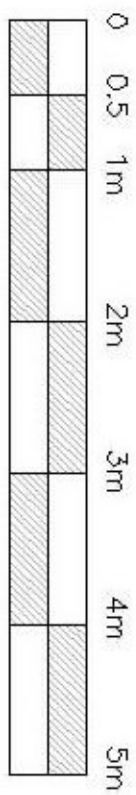


PROPOSED FIRST FLOOR PLAN

SCALE 1:50



NEW STAIRCASE ENSURE
MIN 2.0M HEADROOM.
EXACT CONFIGURATION
TO BE CONFIRMED ON
SITE. BALLUSSTRADING
ETC TO MATCH EXIST.

- CONSTRUCTION METHOD AND MANAGEMENT REGULATIONS 2016 (COM)**
- You are advised that the proposed reduced risker floor design are subject to these regulations and there are defined roles and responsibilities during and prior to construction works of the client and their building contractor. For further information regarding the COM Regulation 2016, please visit the Health and Safety Executive website <https://www.hse.gov.uk/guidance/201611.htm>.
- Regulatory Building Design:** Ltd have been appointed on the project to provide architectural services only up to pre-construction stage and then to reference an existing or works started on beyond the stage. We would recommend the following roles and responsibilities prior to starting the construction phase:
- Client**
1. Ensure the Principal Building Contractor has produced a Construction Phase Health and Safety Plan and that this is satisfactory and adequate for the works.
 2. Ensure suitable welfare facilities are provided on site.
 3. Ensure Principal Building Contractor is arranging health and safety during construction and complying with their duties.
 4. Check arrangements have been made for completion of building works and handover and that agreed measures to ensure health and safety in all areas are in place.
 5. On completion, obtain a health and safety file from the Principal Building Contractor for the works that have been carried out, and maintain a copy for future use.
- Principal Building Contractor**
1. Provide a Construction Phase Health and Safety Plan and ensure that workers are trained during the construction phase in their accordance with the plan. The plan should include, amongst other things, the following:
 - a. A clearly defined, managed, restricted and controlled site.
 - b. Clearly marked site with the client throughout the works and ensure they are aware of their own duties.
 - c. Ensure welfare facilities are provided.
 - d. Provide the resources to every worker on site.
 - e. Contribute to the health and safety file for handing over to the client on completion.
 2. Ensure site is secured to prevent unauthorised access, working in conjunction with the client, appoint only suitable sub-contractors and workers and ensure they are managed and supervised.

	INDICATES STUD PARTITIONS
	INDICATES APPROX POSITION OF SMOKE ALARMS - INTERLINKED SEE MAIN NOTES
	INDICATES APPROX POSITION OF HEAT DETECTOR - INTERLINKED SEE MAIN NOTES
	INDICATES NEW FIRE DOOR GRADE FD30
	INDICATES FLOOR AREA WITH MIN 1.8m HEADROOM

REVISIONS

REV	DATE	DESCRIPTION
A	SEP 21	MINOR AMENDMENTS
B	SEP 21	MINOR AMENDMENTS

Ridgeway
Building Design Limited

RIDGEWAY
BUILDING DESIGN LIMITED

AS SHOWN ON A3
Drawn: D. ROBERTS
Date: SEPT 2021

Project: 19 PARK ROAD, HARWICH, ESSEX, CO12 3BJ
Client: MS J RICH
Title: PROPOSED LOFT CONVERSION & ALTERATIONS

Drawing No. 2422 - 03