

## ACCESS AND MAINTENANCE STRATEGY PLANS

The health and safety of operatives during construction, cleaning and maintenance of the facility has been considered by the design team in conjunction with the Principal Designer throughout the design stages of the project.

Those elements which require regular cleaning and/or maintenance have been considered carefully to enable the cleaning and maintenance works to be accessed and carried out safely within the framework of the CDM regulations.

The following outlines the strategies for accessing those elements of the building design which are considered as having regular cleaning and maintenance requirements as developed by the design team during the design of the facility.

The strategies proposed refer to commonly used techniques and equipment. Where specific types of equipment are referred to these have been included to demonstrate that equipment is available which will meet the physical requirements of a particular situation, and the design team do not specifically recommend or endorse the use of any specific equipment named. The facilities management provider and/or end user may wish to develop specific areas of the cleaning and maintenance strategy to suit their specific operations and needs. All personnel to access the roof area must be trained to do so.

The following aspects of the building have been considered for regular cleaning and maintenance:

- Cleaning of external glazing
- Inspection and maintenance of facade
- Inspection and maintenance of roofs & gutters
- Cleaning and maintenance of internal glazed elements
- Cleaning and maintenance of ceilings and light fittings

### Cleaning of external glazing

There is hardstanding providing a min 2.0m safe working zone/strip to all of the building façade where windows are present.

It is envisaged that cleaning of glazing to all facades will be carried out from ground level by specialist cleaning contractors using reach and wash pole or a MEWP for higher areas. Several systems are available for cleaning external windows.

### Inspection and maintenance of facades

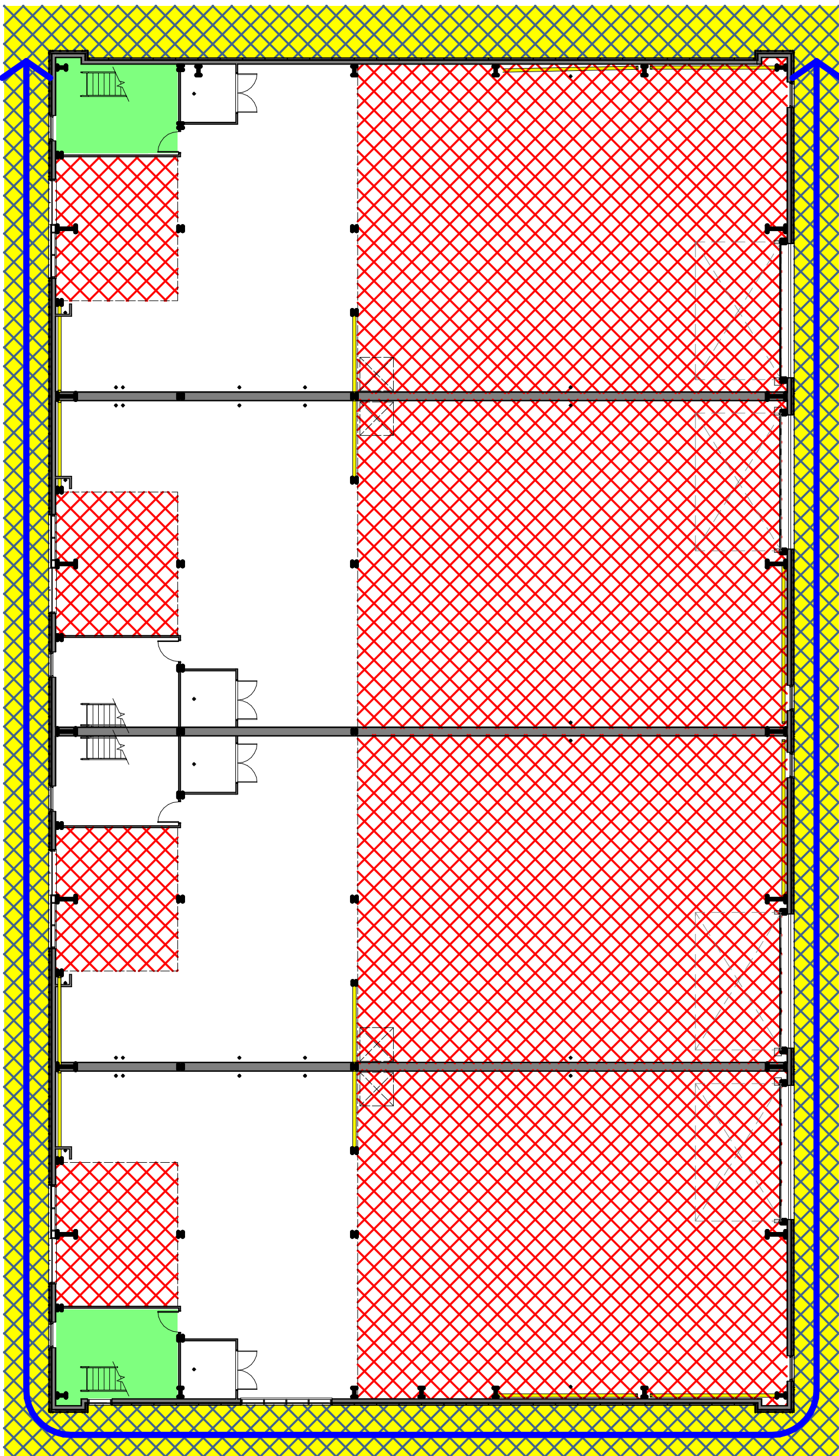
It is envisaged that all facades are accessed from ground level with a MEWP for cleaning, inspection and general maintenance. Please refer to manufactures recommendations on how often the facade requires inspection - this is generally on a yearly bases.

### Inspection and maintenance of the roof

Access to the roof should be restricted and only be accessible by maintenance personnel. An 1100mm parapet encloses the perimeter of the building to prevent falls as do ballasted handrails around the rooflights. The chosen roof finish and pitch remove the requirement for a protected walkway. Full visual inspection and limited maintenance of the pv panels, rooflights (incl. reach and wash) and valley gutters is available. Further maintenance should be assessed by qualified specialist and additional roof protection / safety requirements established to carry it out. Should inspection of the hoppers be required from the outside it should be done by MEWP from ground level. The roof should be inspected on a yearly basis to check bird nests and clean the PV.

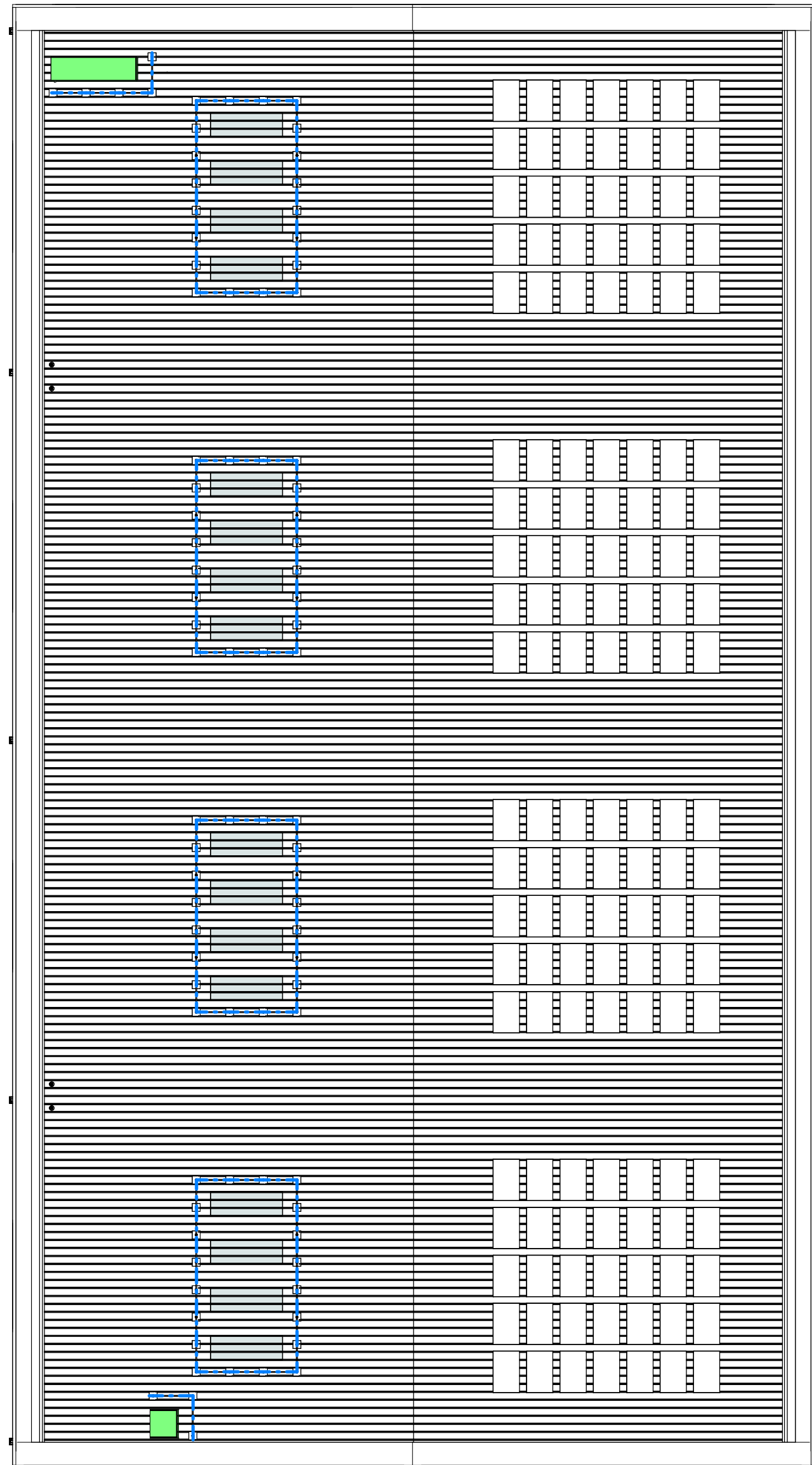
### Internal Cleaning and Maintenance

Internal glazing will be manually washed with double height spaces reached with an internal reach and wash system.



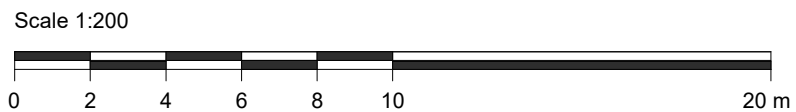
## LEVEL 00 - FACADE 2M WORKING ZONE

SCALE: 1 : 200



## ROOF - CLEANING & MAINTENANCE

SCALE: 1 : 200



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## Keyplan



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Project CUMBERLAND COUNCIL		Drawing Title ACCESS & MAINTENANCE STRATEGY PLAN	
Project CLEATOR MOOR INNOVATION QUARTER LECONFIELD SITE - PLOTS 9 & 12			
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