

Design Risk Register

								Ongoing Design Risk that is not resolved	Design				
Project:		Tower of London Educational Facilities		Revision:		8		Construction risk	Construction				
Document Ref:				Date:		07/10/2025		Review of proposed design risk mitigation for acceptance	Client Review				
Document Title		Design Risk Register		Suitability:		DRAFT TENDER		Eliminated risk	Eliminated				
No	Originator	Date Added / Updated	Location	Activity	Hazard	Risk	Temporary Works Required	Measures taken to eliminate or reduce the hazard	Risk Status	Design Discipline	Owner	Date Required	Risk Documentation / Comments
1	Harley Haddow	18/12/2024	All areas	Decommissioning and removal of existing equipment and pipework and installation of new mechanical system	Voids in the building facilitating spread of fire	Fire spread between compartments	No	Pipes, cables or conduit passing through compartment walls, floors and cavity barriers shall be adequately fire stopped. Extract fans, ventilation ducts and boiler flues should be ducted below the separating fire rated ceiling and not penetrate it in anyway in order to maintain compartmentation levels. They should also not penetrate protected escape routes unless suitably justified. Please provide a ductwork layout to review.	Construction	MEP	Harley Haddow MEP		
2	Harley Haddow	18/12/2024	All areas	Rooftop, Ladders, Scaffolding	Working at height, risk of falls	Injury to persons	Potential	No lone working, access ladders to be supported at all times, movable scaffolding to be set in break position, harnesses to be used on roofs.	Construction	MEP	Harley Haddow MEP		This is a general construction note, not currently considered to be a design risk
3	Harley Haddow	18/12/2024	All areas	Rooftop, Ladders, Scaffolding	Objects falling from height	Injury to persons	Potential	Appropriate PPE shall be worn at all times.	Construction	MEP	Harley Haddow MEP		This is a general construction note, not currently considered to be a design risk
4	Harley Haddow	18/12/2024	All areas	General site operations	Working on a live site, risk of injury to public	Injury to persons	Potential	Architect has provided clear site access. Construction area to be suitably protected and inaccessible to public. Suitable method statements to be provided by Contractor.	Construction	MEP	Harley Haddow MEP		This is a general construction note, not currently considered to be a design risk
5	Purcell	30/08/2024	Tower Bridge Arches 01 - 04, Moat Arches	Remedial works: Repairs and Cleaning	Paint to windows may contain lead	There is a risk of lead poisoning	No	Lead paint testing to be undertaken prior to rubbing back and redecoration. Alkyd gloss paint redecoration to the internal face of the window frames.	Construction	Architecture	HRP		
6	Harley Haddow	30.08.2024	Moat	Excavation for drainage run in moat.	Excavation work in an area identified as potentially archaeologically sensitive.	Unearthing of Human Remains: Excavation might expose human remains, requiring special handling procedures.	No	Proposed drainage to run adjacent to existing rising main, meaning excavation has already taken place in this area which should minimise the risk of discovery.	Client Review	Civil	Harley Haddow		
7	JFA	30/08/2024	Reveller	The design requires below ground works	Buried services	There is a risk of service strike	No	Desktop study to identify all below ground services to be undertaken.	Design	Civil	Harley Haddow Civils		
8	JFA	25/11/2024	Reveller	The design scope requires the Construction of new lantern	Maintenance and cleaning at high level	Risk of falling from height	No	Access and maintenance strategy to be extended from existing roof to cover new lantern.	Design	Architectural / Structural	JFA / Hockley Dawson		
9	JFA	25/11/2024	Reveller	The design proposal positions the ASHP location on the Reveller north elevation	Maintenance via existing access route which has non compliant guarding	The existing maintenance route is via an external path along the north elevation of the Reveller.	No	Access and maintenance workshop in Stage 3 confirmed that the existing route is the intended access and it was sufficient in the view of the Service Engineer. Design information required to demonstrate that this existing route is sufficient for the access and maintenance of the Air Source Heat Pump (ASHP). Plant replacement drawings to be issued by the Service Engineers to demonstrate existing access route is sufficient. Methodology for safe access to be written and included within client's access information	Client Review	Architectural / MEP	JFA / Harley Haddow / Client		
10	JFA	25/11/2024	Reveller	The design proposal requires maintenance of AV / Services located at high level	Working at height	Risk of injury from falls	No	Up-to-date access and maintenance strategy required. Ensure any access equipment required for maintenance is safely accessible.	Client Review	Architectural / MEP	JFA / Harley Haddow		
11	Hockley & Dawson	18/09/2024	Reveller	Installation of heavy plant	Structural integrity of the roof unknown.	Risk of structural failure	No	Intrusive structural inspection required to determine suitability of proposed plant load.	Design	Structural	Hockley & Dawson		
12	Hockley & Dawson	18/09/2024	Reveller	Lift installation	Foundation condition in vaults currently unknown	Risk of settlement/failure	No	Structural foundation inspection and soil report to be conducted to determine safe methods for lift installation.	Design	Structural	Hockley & Dawson		