13.04.21	Hybrids and Main Site Entrance moved and associated changes in accordance with GSA Drainage drawing following Client instruction.	SD
D	02.07.21	Unit Nos amended as Client instruction.	SD

-  Gabion Retaining Wall
-  Gravel
-  Air-Entrained Concrete Service Yard
-  Bitumen Macadam Parking Spaces
-  Bitumen Macadam Path
-  Grassed Area
-  PCC Paving
-  Slope
-  3m white Thermoplastic Car Park/Road Markings
-  Dropped Kerb and Tactile Paving



© Crown copyright and database rights 2020 OS 1000060149

CLIENT:
Northern Trust

PROJECT:
Phase 3 Sandbrook Park Rochdale

DRAWING NUMBER:
20116-002-D

DRAWING TITLE:
GA Site Plan

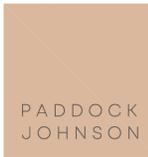
STATUS:
CONSTRUCTION

SCALE: 1:250@A1

DATE: 24.02.21

BY: SD

CHECKED: SD



Studio 2, The Lyceum,
Bath Street, Port Sunlight,
Merseyside, CH62 4JY
0151 643 1234
info@paddockjohnson.com
www.paddockjohnson.com
Paddock Johnson Partnership
Limited. Registered in England
and Wales. No. 06684275