

81 Bayham Street, Camden

6 Flats
with commercial Ground Floor

Rev 1

Cleaning and Maintenance Report
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INTRODUCTION

This document outlines the basis of the cleaning and maintenance strategy proposed for the new development at 81 Bayham Street.

PROPOSED DEVELOPMENT

The development proposed is for a new build residential scheme for 6 flats, two of which are maisonette flats, and a commercial ground floor.

The main entrance to the flats is off a side passage to the south of the building, while the commercial unit has direct access from the street.

Refuse collection and services access will be via the side passage, which is secured at the front with a metal gate and entry system.

OUTLINE CLEANING AND MAINTAINANCE PROPAL

The scheme has been developed with maintenance & cleaning in mind.

The main approach is to provide structures and materials which will last and therefore minimise the requirement for regular maintenance.

We are also aiming at providing materials which are easily removable when replacement is required.

Further to the above, materials used and replacement materials have to be safe for construction and maintenance teams such as low-VOC finishes and elements which can be broken into smaller components including mechanical plants.

Finally, access for cleaning and maintenance is facilitated by:

- Tilt-turn windows opening inwards for easy cleaning from the inside of the units and common parts.
- Glazed areas easily accessible provision to be cleaned from the ground with a pure water pole system up to 3rd floor
- Large glazed elements floor can be cleaned from the outside terraces and balconies with a squeegee mounted on short arm.
- The penthouse glazing at the 4th floor will be self-cleaning glass. If maintenance is required scaffolding will need to be erected.
- Access to the roof complies with standard practice involving a roof hatch equipped with pull-down retractable ladder and lanyard system. The access to the roof will be via flat 5. This will allow for maintenance of the pv's and ventilation.
- There will be two removable panels to the 4th floor penthouse, on the north elevation which will allow access to clean the skylight as well as access to maintain the green roof.
- MVHR carbon filters is on the 3rd floor which will need to be cleaned every 3-6 months when dirty, in line with the manufacturers requirements
- In order to erect scaffolding along the side passage (south elevation) the canopy will be constructed as a series of removable panels. The green and brown roofs will need to be maintained twice a year.

Landscape materials are robust and planting selection is based on ease of access and maintenance.

MAINTENANCE STRATEGY STATEMENT

The management company employed by the client is to supply risk assessment for window cleaning and maintenance strategy.

WINDOW AND TERRACE/ BALCONY AREA CLEANING

There are windows to all flats and glazed sliding doors for access to the balconies.

- The windows are all tilt and turn and can be cleaned internally.
- It is intended that high reach water fed pole system will be employed from ground level using a specialist contractor employed. General façade cleaning and maintenance will be carried out in the same manner but more detailed or complex works will require the use of a proprietary access platform.
- Please see Appendix 1 for the mark-up of the window cleaning strategy.

CLEANING AND MAINTENANCE OF COMMUNAL AREAS OF THE RESIDENTIAL UNITS IN APARTMENT BLOCK

- The areas include: entrance lobby, staircases, common corridors and facilities to the flats (including bin stores), shared amenity space - courtyard (including RWP's).
- The cleaning and maintenance of communal areas will be carried out by a specialist company appointed by the Client on an agreed schedule.
- Maintenance work and repairs to damaged items will be carried out by a Contractor technically competent for the specific field.

ROOF ACCESS/ MAINTENANCE

- Roof access, in accordance with BS 5395: Part 3, 1985, is provided via roof hatch and ladder in flat 5 on the 4th floor. The ladder is drop down and locked with a padlock to prevent from un-authorized use.
- The roof access ladder is to be used for maintaining three points of contact so for lifting any tools and equipment on/ from the roof a Method Statement will be required prepared by Specialist Company appointed to carry out the works on the roof.
- For the purpose of maintenance of external roof fabric, inspection and cleaning of the rain water outlets/ gullies, PV panels etc. a lan-yard safety line will be installed.
- The roof areas will be also provided with the water tap for PV cleaning purposes, one per each core, with the water supply lead through the mechanical riser. The cleaning will be carried out with the water-fed pole.
- Removal of large items of the roof equipment will require a detailed method statement from the company carrying out the work and include introduction of temporary safety measures.
- The green roof and brown roof will be maintained once every 6 months and accessed from the balconies.
- The skylight will be accessed from the openable windows on the 4th floor. These will be locked with a maintenance key in order that residents cannot access the skylight area.
- Method statement will have to address specific Health and Safety issues, including safety of residents and their belonging whilst work is carried out and lifting tools/ repair equipment from the stair core onto the roof level.

- Any maintenance work shall be only carried out by specialist appointed companies which should be expected to employ operative's suitably qualified and trained.
- Safety equipment described above shall be used for all roof maintenance operations.

MECHANICAL ENGINEERING ACCESS/ MAINTENANCE

Nuaire - WH2 MVHR

- Ventilation not required to be maintained from the extract on the roof.
- Filters to MVHR are located on the 3rd floor. The filters are cleaned every 3-6 months. The carbon filters will need to be changed every 2-5 years.
- Filters to be vacuum cleaned. All units have easy front access without the need for tools other than a screwdriver for the WH2.
- 5 year warranty and 1 year labour warranty

APPENDIX

1.0 Elevations

2.0 Roof Plan

3.0 Mechanical Services Proposed ventilation system layout- third floor

