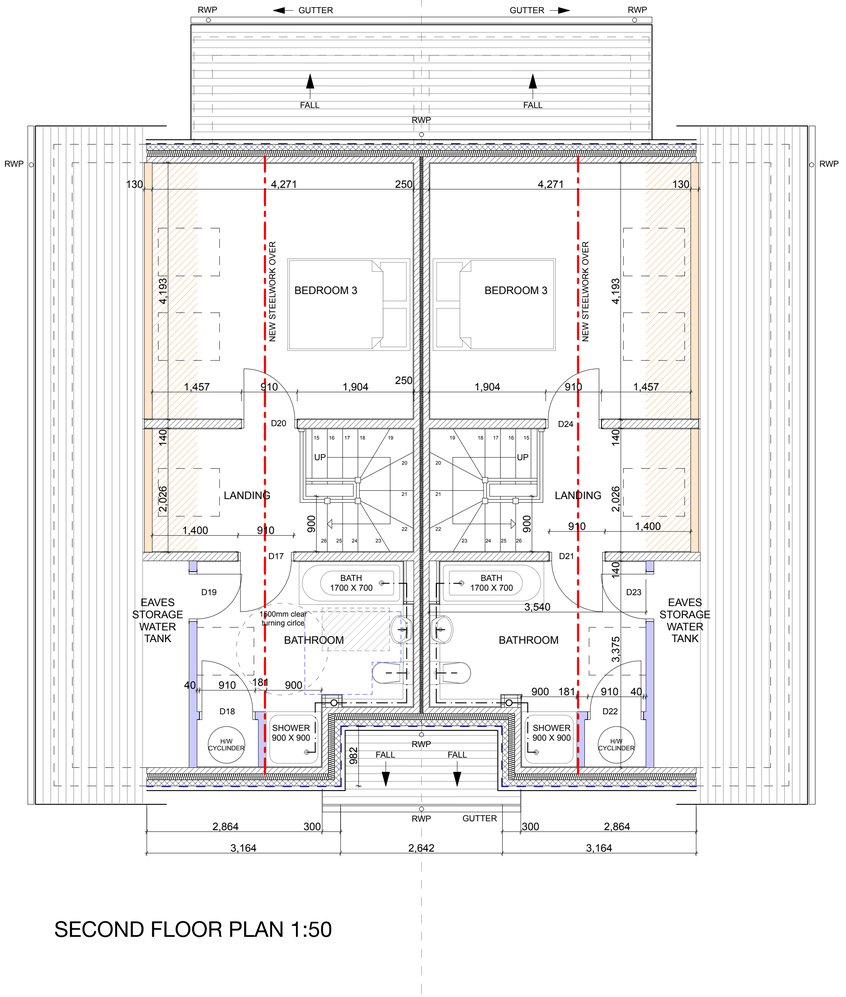
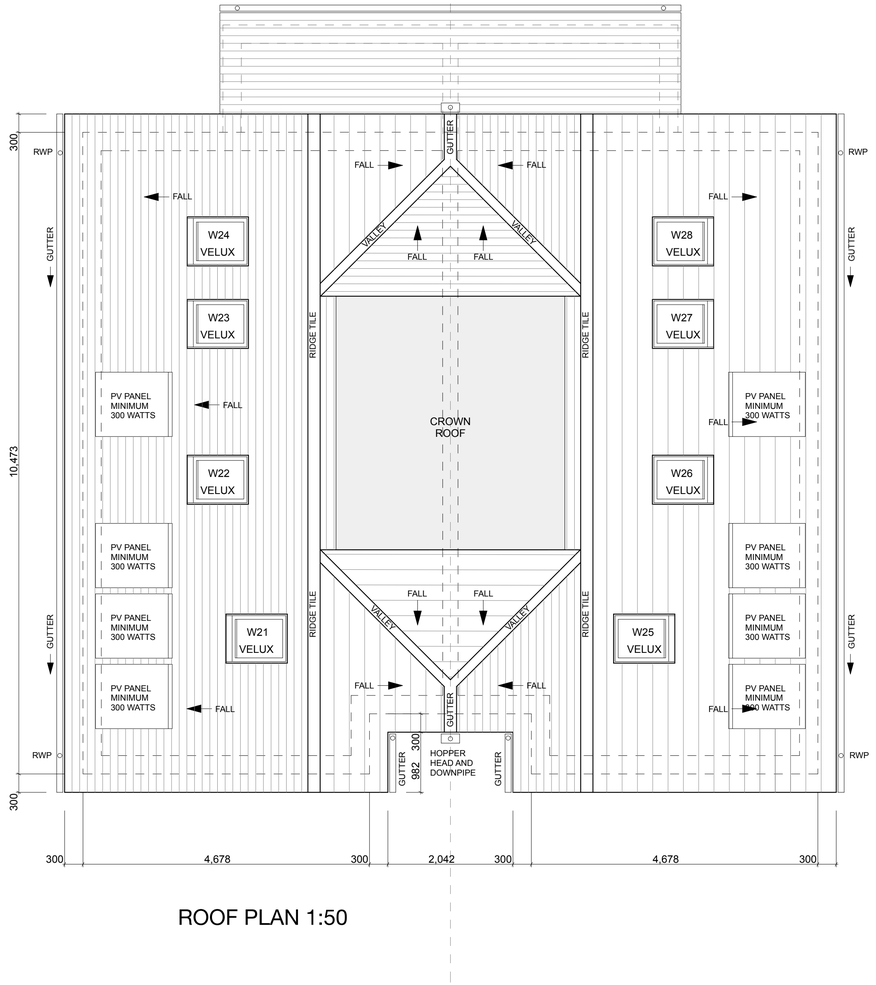


SECOND FLOOR PLAN 1:50



ROOF PLAN 1:50

VELUX TOP HUNG ROOFLIGHTS

RED CONCRETE ROOFING TILES.

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015.

Client Duties:

1 Appoint the right people at the right time
If more than one contractor will be involved, you will need to appoint (in writing) a principal designer and a principal contractor.This can be the same person.

A principal designer is required to plan, manage and coordinate the planning and design work. Appoint them as early as possible so they can help you gather information about the project and ensure that the designers have done all they can to check that it can be built safely.

Health and Safety Executive
A principal contractor is required to plan, manage and coordinate the construction work. Appoint them as early as possible so they are involved in discussions with the principal designer about the work.
Getting the right people for the right job means your designers and your contractors need to have the skills, knowledge and experience to identify, reduce and manage health and safety risks. This is also the case if they are a company (known as having 'organisational capability' for the job). The designers and the contractors should be able to give references from previous clients for similar work and explain to you how they will achieve this.

Professional bodies can help you choose your architect and other designers. The Safety Schemes in Procurement (SSIP) website has lists of businesses which have been assessed on their health and safety management. A contractor may be a member of a trade association.

2 Ensure there are arrangements in place for managing and organising the project
The work is more likely to be done without harming anyone and on time if it is properly planned and managed. Sometimes the work is complex and uses many different trades. Often it involves high-risk work such as the work listed in the bulleted list below. The principal designer should understand these types of risks and try to avoid them when designing your project. The principal contractor or builder should manage the risks on site.

These are the biggest causes of accidents and ill health in construction work, and your designer and contractor can manage the risks by doing the following.

Falls from height:
- Make sure ladders are in good condition, at a 1:4 angle and tied or footed.
- Prevent people and materials falling from roofs, gable ends, working platforms and open edges using guardrails, midrails and toeboards.
- Make sure fragile roof surfaces are covered, or secure working platforms with guard rails are used on or below the roof.

Collapse of excavations:
- Shore excavations; cover or barrier excavations to prevent people or vehicles from falling in.

Collapse of structures:
- Support structures (such as walls, beams, chimney breasts and roofs) with props; ensure props are installed by a competent person.

Exposure to building dusts:
- Prevent dust by using wet cutting and vacuum extraction on tools; use a vacuum cleaner rather than sweeping; use a suitable, well-fitting mask.

Exposure to asbestos:
- Do not start work if it is suspected that asbestos may be present until a demolition/refurbishment survey has been carried out.

Electricity:
- Turn the electricity supply and other services off before drilling into walls.
- Do not use excavators or power tools near suspected buried services.

Protect members of the public, the client, and others:
- Secure the site; net scaffolds and use rubbish chutes.

Discuss with your designer and builder before work starts and throughout the build how these risks are being managed.

3 Allow adequate time
Work that is rushed is likely to be unsafe and of poor quality. Allow enough time for the design, planning and construction work to be undertaken properly.

4 Provide information to your designer and contractor
Your designer and builder will need information about what you want built, the site and existing structures or hazards that may be present such as asbestos, overhead cables, and buried services. Providing this information at an early stage will help them to plan, budget and work around problems. Your principal designer can help you gather this information.
Putting together a 'client brief' at the earliest stages which includes as much information as you have about the project, along with the timescales and budget for the build and how you expect the project to be managed can help you to set the standards for managing health and safety.

5 Communicate with your designer and building contractor
Your project will only run efficiently if everyone involved in the work communicates, cooperates and coordinates with each other.
During the design and planning stage, you, your designer and contractor need to discuss issues affecting what will be built, how it will be built, how it will be used and how it will be maintained when finished. This will avoid people being harmed or having unexpected costs because issues were not considered when design changes could still easily be made.
Meeting with your designer and contractor as the work progresses gives an opportunity to deal with problems that may arise and discuss health and safety. This will help to ensure that the work progresses as planned.

6 Ensure adequate welfare facilities on site
Make sure that your contractor has made arrangements for adequate welfare facilities for their workers before the work starts. See the HSE publication Provision of welfare facilities during construction work.

7 Ensure a construction phase plan is in place
The principal contractor (or contractor if there is only one contractor) has to draw up a plan explaining how health and safety risks will be managed. This should be proportionate to the scale of the work and associated risks and you should not allow work to start on site until there is a plan.

8 Keep the health and safety file
At the end of the build the principal designer should give you a health and safety file. If the principal designer leaves before the end of the project, the principal contractor (or contractor if there is only one contractor) should do this. It is a record of useful information which will help you manage health and safety risks during any future maintenance, repair, construction work or demolition. You should keep the file, make it available to anyone who needs to alter or maintain the building, and update it if circumstances change.

1 2 3 4 5 6 7 8 9 10
1:100 @ A1

1 2 3 4 5 6 7 8 9 10
1:50 @ A1

Garrick Architects
36 Edburton Avenue
Brighton, Sussex
BN1 6EJ
mob: 07816835355
e mail: sean@garrickarchitectsco.uk
web: www.garrickarchitects.co.uk

Scheme
TWO NEW DWELLINGS AT 4 TANDRIDGE ROAD, HOVE.

Client
MR PEJMAN VARGHAI

Title
PROPOSED FLOOR PLANS (SHEET 2 OF 2) & CDM REGULATIONS.

Scale
1:50 @ A1

Date
14/10/18

Drawing Number
1938-02B

BUILDING REGULATIONS ONLY

THIS DRAWING IS TO BE READ IN CONJUNCTION
WITH THE STRUCTURAL ENGINEERS DESIGN & DETAILS.