



## Pre-construction Information

For

Tower of London Education Facilities

Reveller

At

Tower of London

London

EC3N 4AB

**DRAFT TENDER**

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## Quality information

Document name		Prepared	Checked	
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Issue	Date	Details	Name	Position
Draft	10/09/2025	For Comment	KSH	Senior Architect

## Revision history

Revision	Revision date	Name	Change	Checked
01	15/09/25	Kit Stiby Harris	Pre-Tender updated information	Paul Harewood
02	29/10/25	Kit Stiby Harris	Tender Draft	Paul Harewood

This document has been prepared by Purcell for the sole use of our client (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between Purcell and the Client. Any information provided by third parties and referred to herein has not been checked or verified by Purcell, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement Purcell.

## Introduction and use

The CDM Project Plan has been prepared in accordance with the requirements of the Construction (Design and Management) Regulations 2015 (the CDM Regulations).

The purpose of this document is to capture the key project arrangements, monitor the pre-construction processes including the recording of pre-construction information and significant design risk matters.

The overview deliverables table below outlines how Purcell will ensure a consistent delivery of the Principal Designer role which is split into two distinct work streams during the Principal Designer commission, the **Compliance Process (CP)** and **Design Risk Management (DRM)**.

Compliance Process		Process / Deliverables
1	Client engagement	<ul style="list-style-type: none"> <li>Briefing meeting / expectation</li> <li>Scope and programme</li> <li>Understanding the team</li> <li>Management Arrangements</li> <li>Health and Safety File requirements</li> <li>Skills, Knowledge and Experience status – Competence confirmation</li> </ul>
2	Project notification	<ul style="list-style-type: none"> <li>Review project against notification criteria</li> <li>Issue notification / updates, if required</li> </ul>
3	Design team engagement	<ul style="list-style-type: none"> <li>Briefing meeting</li> <li>Expectations and performance</li> <li>Review of available design information e.g. drawings, reports</li> </ul>
4	Site familiarization	<ul style="list-style-type: none"> <li>Site visit to identify risks and constraints.</li> <li>Photographic record</li> </ul>
5	Pre-construction information (PCI)	<ul style="list-style-type: none"> <li>Review and record available information</li> <li>Identify and record information required</li> <li>Monitor information flow</li> <li>Distribute information</li> </ul>
6	Construction Phase Health and Safety Plan	<ul style="list-style-type: none"> <li>Review and advise on suitability of design management during construction phase</li> </ul>
7	Health and Safety File	<ul style="list-style-type: none"> <li>'Open' Health and Safety File during preconstruction phase</li> <li>Update throughout the project</li> <li>Issue to Client on project completion</li> </ul>
Design Risk Management Process		
1	Identify initial significant project risks with design team	<ul style="list-style-type: none"> <li>Design reviews</li> <li>Design team meetings</li> <li>CDM Workshops</li> </ul>
2	Ongoing design risk review and mitigation	<ul style="list-style-type: none"> <li>Design reviews / Design team meetings</li> <li>CDM Workshops</li> <li>Review risk updates from design team</li> <li>Apply principles of prevention</li> </ul>

3	Regular communication with design team and Principal Contractor	<ul style="list-style-type: none"> <li>Regular telephone or video conference</li> <li>Convene interim meetings as required</li> <li>Check design duty compliance</li> </ul>
4	Key workshops (Examples)	<ul style="list-style-type: none"> <li>Access and maintenance strategy</li> <li>Plant replacement strategy</li> <li>Buildability / Logistics</li> </ul>
5	Site visits	<ul style="list-style-type: none"> <li>Attend site progress meetings during construction (scope dependant)</li> </ul>

## 01 – Project Team

	Duty Holder	Details
1.1	Client	Name: Rose Blezard, Project Manager Company: Historic Royal Palaces Address: Tower of London. London EC3N 4AB T: 07767727628 E-Mail: rose.blezard@hrp.org.uk
1.2	Principal Designer	Name: Kit Stiby Harris Company: Purcell Architecture Address: 15 Bermondsey Square, Tower Bridge Road, London, SE1 3UN T: 0207 397 7171 E-Mail: Kit.StibyHarris@purcelluk.com
1.3	Lead Designer and Architect	Name: Morgan Williams Parnell, Architect Company: Jamie Fobert Architects Address: Rochelle, 22 Club Row, London E2 7EY T: 02075 536560 E-Mail: morgan@jamiefobertarchitects.com
1.4	Heritage Architect	Name: Liz Smith (Partner) Kit Stiby Harris (Senior Architect) Company: Purcell Architecture Address: 15 Bermondsey Square, Tower Bridge Road, London, SE1 3UN T: 0207 397 7171 E-Mail: Kit.StibyHarris@purcelluk.com
1.5	Structural Engineer	Name: Clive Dawson Company: Hockley & Dawson Address: Birtley Courtyard, 5, Bramley, Guildford GU5 0LA T: 01843 548784 E-Mail: kate.buxton@HockleyandDawson.co.uk
1.6	MEP Engineer	Name: James Harding Company: Harley Haddow Address: Unit A, Hatchers Yard, 9 Tanner St, London SE1 3LE T: (0)203 735 5060 E-Mail: james.harding@harleyhaddow.com
1.7	Civils Engineer	Name: Craig Boubert Company: Harley Haddow Address: Unit A, Hatchers Yard, 9 Tanner St, London SE1 3LE

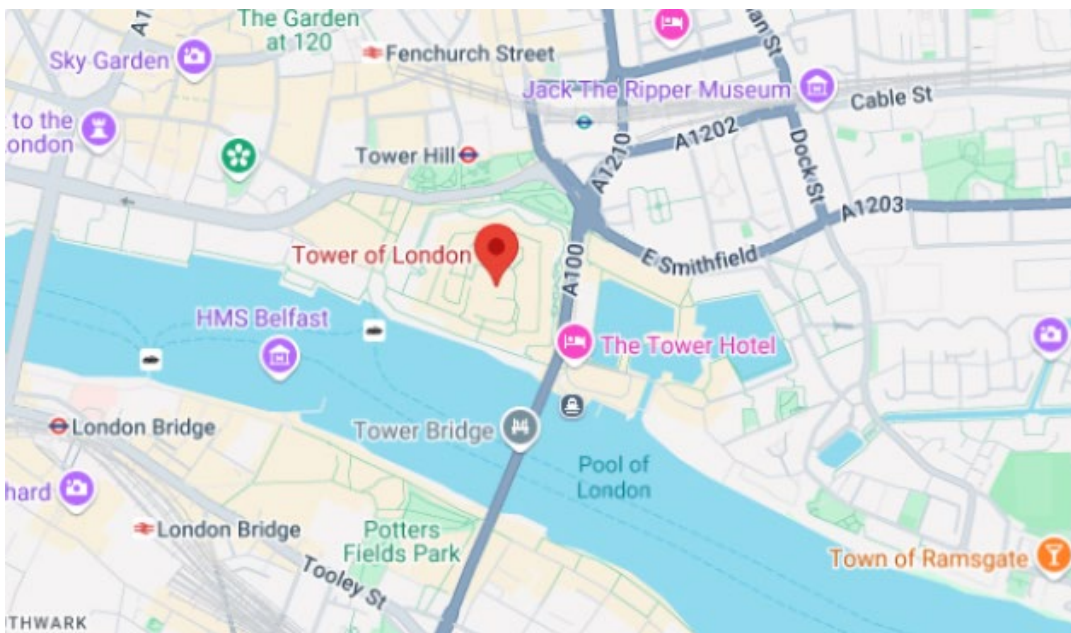
		T: (0)203 735 5060 E-Mail: craig.boubert@harleyhaddow.com
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## 02 – Project Details

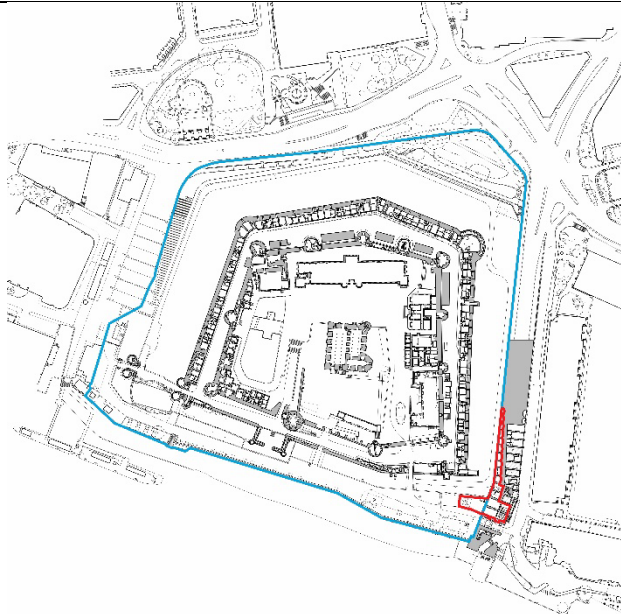
	Requirement	Details
2.1	Define the function and operational requirements of the finished project	<p>The Tower Education Facilities project encompasses several projects across the Tower of London Scheduled Monument.</p> <p>The focus of these works is the Reveller and Arches beneath Tower Bridge. The building is not in current use, having recently been vacated as an occasional events venue. It sits within two publicly used sites, however, in the Tower of London Scheduled Monument and the Grade I listed Tower Bridge. The site is bordered by busy public thoroughfares.</p> <p>The purpose of the strip out works is to remove any item that may hinder the design team's understanding of the existing building, and to return it carefully to a state where the new interventions can be implemented, through a separate project.</p>

2.2	Description of the project	<p>The scope of work will include the removal of various items. Please note these items may not be wholesale removals and are specified on drawings. Removal of all items are to be undertaken carefully and with regard to historic fabric. Please refer to drawings in all instances:</p> <p>Scope of Works</p> <ul style="list-style-type: none"> <li>- Careful removal of linings to reveal structure/fabric behind</li> <li>- Careful removal of all drip trays, leaving fixings in place.</li> <li>- Careful removal of all drip tray drainage channels, downpipes, exposing drainage points and floor gullies where applicable and protecting with securely fixed fine mesh covers when exposed</li> <li>- Careful removal of all suspended ceilings and linings, including water proofing membrane and associated fixings.</li> <li>- Careful removal of all ductwork, pipework, and high level electrical distribution, making safe, isolating and capping where appropriate</li> <li>- Careful removal of all linings and membranes to underside of soffit to reveal bare brick</li> <li>- Careful removal of existing floor finishes back to screed in some areas – refer to drawings</li> <li>- Careful removal of existing floor finishes and adhesives / screeds to reveal structural slab/historic floor. Contractor to refer to opening-up</li> </ul>
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		<p>report for indicative build-ups. Please note this is in some areas only – refer to drawings.</p> <ul style="list-style-type: none"> <li>- Careful removal of radiators and associated pipework</li> <li>- Careful removal of lighting tracks and luminaires.</li> <li>- Careful removal of all electrical small power points, fixtures and cabling</li> <li>- Where grilles have been inserted within existing window frames, these are to be retained. Ductwork and mechanical/ electrical equipment to be carefully removed without damaging grilles or surrounding fabric.</li> <li>- Where ductwork &amp; mechanical/ electrical equipment has been removed from apertures within the stonework and a resultant aperture in the envelope is created, the resulting aperture is to be made weathertight and secure, and surrounding stonework protected using FR Correx or equivalent impact resistant sheeting. If apertures are to be used as a throughway by construction foot or vehicle traffic, aperture to be boarded out using FR Correx.</li> <li>- Structural assessment and phased and managed removals to be undertaken to establish condition and stability of stonework transom/ lintel above doorways to Tower Bridge Arch 01. All to be observed by Hockley &amp; Dawson. Refer to drawings for further information.</li> <li>- Careful removal of fitted refrigerator and associated linings, and all kitchen/ catering equipment.</li> <li>- Careful removal all pipework, boilers, MEP equipment, ensuring that all fixings are removed carefully and not pulled out with subsequent damage to surrounding stonework</li> <li>- Careful removal of all WCs and sanitaryware. Cap and mark positions of drainage runs and water supply lines.</li> <li>- Careful removal of all ductwork and plena behind existing windows and grilles while retaining grilles and windows in place</li> <li>- Careful removal internal drylined partitions and any plasterboard facings, including any doors within partitions.</li> <li>- Careful removal of fabric from seat around Reveller Arch window, retaining seat base, frame and cushioning to be reupholstered.</li> <li>- All windows, doors, and vents to be retained in situ during strip-out works. General security and weather-proofing or external envelope maintained</li> <li>- All stonework and brickwork reveals, doors frames, windows, and exposed structure to be protected during strip-out works. Refer to protection schedule drawings for extent and type of protection</li> <li>- Careful removal of some external screen walls back to historic walls or external envelope, and</li> </ul>
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		<p>retain facade finish cladding for reuse elsewhere on the project. Carefully store cladding in a dry environment, stored so as to preserve the finish, integrity and condition of the timber planking. Refer to drawings.</p> <ul style="list-style-type: none"> <li>- Existing tank and concrete slab to be removed. Tank to be disposed of. Carefully remove and retain pumps, control equipment and cables for safe storage and re-use. Contractor to assess whether specialist input is required.</li> <li>- Careful removal of all redundant MEP equipment and services in Moat Arches. Confirm extent with client prior to removal.</li> </ul>
2.2	Project Address	Tower of London EC3N 4AB
	 <p>Location Plan</p>	



	 <p>The plan to the left shows the site of the Tower of London The blue line indicates the curtilage of the Scheduled Monument The red line indicates the Reveller</p>	
2.3	Mobilisation period	TBC
2.4	Start on site	TBC
2.5	Proposed duration (weeks)	TBC
2.6	Completion	TBC
2.7	<p>F10 Required? (Y/n)</p>	<p>Yes, an F10 is required for this project as the construction work on site is scheduled to (a) last longer than 30 working days and have more than 20 workers working simultaneously at any point in the project; or (b) exceed 500 person days.</p> <p>If the Client wished for the PD to notify on their behalf, they should formally ask them to do so in writing, and they should also formally confirm they are aware of their duties under CDM2015.</p>

### 03 – Client Brief

CDM 2015 Regulations 4 and 5 set out the Client's duty to make suitable arrangements for managing a project and maintaining and reviewing these arrangements throughout, so the project is carried out in a way that manages the health and safety risks.

The table below outlines the client arrangements specific to this project:

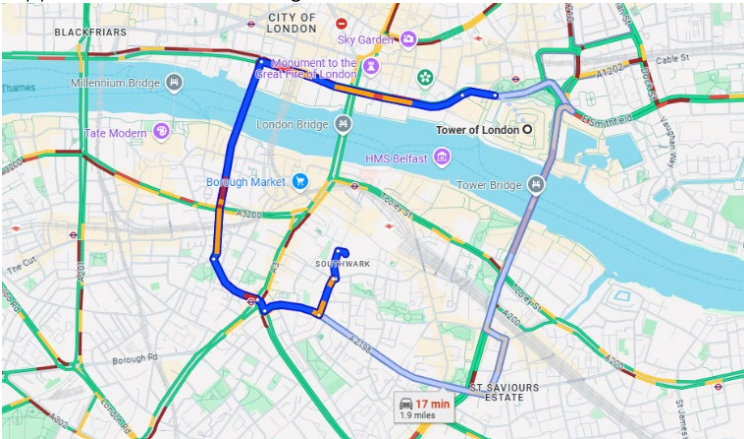
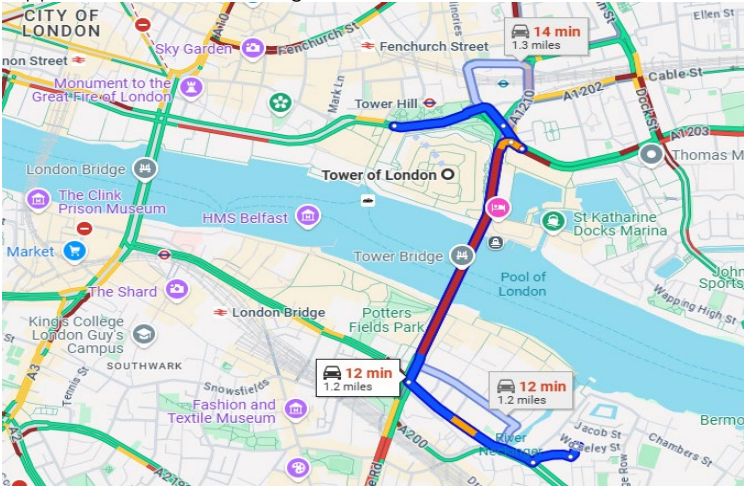
	Requirement	Arrangement / Document reference
3.1	Outline how the project is expected to be managed including its health and safety risks	<p>Promoting throughout the project exemplary health &amp; safety standards to prevent, so far as is reasonably practicable, incidents to project staff, clients, visitors and the wider general public.</p> <p>Influencing all duty holders to be proactive in looking ahead and foreseeing hazards associated with the different stages of the Project with the objective of avoiding and planning out the risks that impact on the safety and health of all project stakeholders.</p> <p>Management of health &amp; safety issues within the design and execution process must be ongoing throughout the duration of the project.</p>
3.2	Design standards / Client Policies and procedures	<p>Policies and Standards for the execution of this project are those that would normally be expected as 'industry standards.' Any additional standards will be detailed in the tender documents.</p> <p>Contractors can use their own working standards providing that these are equal or exceed the contract standards and prior approval is given.</p>
3.3	Health and Safety Goals	<p>The following safety goals and ethics are to be targeted on this project:</p> <ul style="list-style-type: none"> <li>- Target zero accidents and incidents through unerring attention to attaining zero fatalities, zero injuries, zero occupational illnesses, zero harmful impact on the environment, and zero significant incidents.</li> <li>- ensuring that employees return home in the same condition as they arrived at work.</li> <li>- promoting a positive culture and ensuring consultation with employees such that they will intervene to address any unsafe act or condition, follow the procedures and standards required and be respectful of their neighbours, colleagues and third parties in conducting their work.</li> <li>- providing adequate welfare facilities for employees that, where possible, exceed the standard required in the Workplace (Health Safety &amp; Welfare) Regulations 1992.</li> <li>- Efforts must be made to promote the physical and mental health of employees and encourage a sense of community.</li> <li>- monitoring all workplaces and work activities for any threats to the achievement of zero accidents and incidents.</li> </ul> <p>If for any reason these targets are not achieved:</p> <ul style="list-style-type: none"> <li>- All accidents must be fully investigated, and details reported as necessary and published to the Principal Designer and otherwise as required.</li> <li>- The project shall not receive any HSE Improvement or Enforcement Notices.</li> <li>- The Principal Contractor, if required, will register the contract with the Considerate Constructors Scheme.</li> </ul>

## 04 – Management Arrangements and Requirements

	Requirement	Arrangement
4.1	Assembling the project team	<p>The Design Team consists of professionals in their respective disciplines who shall demonstrate a good level of cooperation and coordination during the design phases of the project.</p> <p>The Principal Contractor shall employ competent members to the project design and site management/supervisory teams. Records of safety training must be provided for the project team, in particular the Site Manager and safety representatives.</p>
4.2	Project team communication, cooperation and coordination	<p>During all stages of the project from initial design to completion, regular design team meetings, design workshops and risk review meetings should occur at regular intervals, currently every 2 weeks and this will be subject to change as the project design development will require.</p> <p>All meetings should be minuted to provide evidence that suitable steps have been undertaken to identify, reduce or where possible eliminate all hazards.</p> <p>During construction it is not foreseen that any design development will be applicable to contractor's package therefore it is not foreseen that during Stage 5 design team meetings will be arranged to coordinate design development.</p> <p>Progress meetings will be confirmed.</p>
4.3	Principal Contractor complies with their duties	<p>The Principal Contractor, when appointed, shall plan, manage, monitor and coordinate health and safety in the construction phase of a project.</p> <p>This includes:</p> <ul style="list-style-type: none"> <li>- Liaising with the client and principal designer</li> <li>- Preparing the construction phase plan</li> <li>- Organising cooperation between contractors and coordinating their work.</li> <li>- Regular recorded site inspections by both site staff and visiting senior management.</li> <li>- Developing, implementing and reviewing a safe system of work for all on site activities.</li> </ul> <p>The Principal Contractor shall ensure that:</p> <ul style="list-style-type: none"> <li>- Suitable site inductions are provided.</li> <li>- Reasonable steps are taken to prevent unauthorized access.</li> <li>- Workers are consulted and engaged in securing their health and safety.</li> <li>- Welfare facilities are provided.</li> </ul> <p>In the event of discovery of any significant health and safety issue during the construction phase, which is not specifically referred to in this document, the Principal Contractor shall advise the Principal Designer and Client's Project Manager immediately.</p>
4.4	Site specific rules	<p>The Principal Contractor shall list and submit proposed site rules to the Client and Principal Designer for review and approval. Any specific rules</p>

		<p>implemented by the client or as detailed in the planning documents will be made clear either at the tender stage or during the pre-start meeting.</p> <p>Site rules will be displayed and explained to site staff and visitors during site inductions.</p>
4.5	Suitable welfare facilities for the duration of construction work	<p>The Principal Contractor is required to provide suitable welfare facilities for the works which shall be contained within the permitted site.</p> <p>The Principal Contractor must include this in their Construction Phase Plan details of welfare facilities required for this project.</p> <p>Prior to the commencement of any construction work the Principal Contractor must confirm in writing to the client that the welfare facilities provided are suitable and sufficient and comply with the required regulations.</p>
4.6	Construction phase health and safety plan	<p>The Principal Contractor shall develop a Construction Phase Plan prior to commencing works on site. This must provide in detail how health, safety, welfare, and emergency procedures will be managed during the construction phase.</p> <p>The Plan shall take into account the pre-construction information received and any client requirements and shall be:</p> <ul style="list-style-type: none"> <li>- Proportionate to the size and nature of the work and the risks involved.</li> <li>- Be specific to the project.</li> <li>- Workable and realistic.</li> <li>- Sufficiently developed to allow work to start on site.</li> <li>- Regularly reviewed and revised as necessary.</li> </ul> <p>The Client will review and approve the CPP and will issue the instruction of "suitably and sufficiently developed to allow the construction phase to begin".</p> <p>The Principal Designer will review the document to ensure that the PC has a process in place to manage design changes, communicate design changes, that a process of reviewing and approving design is in place and that the temporary works are managed.</p>
4.7	Existing Site Welfare & Storage Provision	<b>Client to confirm</b>
4.8	Special Events dates and Times for 2025 - 2027	The client to confirm the yearly times and dates for events at the Tower of London to help the Principal Contractor plan their works in relation to this.

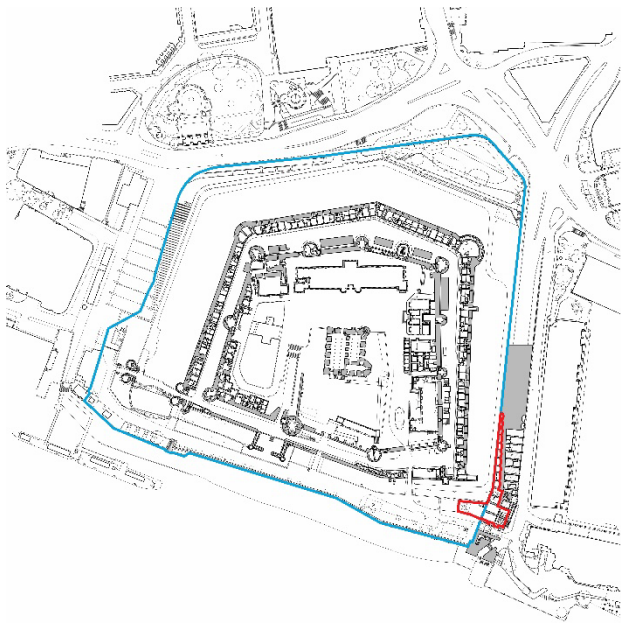
## 05 – Initial Site Report

5.1	<b>General Site Information</b>	
5.1.1	General description of the current building / site	<p>The Reveller is a contemporary event space at the Tower of London, located on the Wharf beneath Tower Bridge, offering a blend of Victorian stonework and modern glass walls. It features spectacular views of the city skyline and River Thames, an exclusive private terrace, and a modern, versatile interior suitable for various events like large receptions, dinners, and functions. As an event space for hire, it provides access to the Tower's historic atmosphere and can be used independently or in conjunction with other venues within the Tower complex</p>
5.2	<b>Emergency Services details</b>	
5.2.1	Accident and Emergency Department	<p>Guy's Hospital Great Maze Pond London SE1 9RT Phone: 020 7188 7188 (Approx 17 minutes travelling time)</p> 
5.2.2	Fire Service	<p>Dockhead Fire Station 8 Wolsley St London SE1 2BP Phone: 020 8555 1200 (Approx 12 minutes travelling time)</p> 

<b>5.3</b>	<b>Traffic Management</b>	
5.3.1	Site access / egress	To be confirmed by client / Principal Contractor.
5.3.2	Access restrictions – width, weight, height, timings	<p>Pedestrian access to be confirmed by the client / Principal Contractor.</p> <p>Construction vehicles access to be confirmed by the client / Principal Contractor.</p> <p><b>Client restrictions for construction deliveries and removal to be confirmed.</b> The PC is required to ensure they plan their site operations for deliveries and collection to not disrupt the client operations.</p>
5.3.3	Restricted access within the site	The construction staff to limit their access to the construction areas only and if they need access outside those areas, they should seek client approval and not wear their PPE outside the construction areas.
5.3.4	Adjacent usage (e.g. hospitals, schools)	While there is some residential and commercial use within the curtilage of the Scheduled Monument, the site as a whole is classed as a tourist attraction.
5.3.5	Parking / Off-loading	<p>Parking spaces for construction staff is not available – to be confirmed by client along with the Principal Contractor.</p> <p>Loading and off-loading of vehicles to be carried out within the site compound – to be confirmed by client.</p> <p>Contractor to ensure they plan and manage their incoming vehicles to avoid alighting in the client or public areas.</p>
<b>5.4</b>	<b>Adjoining / Adjacent Structures</b>	
5.4.1	General description	<p><b>The Reveller Building</b></p> <p>The Reveller is a small, purpose-built restaurant and events space located on the Wharf and adjoining to Tower Bridge on its west side, completed in 2012 to designs by Tony Fretton Architects.</p> <p>Externally it reads as two flat-roofed single storey bays of differing heights clad in vertical rough-sawn English Sweet Chestnut timber boarding with a light grey paint wash, in a colour derived from the weathered Kentish Ragstone of the Tower, and the Cornish granite stone blocks of Tower Bridge.</p> <p>To their west is a covered patio with a painted steel framed pitched canopy structure over, and to their east they adjoin to and interconnect with Tower Bridge, which contains the restaurant's kitchens and other services.</p> <p><b>Tower Bridge</b></p> <p>Tower Bridge is a Grade I listed building, with its Northern Approach also Grade I listed. Whilst it is largely outside of the Tower of London Scheduled Monument and UNESCO World Heritage Site its western wall forms the edge of these designated assets.</p> <p>Much of Tower Bridge is outside of the demise of Historic Royal Palaces and is owned and managed by the City Bridge Foundation which in turn has</p>

		<p>the City of London Corporation as a sole trustee. Historic Royal Palaces has a flying freehold which extends into the Tower Bridge Arches and Moat Arches which form part of this project.</p> <p>The Tower Bridge Arches are the southern-most spaces beneath and within the Northern Approach of Tower Bridge. From the date of their original construction in 1884 they have always performed a function associated with the operation of the Tower of London. Originally as Guard Room, Prisoners Cells and associated ablutions. At present they are ancillary spaces associated with the Reveller Restaurant Café, including bar, WCs, and back of house kitchen and staff spaces – all now closed, and not currently in use.</p> <p>The Moat Arches are generally in use of storage and occasional welfare use by volunteer groups working with Historic Royal Palaces. The project will refurbish and remodel these spaces within the Tower Bridge structure with the key aim of establishing sustainable and appropriate beneficial uses which support the long-term conservation of fabric of the spaces and support the wider ambitions of the Tower 2030 programme.</p> <p>The sites are surrounded by historic fabric which must be protected prior to works commencing (please see separate protection schedule.)</p>
5.4.2	Party Wall situation & restrictions	Contractor to ensure that their site works and activities will not undermine or affect the condition of the party walls advised of in the structural engineer's package.
5.4.3	Flying freeholds / leaseholds / oversailing	Much of Tower Bridge is outside of the demise of Historic Royal Palaces and is owned and managed by the City Bridge Foundation which in turn has the City of London Corporation as a sole trustee. Historic Royal Palaces has a flying freehold which extends into the Tower Bridge Arches and Moat Arches which form part of this project.
5.4.4	Shared structural elements	<p>Much of Tower Bridge is outside of the demise of Historic Royal Palaces and is owned and managed by the City Bridge Foundation which in turn has the City of London Corporation as a sole trustee. Historic Royal Palaces has a flying freehold which extends into the Tower Bridge Arches and Moat Arches which form part of this project.</p> <p>There is therefore a great many shared structural elements which relate to the fabric and structure of Tower Bridge. These must be protected at all times, and if the structural or material integrity of any Tower Bridge fabric is to be affected or undermined at any point during the works, the client is to be informed immediately.</p>
<b>5.5</b>	<b>Neighbours</b>	
5.5.1	Potential risk to site workers	The Principal Contractor will confirm this within their Construction Phase Plan (CPP)
5.5.2	Vulnerable groups	No known specific vulnerable groups to advise about but being a tourist attraction, the PC must ensure they have suitable and sufficient arrangements in place to manage the interface.
<b>5.6</b>	<b>Site Security</b>	



5.6.1	Boundaries	<p>The plan below shows the site of the Tower of London</p>  <p>The blue line indicates the curtilage of the Tower of London Scheduled Monument</p> <p>The red line indicates the Reveller.</p>
5.6.2	Structures	In some areas the construction staff will use the same access points and areas as the staff working for the client, therefore they must ensure that access is carefully planned to avoid overcrowding.
<b>5.7</b>	<b>Existing Structures</b>	
5.7.1	Occupied site	Within the site boundary the spaces are vacant, all spaces adjacent to the site compound are in use.
5.7.2	Listed status (e.g. retention of facades / features)	Please see accompanying Protection Schedules.
5.7.3	Asbestos	Asbestos contamination is known to have existed previously within the site, and an R&D survey report will be shared with future contractors.
5.7.4	Hazardous materials	<p>Lead is believed to be present in historic window paints, but further testing is required.</p> <p>It is anticipated that guano will be present, especially on top of suspended ceilings. The contractor is required to assess the condition and satisfy themselves that this is not a risk to their operatives.</p>
5.7.5	Hazardous features (low parapets, fragile materials)	<p>Low parapets are applicable in various areas, mainly on the roof of the Reveller, but also along the northern boundary of the Wharf, where existing balustrading (to be retained) does not constitute fully compliant guarding.</p> <p>Windows are to be retained, and the contractor must ensure they protect them – glass to the Tower Bridge elevations is not toughened glass and is very fragile and could become dangerous if broken.</p>

5.7.6	Instability of the structure (either current or likely during the proposed works)	The structures seem to be in stable condition except where called out on drawings, particularly around the apertures between the Reveller and Tower Bridge Arch 01.
5.7.8	Evidence of past alterations	Past alterations are not known to present challenges for these construction activities.
<b>5.8</b>	<b>Ground Conditions</b>	
5.8.1	Topography and boundaries	<p>The site of the Tower of London is heavily landscaped, surrounded as it is by a moat and revetment walls. Other structures and features such as Tower Bridge and the river Thames border the site's wider curtilage.</p> <p>The ground conditions around the Waterloo Block constitute a mixture of stone flags laid to falls, asphalt and cobble setts.</p>
5.8.2	Previous ground / land use (industrial, etc.?)	<p>Construction of the wharf expanded rapidly from the 1360s, presumably spurred on by the demands of the French wars. In 1365-6 work began on stonework for the Wharf, and construction activity continued through following decades.</p> <p>By 1400 the clutter of buildings which was to survive in one form or another until the 19th century was already being established. From the mid 15th century the wharf was used for ordnance storehouses and gun foundries, and maps and plans show a cluster of buildings at the east end of the wharf from the late 16th century onwards.</p> <p>In the 17th century an ordnance proof house and charging house were built, and by the beginning of the 19th century a small arms manufactory was constructed to meet the demands posed by the Napoleonic Wars. The manufactory was eventually demolished in the 1860s, and the wharf was developed as a Victorian promenade with lawns and London Plane trees to provide shade. In 1890s a drill battery of heavy guns were installed, only two or three of which remain today.</p> <p>The area now occupied by the Reveller building was largely open ground until the mid 20th century when a café was installed in the mid 1970s, and it was this that was cleared to enable the construction of the Reveller building in 2011-12.</p>
5.8.3	Adjacent ground / land use (e.g. leaching of containments)	Not known
5.8.4	Contamination – visual evidence	No visual signs of contamination detected.
5.8.5	Instability or Subsidence – visual evidence	<p>The South Revetment Wall, a Grade II* listed wall which forms the southern wall edge to the South Moat, forms the north side of Tower Wharf. It runs between the Northern Approach to Tower Bridge to the east, and the approach to Middle Tower to the west.</p> <p>The wall is faced in red brick, mostly of 18th and 19th century date though with a section of rebuild to the eastern end following partial collapse in 2003. The wall is ragstone to the western end likely dating from 19th century.</p>
5.8.6	Old mine workings	None believed to exist

5.8.7	Unexploded Ordnance (UXO)	UXO Assessment to be carried out and report shared by client.
5.8.8	Underground obstructions	There are spaces within Tower Bridge which remain outside of the red line of the project, and lie immediately below the Tower Bridge Arches. The historic vaulted soffits of these spaces must be protected and retained throughout the works,
5.8.9	Flood risk	The site is located next to the river Thames, and the risk of flooding is elevated in the situation of extreme weather events.  Ground water levels and flood plain information is currently unavailable.
<b>5.9</b>	<b>Existing Services</b>	
5.9.1	Electricity - Underground	Utilities search to be carried out to understand the location and depth of these services – client to confirm.
5.9.2	Electricity – Overhead	N/A
5.9.3	Exterior Lighting	These works might have an impact on local Tower of London exterior lighting, and it may be required that some will be isolated and taken out of use, if required, temporarily.
5.9.4	Gas	Information to be confirmed by client.
5.9.5	Water	Information to be confirmed by client.
5.9.6	Fire hydrants	Information to be confirmed by client.
5.9.7	Telecommunications / Data	Information to be confirmed by client.
5.9.8	Drainage - foul / surface	Information to be confirmed by client.
5.9.9	Underground railways / tunnels	None believed to exist within red line boundary.
5.9.10	Adjacent railways & power lines	There are no adjacent railways, although Tower Bridge is a principal road bridge which crosses the Thames at this location.  EXTREME CAUTION REQUIRED There is an LV cable running through structure at high level – these are indicated on drawings. Cabling is property of City Bridge Foundation and must be protected throughout works.  Refer to information from Electrical/ Mechanical Engineer and seek confirmation from client in writing before removal or alterations of cabling.  Further information to be confirmed by client.
<b>5.10</b>	<b>Other observations / Sketches etc.</b>	

## 06 – Surveys and Reports

The Design Risk Register also has a Surveys and investigation tracker attached to it and any available reports will be included in the tender pack.

## 07 – Design Risk Management

All Designers are required to provide significant design risk inputs through the design development with specific focus on risk updates at key project stages, for example RIBA Stages.

The Design Risk Register will be administered by the Principal Designer for the duration of the Principal Designer appointment, thus retaining full ownership of the design risk process through the pre-construction phases of the project.

Please see **Appendix A** for the Design Risk Register.

## 08 – Temporary Works Design

The current British standard relating to temporary works BS5975 defines temporary works as:

“Parts of the works that allow or enable construction of, protect, support or provide access to, the permanent works and which might or might not remain in place at the completion of the works.

NOTE Examples of temporary works are structures, supports, back-propping, earthworks and accesses, etc. have been identified during the design stage by designers, in the DRR, please see **Appendix A**.

A Temporary Works Coordinator is yet to be appointed on this project, and it is the client's expectation that Temporary Works Coordination and Design will be undertaken by the principal contractor.

	Temporary Works Design		
Master DRR Reference	Element / Location	Activity / Location	PWD Design assumptions (if known Unusual loadings arrangements/centre of gravity of precast or pre-formed elements)

Refer to TWD schedule (tab) on the project Design Risk Register for more details concerning the above known temporary works requirements.

## 09 – Construction Phase Plan

A construction-phase plan must be drawn up by the Principal Contractor before the construction phase work starts.

A review process will be implemented to ensure the plan captures management arrangements around design changes, CDP elements and design risk management and temporary works.

The PD will inform both the Client and the PC of any comments related to the above.

The Client will make arrangements for a holistic review of the CPP to ensure it is suitably and sufficiently developed to allow for a safe start of the construction stage.

## 10 – Health & Safety File Format

The Health & Safety File shall be provided in accordance with regulation 12 of the CDM regulations 2015 and compliant with the requirements of Appendix 4, HSE publication L153 'Managing Health & Safety in Construction'.

The Principal Designer, Client and Principal Contractor shall agree format and layout. The Client, Designers and Principal Contractor are responsible for providing information for the Health & Safety File to the Principal Designer immediately after design or construction work is completed.

The project team should note that the Designers must confirm the sufficiency and completeness of the technical content of the Building (O&M) manual element of the File.

## 11 – Appendices

**Appendix A – Design Risk Register**

**Appendix B – Client Site Operating Procedures**

**Appendix C – Site Welfare and Storage Provisions (to be confirmed by client)**

**Appendix D – Protection Schedule**

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**Appendix A – Design Risk Register: Tower of London Educational Facilities Consolidated Design Risk Register**  
Rev7.

To be provided separately

## **Appendix B – Client Site Operating Procedures.**

To be provided by the client.



PURCELL

## **Appendix C – Site Welfare and Storage Provisions**

to be provided by the client.



## Appendix D – Protection Schedule

To be provided separately