

App name:1.04 MOBs Pre-Construction Survey v3

Unique Record ID:3295241

Completed By:Stuart Thompson

Completed On:14/11/2022 10:54:06

Uploaded On:14/11/2022 10:54:06

Published In

Not Published

Summary of proposal

Proposal - Next Steps

Replace risers and laterals
And new connections

Non-MOB?

No

Design Type

Bespoke

Design Options

Geberit

TW review req'd

No

Estimated Duration of Works

6 Weeks

Location Details

Picture of MOB



Date and Time: 14/11/2022 10:34
Comments:

GPS

Latitude: 53.5414733887
Longitude: -2.1980536263



Project Category

Proactive after Reactive

Project Number prefix

NWGM

Project Number

Unknown at time of survey

Property

George Mansions

Street

The Square

Town

Buxton

Postcode

SK17 6XW

Location

Date and Time: 14/11/2022 10:37

GPS

Latitude: 53.54150390625

Longitude: -2.19808862619621



Date of Survey

14/11/2022

Project type

HAZOP Proactive

Type of MOB - DRR

1) <20m

Height of building (m)

17

Number of Stories

5

LC21 Survey Required (6 & above)

No

Number of flats in block

21

Number of Gas Users affected

21

Flat numbers affected

1-11A

Details of "No Access" flats during survey

All accessed

Land/Planning issues

Listed building

Freeholder details

Unknown

Managing Agent details

Andrew Henderson. andrewhenderson@trevorosborneltd.co.uk

NG hazard ('H') codes

H30 - SSRA considered sufficient

Temporary Works - Working at Height

Structural Hazards (in-ground) - DRR

2) Standard Depth

Work Environment (above ground)- DRR

4) Tube & Fitting Scaffolding

Design Brief Required

Scaffold

Existing riser pipework

Location of Exisitng Riser

External

Illegal Services Identified

No

Total length of existing pipework (m)

45

Total length of existing pipework seen (m)

45

Evidence of previous repairs?

Other

Size of existing Riser base

1", 2"

Number of Existing Risers to be decommissioned

All risers already cut off

Schematic drawing of existing riser network



Date and Time: 14/11/2022 10:42
Comments:

GPS
Latitude: 53.5415039062
Longitude: -2.1981701882

A Google Map of the Alkington area. The map shows several locations marked with pins: Carpet house, The Lancashire Fold, Alkington T and Social Club, all that sparkles, Alkington Primary School, Wyzard Growth, and The Lancashire Fold. The map includes street names like Mount Rd, Penrhyn Ave, Ruthin Ave, Kingsway, Gloucester Rd, Kinkway, Crow Hill S, and Dingle Rd. The map data is from 2022.

Date and Time: 14/11/2022 10:42
Comments:

GPS
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Longitude: -2.1981844502

A Google Map of the Alkington area. The map shows several locations marked with pins: Carpet house, The Lancashire Fold, Alkington T and Social Club, all that sparkles, Alkington Primary School, Wyzard Growth, and The Lancashire Fold. The map includes street names like Mount Rd, Penrhyn Ave, Ruthin Ave, Kingsway, Gloucester Rd, Kinkway, Crow Hill S, and Dingle Rd. The map data is from 2022.



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Comments:

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Longitude: -2.1981702783



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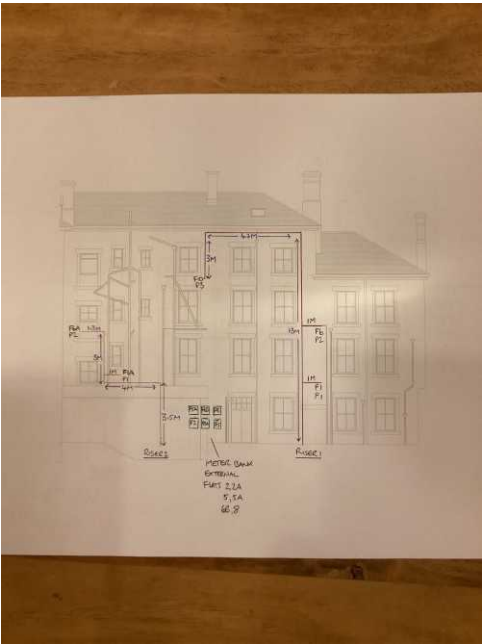
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Longitude: -2.1981702783



Schematic drawing of new riser network including penetration points labelled P1 P2 etc



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Longitude: -2.1981583333



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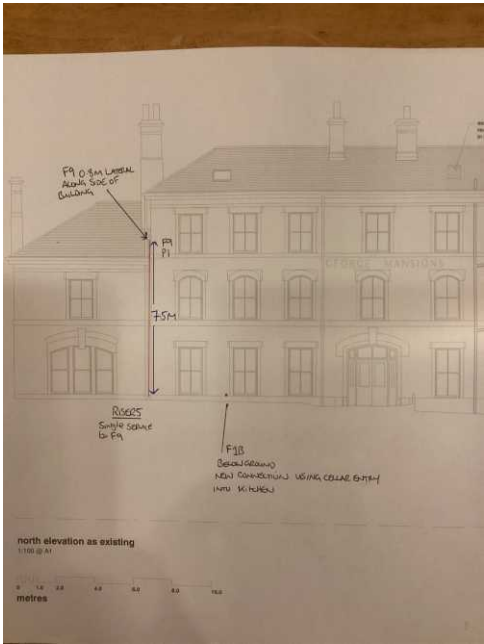
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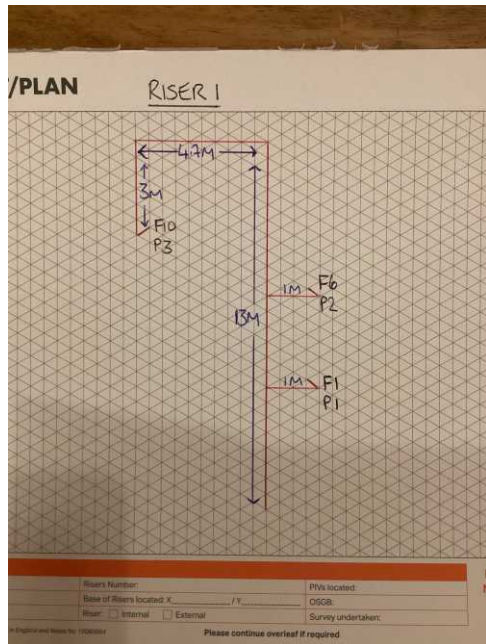
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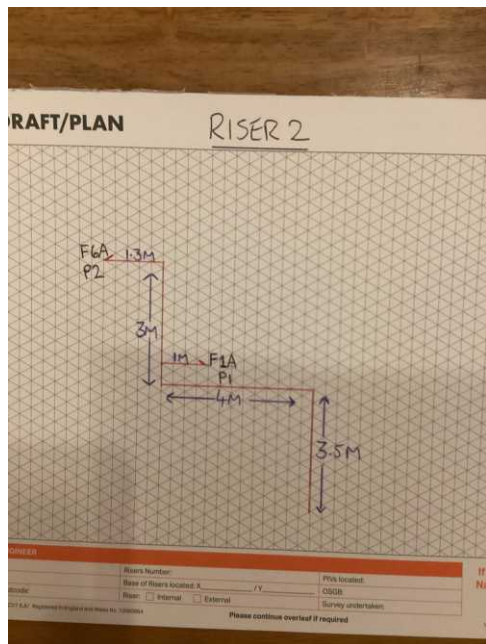
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Date and Time: 14/11/2022 10:43

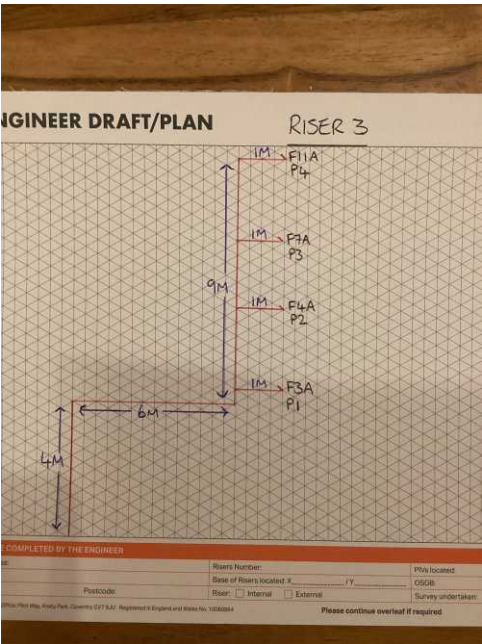
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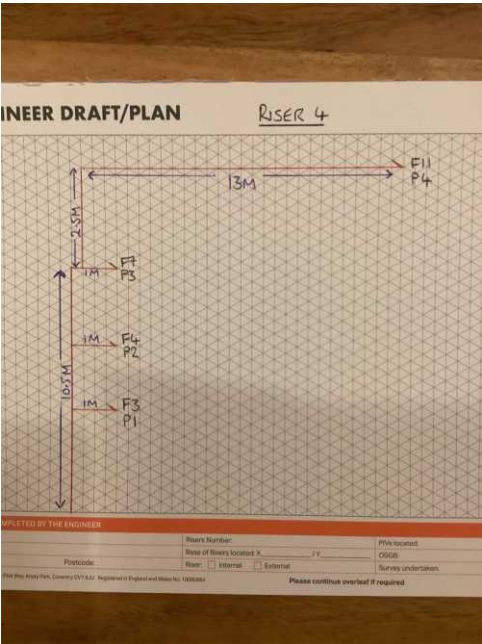
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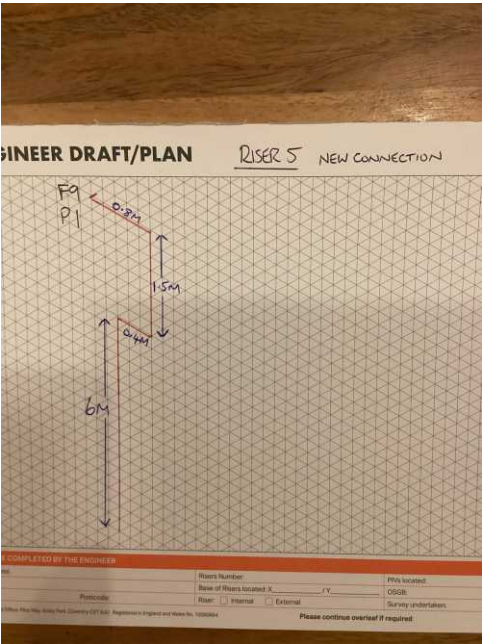
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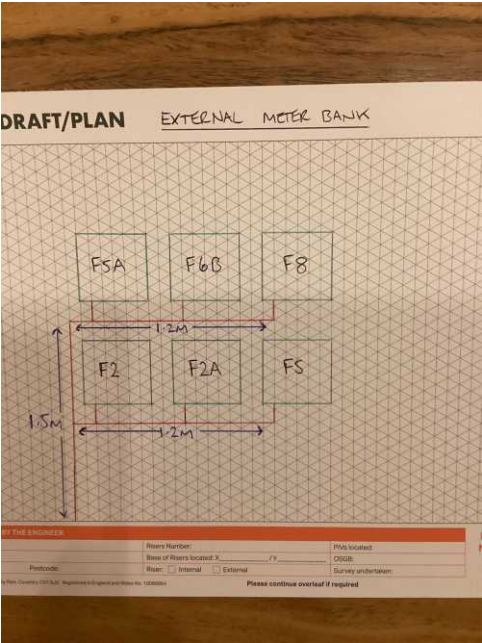




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Date and Time: 14/11/2022 10:44
Comments:

GPS

Latitude: 53.5414916667
Longitude: -2.1981222222



Notes on Riser Pictures

Existing risers already decommissioned

Riser to be considered for refurbishment?

No - not acceptable

Reason riser can't be re-used

Existing pipework in poor condition

Building Information

Is there communal Hot Water

No
Is there communal heating?
No
Are combination boilers present in the flats?
Yes
Will working in confined spaces be required
No
Does the building have external cladding
No
Are lead water services present in flats ?
No - not seen
Gas Usage in Flats
Hot Water, Central Heating, Cooking
Is there suspected ACM seen during survey
No
Is the building fire plan available
Yes
Additional relevant building information/pre-existing damage etc
Building undergoing renovation to create 21 flats planning consents obtained by developers
Logistics - Site Set Up
Is building part of an existing CDM arrangement
Yes
If yes details of principal contractor
Crescent Scaffolding Richard Lomas 07966440505
Are locations required for Storage/Fabrication/Vehicle Parking
Storage, Fabrication, Operatives Vehicles
TM Requirements for Storage/Fabrication/Vehicle Parking
Private
Welfare Facilities
Oasis Unit
TM arrangements for Welfare required
Private
Are Permits & Parking Suspensions required
Carriageway Permit

Existing Cadent excavation

No

Is existing excavation to be used

N/A

Cut off details

N/A

Have Cadent Laid new service supply

N/A

Is a Deviation required on Cadent Lay

N/A

What type of connection will be required?

Parent Main

Method of Construction (in-ground) - DRR

3) Insertion, 4) Open Cut

Locale Hazards -DRR

4) Commercial/ Industrial/ High Street, 8) Crossings

Underground & Above ground Plant - DRR

4) Not Known

Highways/Logistics Hazards - DRR

3) Unmade Ground, 4) Footpath, 6) Carriageway = 30mph

Will Road / footpath be affected

Traffic Management Required, Road Widths affected, Footpath Widths affected

Will drains or manholes be affected by works?

No

Location of required excavation

Public Road - Tarmac, Public Footpath - Tarmac, Private - Tarmac, Private - Verge / Unmade Ground

Reinstatement Consideration

Tarmac, Concrete

Will trial holes be required

No

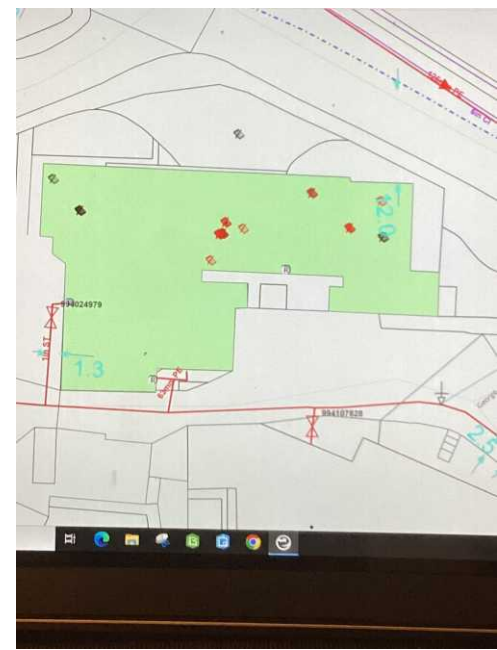
Supply cut-off required

No

RO Required - 3"/90mm

Not Known

Inground Photo Gas Map

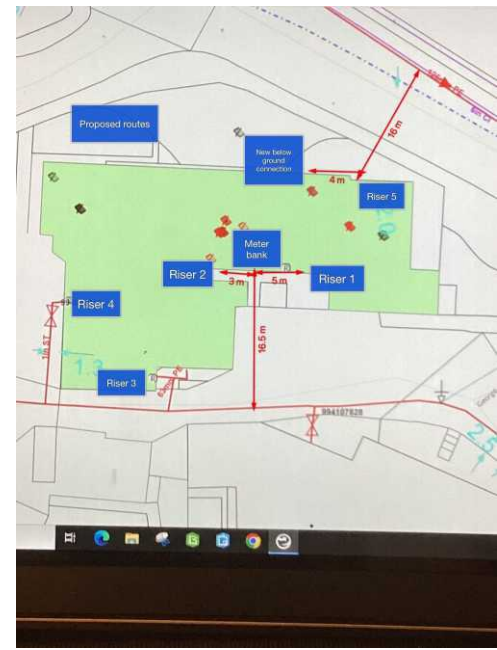


Date and Time: 14/11/2022 10:51
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GPS
Latitude: 53.5415344238
Longitude: -2.1980334694



Inground Photo Proposed Route



Date and Time: 14/11/2022 10:51
Comments:

GPS
Latitude: 53.5415344238
Longitude: -2.198052287



Environmental

Flora Fauna - any invasive species evident?

No

Is location "SSSI"?

No

Are there any special "Noise" considerations required?

No

Will work impact any wildlife habitats?

No

Is work required near river/canal or other watercourse?

No
Will work impact any trees or hedgerows?
No
Is a full environmental survey required?
No
Above Ground- Riser
Number Of New Risers Required
5
Route for new pipework as per IGE/G/5 - DRR
2) Route A - External network with laterals supplying primary meter installations located immediately on the inside of an external wall
Method of Construction (Above Ground) - DRR
4) Geberit
Failure Modes - DRR
4) Gas escape into atmosphere
Ventilation - DRR
1) Not Applicable
New riser pick up point
Above Ground
Means of escape from location as per section 5.2.1 in IGE/G/5
Category B - occupants of more than one individual dwelling from one area of the building to another and to outside & includes any area adjoining that route other than an individual dwelling
Consideration for future works
N/A
Brief Description of Future Works
N/A
Permissions in place for future proposal
N/A
Will internal pipework need fire stopping
No
Will Diamond Drilling or any specialist drilling be required
No
Will riser require painting
Colour Match
Carpenter Required
No

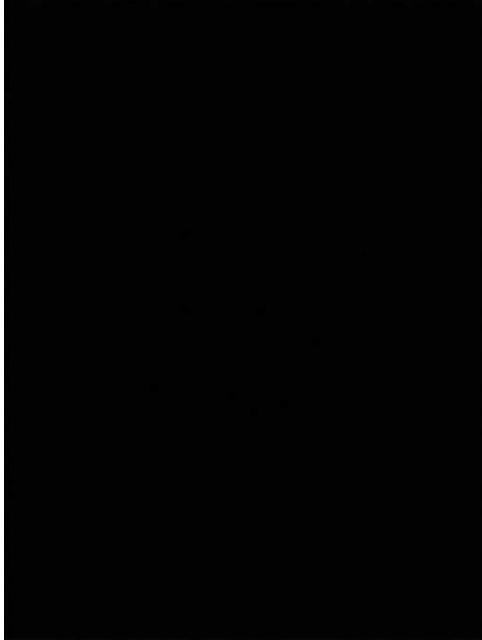
Will gas meters need to be relocated ?_1

Not Applicable

Outlet materials required?_1

None

Typical internal works solution



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Individual flat survey required

No

AECV's required

Not Applicable

Carpentry required

None

Electrical Work required?

None

Details of existing damage to property inside flats

None