



Thames Quarter, Reading

Residential Development for the Private Rental Sector

Cleaning and Maintenance Strategy

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151638_A_Cleaning and Maintenance Strategy.docx

1. Status and Summary of Strategy

This document presents the suggested cleaning and maintenance proposals for the private residential building Thames Quarter, Reading. The cleaning and maintenance access strategy has been developed in liaison with Watkin Jones and it shall be subject to consultation with the Building Owner Operator and specialist contractor(s).

This document should be developed further by the client on handover of the completed building in line with the CDM responsibilities. Therefore, the responsibility for the final strategy and methods chosen to achieve safe cleaning and maintenance rests with the client and any sub-contractors employed

This report should be read in conjunction with the current Architectural drawings- site plan, plans, elevations and sections.

Cleaning and maintenance contractors need to provide method statements for proposals to clean and maintain elements of the building with full details of methods to be used, access type including identifying any machine and route requirements including exclusion zones when working overhead.

Based on Local Authority mandates regarding the use of roof level BMUs and the construction of the building facades, which feature a number of steps at roof level, terraces and balconies; it is proposed that the most practicable method of access to clean and maintain the façades is by means rope access. Where safer methods of access are practical, particularly at or near ground level or above terraces and balconies, other safe means of access, such as the use of water fed poles will be the first consideration.

The contractor is to identify and keep secure exclusion zones to both internal and external communal areas for the safety of operatives and residents, particularly if rope access is required.

It is proposed high level window cleaning in areas above fixed protruding building elements such as the entry canopy are to be cleaned and maintained by means of MEWP. The proposed MEWP's will be required to deploy on surrounding walkways in order to access areas of the façades when deployed in the working position. The impact of point loads of the machines on surrounding landscape should be considered when preparing method statements.

Glazing to private tenancies is internally beaded to allow for glass replacement unit from inside the units.

For larger glazing units on Level 10 and L11 It is recommended that the replacement glazing is carried out via an articulated mobile boom lift from the Network Rail Easement.

Maintenance should follow the industry standard 'Standard Maintenance Specification for Building Services - SFG20' as a base line and provide additional requirements for specific plant.

Site access

The site is accessed from Kings Meadow Road which provides access for residents, as well as delivery and waste vehicles, to the car park via a laneway. Refer 151638_A_Access Statement.

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2. Roof and Roof Drainage Cleaning Access

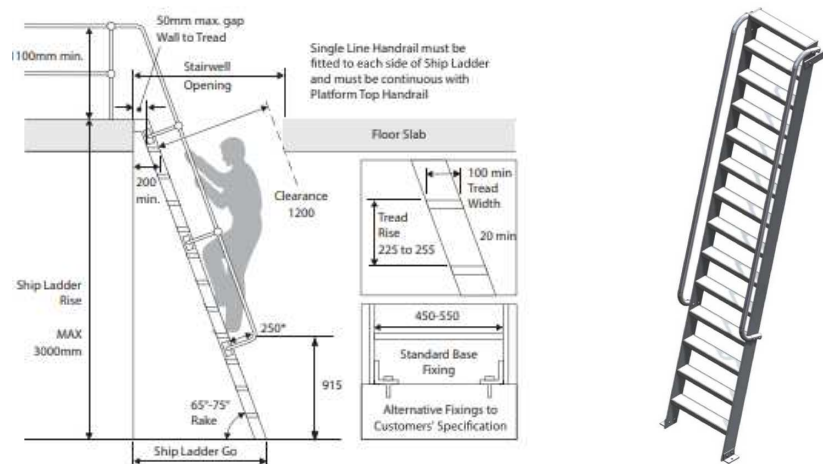
2.1 Roofs Generally

Frequency:

Bi annual visual inspection of Sika Sarnafil Liquid Applied roof membrane to penetrations and upstands and more frequently inspections to check debris in internal gulleys, and outlets. Infrequent but regular access required for smoke extracts (TBC by M&E Engineer/ contractor).

Roof access method: (R2301, R2302, R1202)

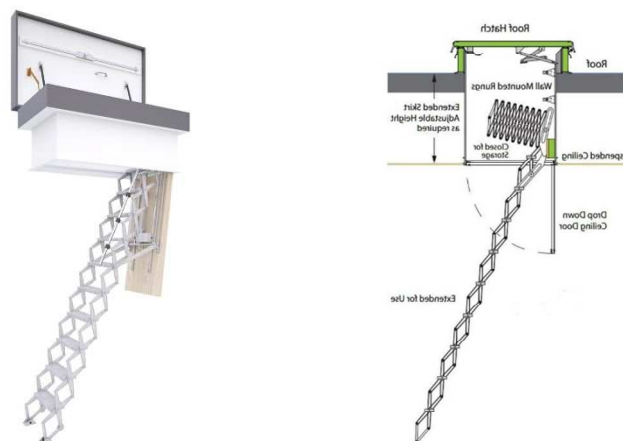
- Roofs are accessible via companion ladders and Roof hatch from secure area in main stair cores.
- Slab mounted Fall Restraint System at roof level. Operatives to clip on to the system from roof hatch.
- Avoid using sharp objects for maintenance in case of accidental penetration of roof membrane.



Companion Ladder

Roof access method: (R1201)

- Level 12 Roof above the Lounge are via retractable ladder and Roof hatch.
- Slab mounted Fall Restraint System at roof level. Operatives to clip on to the system from roof hatch.
- Avoid using sharp objects for maintenance in case of accidental penetration of roof membrane.



Retractable Ladder

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2.2 Terraces

Bi annual visual inspection of Sika Sarnafil Liquid Applied roof membrane beneath to penetrations and upstands and more frequently inspections to check debris in internal gulleys, and outlets.

2.3 Roof Plant

Not applicable

3. Façade Cleaning and Maintenance Access (external)

3.1 Glass Generally

Annual visual inspection of glass frames structural jointing and pressure caps. Cleaning of glass as required.

3.2 Glass - Ground, Balconies, and Terraces.

All ground floor glazing and glazing to Terraces and Balconies is reachable from floor level and will be cleaned using traditional methods of cleaning (lambswool and squeegee cleaning) and for the higher reach areas up to up to approx. 20m/65ft utilising an extended Waterfed Pole System. Notification in the form of temporary signage required to alert members of the public of ongoing maintenance.

Method:

- Water fed pole systems with deionised filtered water (reach and wash) e.g. Omnipoles operated with reference to BWCA Information Sheet "Safety in Window Cleaning using Waterfed Pole Systems"
<http://www.bwca.co.uk/publications.html>.

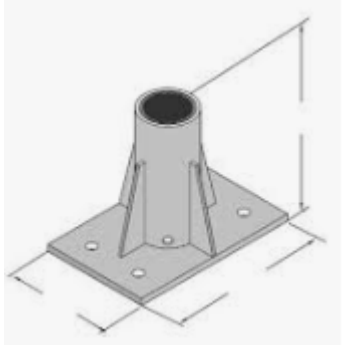


3.3 Abseiling

Please refer to the HSE Guide - Safety in window cleaning using rope access techniques: HSE Information Sheet MISC612

The evacuation procedure in the event of a fire or other incident is dependent upon the location of the operative and the emergency. In most cases we propose that the operatives descends to ground. In the event of a fire the operatives are to be warned by a radio call. They will be informed as to where the fire is, and asked their location. Based on this information the building manager will advise the safest method of escape. There are only two safe methods of escape, return to the roof or descend to ground floor level. If the fire is on another elevation to the suspended operative, they should if practicable, return to the roof and escape via a suitable stair and route. If the fire is on the elevation where they are located, the method of evacuation is dependent upon the time to evacuate. If the fire is below them, the operative should ascend to the roof/terrace.

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Abseil Anchor Point - slab mounted		Care should be taken on balconies with high parapets. Contractor to use a portable ladder with parapet hooks. Please refer to the HSE Guide to using ladders and step ladders: http://www.hse.gov.uk/pubns/indg402.pdf Roofs - (R2302, T1201, R1201, R1202, T1101 & T1104)
Abseil Davit Arm socket point – slab mounted		Portable Davit Arms, (stored on site), fitted to permanent sockets fixed to the slab below Terrace pavers. Roofs - (T1003, T1004, T1103, T1106,)
Abseil Anchor Point - wall mounted		Care should be taken on balconies with high parapets. Contractor to use a portable ladder with parapet hooks. Please refer to the HSE Guide to using ladders and step ladders: http://www.hse.gov.uk/pubns/indg402.pdf Roofs - (T1001, T1002, R2301, T2201, T2202 & T2203)
Fall Restraint Line		Roofs - (R2301, R2302, R1201, R1202)
Fall Restraint Point - Safety eye for lanyard to be clipped on prior to approaching roof edge and transferring to fall arrest line		Roofs - (T2201, T2202)
Fall Arrest Line		Roofs - (T2201, T2202, T2203)

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3.4 High Level Glazing Above Canopy

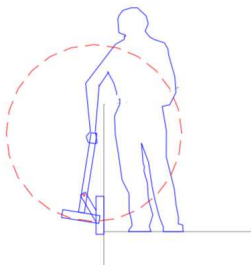
Glazing above protruding horizontal façade elements such as the entry canopy can be access via MEWP such as Manitou 105 VJR, or the like.

Please refer to the HSE Guide to the selection and use of mobile elevated work platforms:

<http://www.hse.gov.uk/pubns/geis6.pdf>

4.5 Glazed balustrades

All glazed balustrades to terraces and balconies will be cleaned using traditional methods of cleaning (lambswool cranked head cleaning tool).



3.5 External M&E equipment e.g. CCTV cameras

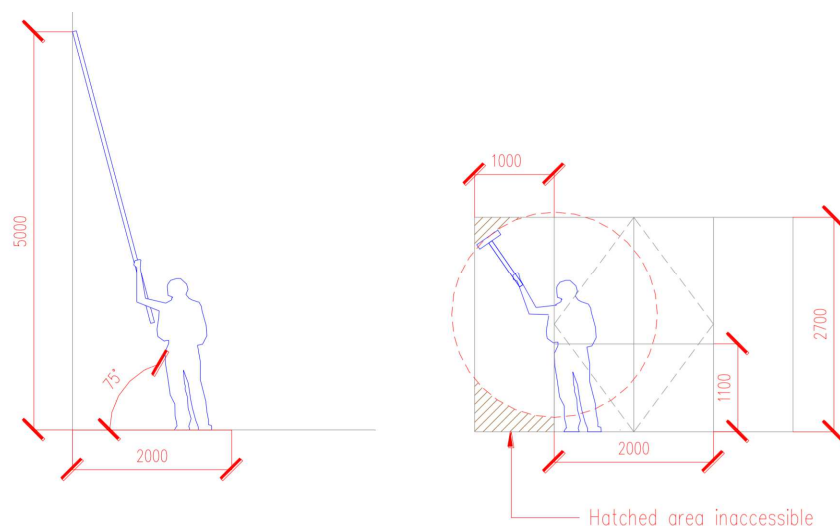
A ladder would be required for changing lamps in fittings fixed to the exterior of the building/ CCTV. A minimum of 2 people are required, one safely holding the ladder in place. Barriers to be placed around ladders with appropriate warning signs posted to alert members of the public or other operatives.

Please refer to the HSE Guide to using ladders and step ladders: <http://www.hse.gov.uk/pubns/indg402.pdf>

4. Maintenance Access (internal)

4.1 Glazing to Common Areas

Glazing to be cleaned using traditional methods of cleaning (lambswool and squeegee cleaning) and for the higher reach areas utilising an extended pole mist wash system. Care should be taken to safeguard FF&E to the office tenancy. Notification in the form of temporary signage required to alert members of the public of ongoing maintenance. The images below outline various methods of internal cleaning from ground/terrace level using long and short handled cleaning tools. The first study illustrates low level/terrace cleaning up to 5m from a long handled cleaning tool. The other diagrams demonstrate the maximum reach of a person using a rigid 750mm long handled squeegee.

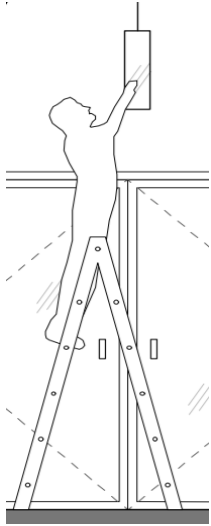


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4.6 Service Access to Ceilings and Bulkheads - General single storey access (height 2.4 – 2.7m)

Ceilings may be accessed via a ladder by a minimum of 2 people, one safely holding the ladder in place. When using ladders, spreader plates are required.

Please refer to the HSE Guide to using ladders and step ladders: <http://www.hse.gov.uk/pubns/indg402.pdf>



4.7 Service Access to Ceilings and Bulkheads - High Level Common Spaces

All light fittings have been designed with LED fittings to significantly minimise the access requirements.

Lamp changing and services maintenance can be carried out using a lightweight mobile elevated work platform like a Genie AWP 25S, OPT8 - 7.77m Electric Scissor Lift, or telescopic mobile scaffold tower. When using ladders, Mobile work platforms or scaffold towers, spreader plates are required. Floors to be protected using appropriate stiff protection boards to spread the load from the wheels and outriggers.

Please refer to the HSE Guide to the selection and use of mobile elevated work platforms:

<http://www.hse.gov.uk/pubns/geis6.pdf>

5. Plant replacements

The plant is easily accessible on the Ground Floor.

6. Lift maintenance

The lift will require maintenance by a specialist engineer. No additional access requirements are anticipated over the existing arrangements as the current access and maintenance requirements will be retained.

7. Material Replacement

When an element of the façade needs replacing, at high level on the tower an Articulated Boom Lift can be used, such as a Ruthmann T720. All other elevations will need to be accessed via a Truck Mounted Boom Lift such as a Wumag WT450 or the like.

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Please refer to the HSE Guide to the selection and use of mobile elevated work platforms:

<http://www.hse.gov.uk/pubns/geis6.pdf>

Glazing to Residential Apartments are internally beaded to allow glass replacement from inside the building. The panels should be suitably sized to fit within the proposed lifts and permit a clear run through corridors and apartments.

To ensure that refurbishment and maintenance cycles take into account the likely replacements/ repairs necessary during the building's design life, the suppliers/ subcontractors/ installers shall provide life expectancy information to the Main Contractor, prior to order, and subsequently as part of the information package offered for inclusion in the Operation and Maintenance (O&M) Manual.

9. Cleaning of Flooring and Showers

Please refer to manufacturer's manuals for cleaning and maintenance.

10. Cleaning of Doors including Washroom Cubicles and IPS

Please refer to manufacturer's manuals for cleaning and maintenance.

11. Waste Management Store

Frequency:

As required

A hose cock is located within the bin store and field gulley / drain at the door threshold to aid wash-down.