

To whom it may concern.

23rd July 2021

Report on Health & Safety issues associated with access to 82 Fitzjohn's Avenue, Hampstead, London, NW3 6NP.

DWH Consulting are the Client appointed Principal Designer, for the above refurbishment of 82 Fitzjohn's Avenue.

As part of the design review process DWH Consulting identified access to 82 Fitzjohn's Avenue as a significant risk for the Principal Contractor and others requiring access or deliveries to the house, during the construction phase of the project.

Vehicles will access the site from Fitzjohn's Avenue (B511), crossing a pavement and entering a narrow path / road to the house at the rear of the site. The boundary to the site is a brick wall approximately 2 metres in height, that is bordered by Spring Walk a pedestrian route between Fitzjohn's Avenue and Shepherds Walk / (A502) Rosslyn Hill.

As Principal Designer, information regarding access and the need to review vehicle widths prior to delivery was advised to the Principal Contractor. Although this does not negate the risk, that any impact, vibration or ground movement adjacent the boundary wall could result in collapse.

The Brick wall is old and has not been constructed to modern building standards, having limited buttressing or piers along its length to provide additional support.

Having received reports from the Architects, Charlton Brown, we have reviewed the access arrangements, the frequent deliveries and waste removal from site is unavoidable.

The potential for the boundary wall collapse is greater than anticipated at the commencement of the project. The risk of serious injury or death to pedestrians using Spring Walk is assessed as unacceptable.

It is our recommendation that risk of the boundary wall collapsing and injury to pedestrians is removed, the wall is carefully dis-assembled to provide a safer route through the site. The bricks retained and wall reconstructed at a future date.

A temporary structure is constructed to provide security to the site, as well as providing increased width at the access and improved sight lines for vehicles and pedestrians.

The boundary wall to be reinstated at the completion of the project.

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