

MEZZANINE/UPPER GROUND LEVEL PLAN
SCALE 1:500

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015.
ALL THOSE INVOLVED IN THE PROJECT DESIGN, CONSTRUCTION, MAINTENANCE, DEMOLITION AND USE OF THE BUILDING / FACILITIES ARE TO COMPLY WITH THE CDM-15 REGULATIONS AND DUTIES THEREIN DESCRIBED

SHOWN ON THE DRAWINGS ARE HAZARDS ASSOCIATED WITH THE WORKS, THE LIST IS NOT CONCLUSIVE AND MAY BE LIABLE TO CHANGE AS THE PROJECT EVOLVES. REFER ALSO TO OTHER CONSULTANTS H&S INFORMATION

SITE SECURITY & ACCESS MANAGEMENT
THE PC TO DISCUSS AND AGREE A SAFE METHOD OF PROTECTING THE WORKERS, OWNERS, OCCUPIERS OR VISITORS TO THE SITE, AS A RESULT OF CONSTRUCTION RELATED ACTIVITIES

WELFARE PROVISION
CONTRACTOR TO PROVIDE WELFARE FACILITIES AS SHOWN IN SCHEDULE 2 OF THE CDM-2015 REGULATIONS INCLUDING: SANITARY CONVENIENCES / WASHING FACILITIES / DRINKING WATER / CHANGING ROOMS & LOCKERS / FACILITIES FOR REST. ALL APPROPRIATE FOR THE SCALE AND NATURE OF THE WORKS

REGULATORY REFORM (FIRE SAFETY) ORDER 2005
THE 'RESPONSIBLE PERSON' WILL BE THE STAKEHOLDER SUCH AS THE BUILDING OWNER, EMPLOYER, MANAGING AGENT, BUILDING OCCUPIER ETC AND WILL BE RESPONSIBLE FOR PREPARING / UPDATING A FIRE RISK ASSESSMENT FOR THE BUILDING, ENSURING THAT THE PREMISES REACH THE REQUIRED STANDARDS AND THAT STAFF / MANAGERS ETC ARE PROVIDED WITH THE ADEQUATE FIRE TRAINING.

WITH RESPECT TO FLATS THIS WILL RELATE TO AN ASSESSMENT OF THE COMMON AREAS / MEANS OF ESCAPE.
A FIRE RISK ASSESSMENT / BUILDING FIRE MANUAL WILL NEED TO BE PROVIDED BY A COMPETENT PERSON PRIOR TO OCCUPATION OF THE BUILDING.

FIRE RISK ASSESSMENT (REFER TO www.gov.uk/workplace-fire-safety-your-responsibilities/fire-risk-assessments)

BUILDING FIRE MANUAL (DETAILING FIRE PRECAUTIONS ARRANGEMENT)AND SHOULD INCLUDE (WHERE APPROPRIATE) THE BASIC INFORMATION SHOWN BELOW, INCLUDING PLANS WHERE NECESSARY:

- ESCAPE ROUTES.
- COMPARTMENTATION AND SEPARATION.
- FIRE DOORS AND DOORS WITH RELEVANT HARDWARE.
- LOCATION OF FIRE ALARMS AND DETECTION EQUIPMENT, EMERGENCY LIGHTING, FIRE EXTINGUISHERS, DRY / WET RISERS, FIRE SUPPRESSION INSTALLATIONS AND SO FORTH.
- SPECIFICATIONS OF ANY FIRE SAFETY EQUIPMENT INCLUDING MAINTENANCE / TESTING SCHEDULES.
- ANY ASSUMPTIONS IN THE DESIGN OF FIRE SAFETY ARRANGEMENTS.
- SAFE OCCUPANCY LEVEL(S).
- ANY PROVISION TO EVACUATE DISABLED PERSONS.
- COMMISSIONING CERTIFICATES FOR FIRE ALARMS, EMERGENCY LIGHTING, SUPPRESSION INSTALLATIONS ETC.

ONCE THE BUILDING IS IN USE, THE BUILDING MANAGEMENT REGIME SHOULD BE MAINTAINED AND ANY VARIATIONS IN THE REGIME SHOULD BE SUBJECT TO A SUITABLE RISK ASSESSMENT. FAILURE TO TAKE PROPER MANAGEMENT RESPONSIBILITY MAY RESULT IN THE PROSECUTION OF THE RESPONSIBLE PERSON UNDER LEGISLATION SUCH AS THE REGULATORY (FIRE SAFETY) ORDER 2005.

HAZARDOUS MATERIALS - ASBESTOS.
DUE TO THE SURVEY BEING LIMITED TO THOSE AREAS ACCESSIBLE, CAUTION MUST BE GIVEN TO THE FULL EXTENT AND NATURE OF ASBESTOS CONTAMINATION. THE PRINCIPAL CONTRACTOR MUST PUT INTO PLACE A PROTOCOL FOR DEALING WITH CONTAMINATES FOUND DURING THE WORKS THAT ARE NOT LISTED OR IDENTIFIED WITHIN REPORTS

AVOIDING CONCEALED SERVICES.
REVIEW RECORD INFORMATION AND SURVEY FOR SERVICES. ISOLATE SERVICES SUCH AS ELECTRICAL, GAS ETC BEFORE CONSTRUCTION BEGINS. SEE HSE GUIDE ON 'AVOIDING CONCEALED SERVICES AND OVER HEAD POWER LINES'

DEMOLITION.
WORKS TO BE UNDERTAKEN BY A SPECIALIST CONTRACTOR. CAREFULLY RESEARCH, PLAN AND EXECUTE THE WORK. PROVIDE A METHOD STATEMENT ADDRESSING KEY ISSUES SUCH AS:
FALLS FROM HEIGHTS / INJURY FROM FALLING MATERIALS / UNCONTROLLED COLLAPSE / RISK FROM CONNECTED SERVICES / TRAFFIC MANAGEMENT / HAZARDOUS MATERIALS / NOISE & VIBRATION / FIRE / WORKER INVOLVEMENT

METHOD STATEMENT TO BE AGREED BY PD / CA PRIOR TO WORKS COMMENCING

STRUCTURAL STABILITY DURING ALTERATIONS DEMOLITION AND DISMANTLING.
THE PRINCIPAL CONTRACTOR (PC) SHOULD CAREFULLY PLAN THE WORKS WHICH MUST BE UNDERTAKEN BY COMPETENT PEOPLE.
PC TO REVIEW ALL AVAILABLE INFORMATION WHEN CONSIDERING THE WORKS

- PC TO:
- 1) SURVEY AND ASSESS EXISTING STRUCTURE TO DETERMINE AND CONFIRM STRUCTURAL PROPERTIES PRIOR TO REMOVAL / ADAPTING.
 - 2) PROVIDE TEMPORARY SUPPORTS AS NECESSARY DESIGNED BY COMPETENT PERSON.
 - 3) PREPARE FULL METHOD STATEMENT INCLUDING SEQUENCING OF WORKS PRIOR TO REMOVAL / ADAPTING.
 - 4) CONSULT WITH DESIGN TEAM / BUILDING CONTROL PRIOR TO COMMENCING WORKS.

FIRE SAFETY ON CONSTRUCTION SITES.
PRINCIPAL CONTRACTOR TO UNDERTAKE A FIRE RISK ASSESSMENT / MANAGEMENT PLAN TO IDENTIFY, REMOVE / REDUCE RISKS ASSOCIATED WITH FIRE SAFETY ON CONSTRUCTION SITES. REFER TO HSE GUIDE hsg 168 'Fire Safety on Construction Sites'

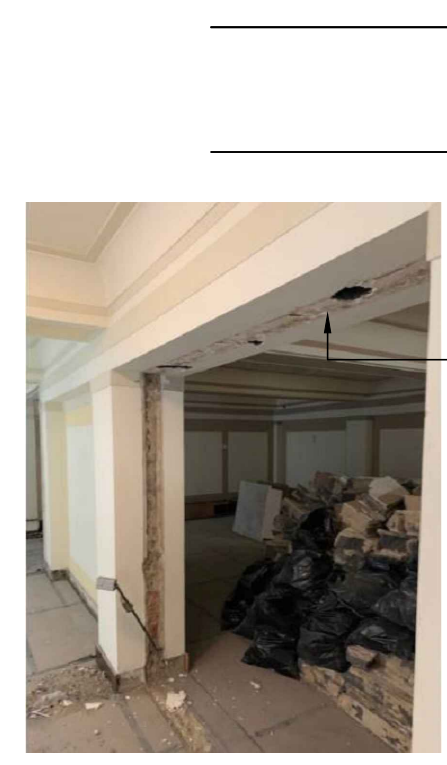
NOTES:

LINE TYPE DENOTES ITEMS TO BE REMOVED. ALLOW TO MAKE GOOD ADJACENT SURFACE WHERE FIXING HAS BEEN REMOVED IN WALL / FLOOR ETC.

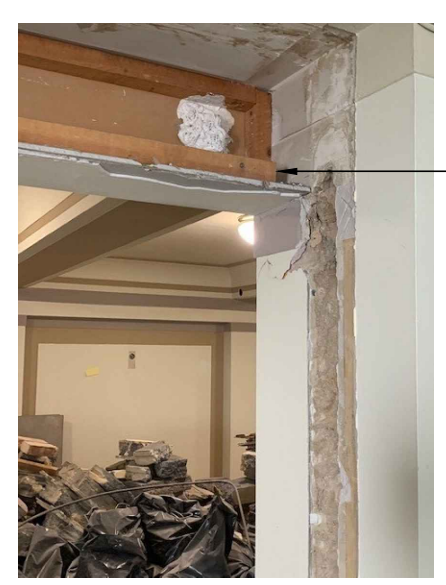
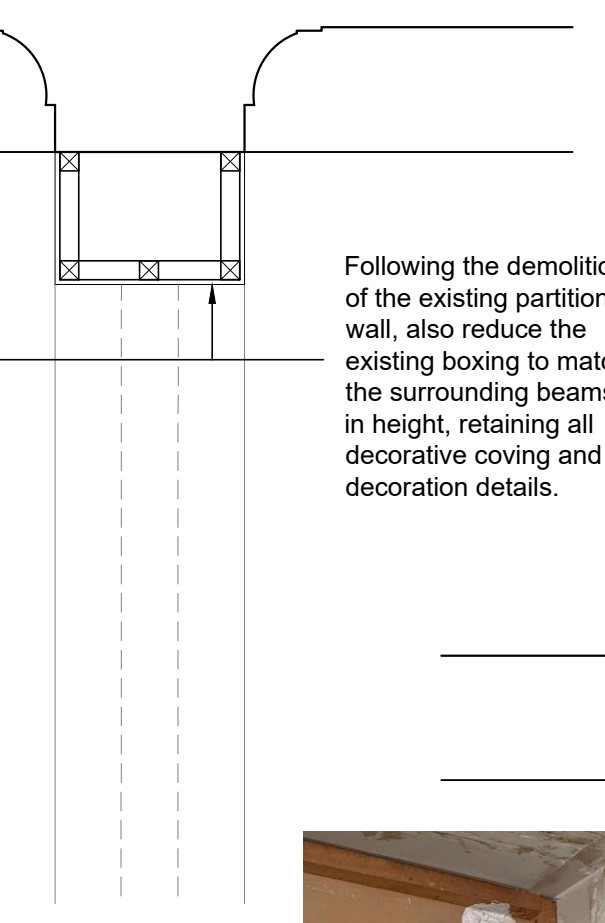
BEFORE DEMOLITION OF ANY WALLS, CONTRACTOR TO CHECK THEY ARE NON LOAD-BEARING AND ALL SERVICES HAVE BEEN IDENTIFIED AND TERMINATED IN ACCORDANCE WITH THE M&E SPECIFICATION.

ISOLATE SERVICES BACK TO INCOMING HEADS AND REMOVE REDUNDANT SERVICES

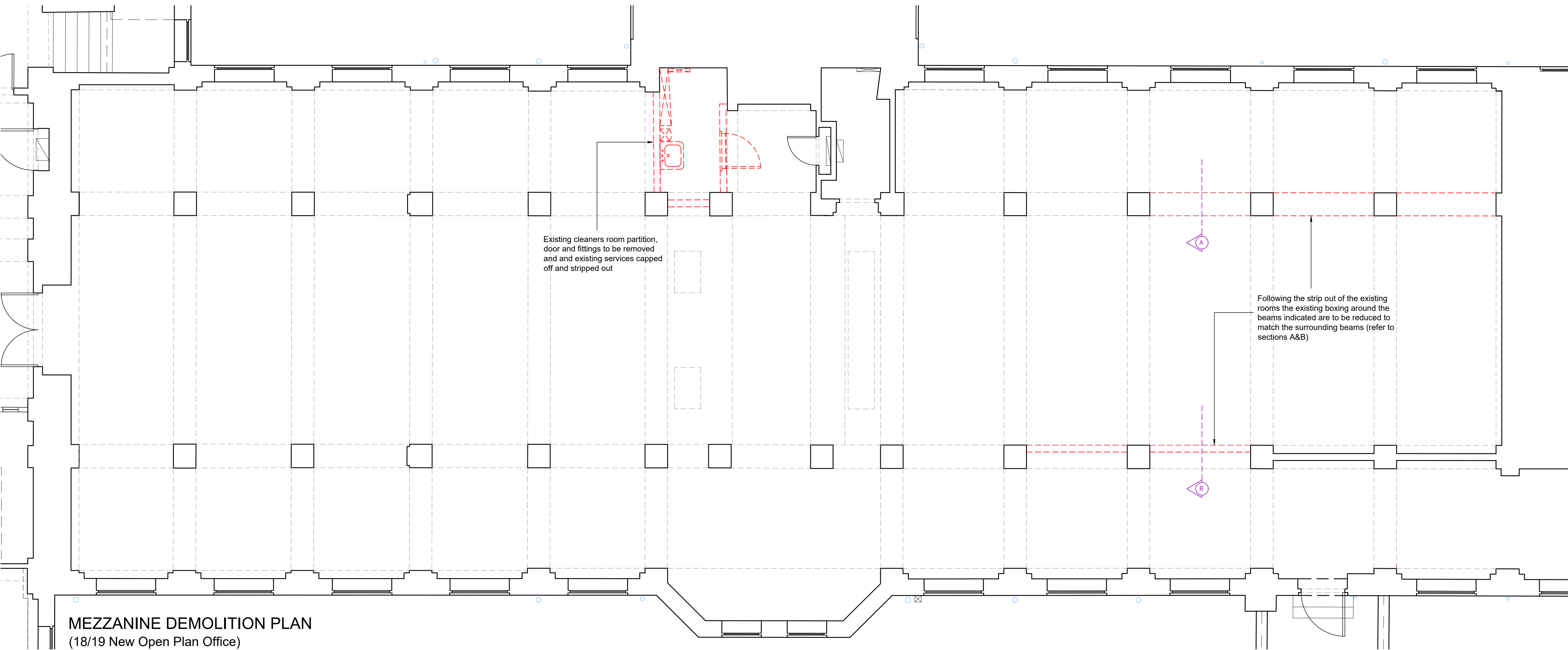
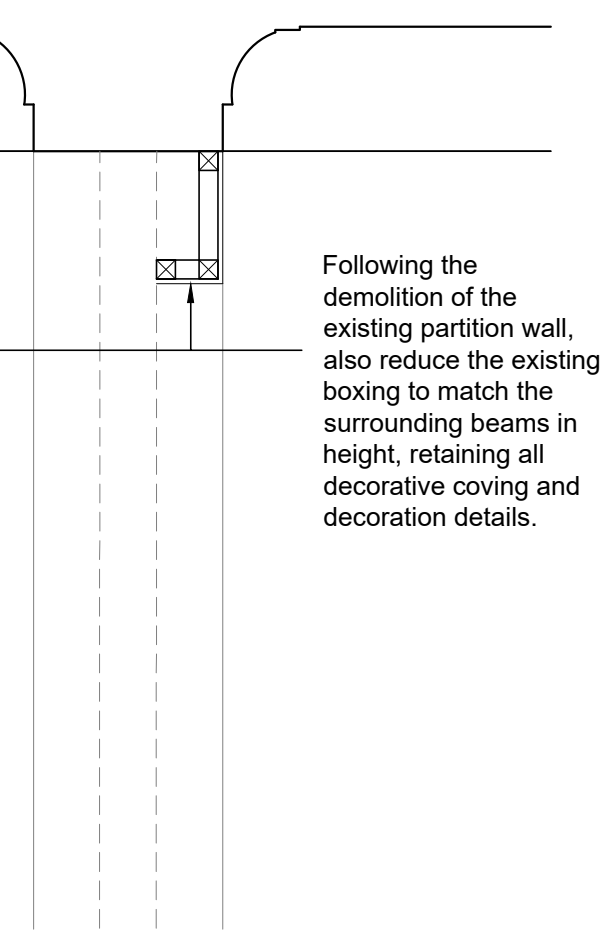
REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR FORMING ALL OPENING IN EXISTING FLOORS / CONCRETE RING BEAMS.



SECTION A
SCALE 1:20



SECTION B
SCALE 1:20



MEZZANINE DEMOLITION PLAN
(18/19 New Open Plan Office)
SCALE 1:50



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All drawings to be read in conjunction with consultant structural engineers, mechanical and electrical consultants, acoustic engineers, energy consultants, etc. design calculation sheets, specifications and drawings plus any accompanying product literature, accredited details, etc.

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Planning Issue		
Rev.	Amendment	Date



Client: UNITED GRAND LODGE OF ENGLAND
Project: FREEMASONS HALL
GREAT QUEEN STREET WC2
REFURBISHMENT OF LODGE ROOMS

Title: PROPOSED
UPPER GROUND LEVEL
ROOMS 18/19 DEMOLITION PLAN

Drawn by: AG Date: 17-06-20

Checked by: DE/RH

Scale @ A1: 1:500/50 Drg. No.: 16911-06

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