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- Notes**
- This drawing is to be read in conjunction with MEP Designer's Plant Maintenance & Replacement strategy.
 - This drawing is to be read in conjunction with MEP Designer's As-Built/Record drawings showing locations of rodding points to drainage pipework, and locations of services requiring maintenance.
 - It is assumed that suitably qualified and equipped cleaning/maintenance contractors will be appointed to undertake cleaning and maintenance operations, and that they shall undertake their own assessment to verify that the indicative methods shown on this drawing are appropriate and can be undertaken safely taking into account weather conditions and all other relevant factors. They are also expected to provide their own access and safety equipment (including MEWPs where applicable), and transportation equipment, and appropriate method statements and risk assessments prior to undertaking such works.
 - References to specialist equipment including MEWPs of particular sizes are indicative only. Selection of suitable equipment shall be the responsibility of the specialist contractor(s) undertaking maintenance and cleaning activities.
 - This drawing is to be read in conjunction with the maintenance/cleaning strategy drawings for all other building levels.
 - This drawing does not provide an exhaustive list of all cleaning and maintenance activities likely to be required. The drawing provides an overview in relation to the key maintenance activities.
 - Maintenance and cleaning strategy for existing building not shown on this drawing, except where noted.
 - No access onto glazed roof lights or AOVs. See notes for cleaning/maintenance strategy.
 - No access onto standing seam metal roofs (except where guarded walkways provided).

Glazing Replacement

Vertical curtain wall glazing to be glazed externally. Damaged or broken glazing to be replaced from outside with purpose designed temporary external scaffolding or external rated scissor lift (e.g. Skyjack S3250 similar). Replacement glass to be lifted using vacuum lifter attached to mobile crane (e.g. Manda MC 405 spider crane or similar) positioned within courtyard. This applies to glazing facing into main courtyard only.

Where replacement of damaged roof glazing (e.g. rooflights and glazed canopies) is required it is expected that this will be undertaken as a special project to be planned and undertaken by suitably qualified and equipped contractors. This may require the use of a mobile crane positioned outside the site boundary on Tavistock Place to lift glazing over TP1 using a glass lifting vacuum device in conjunction with other specialist lifting equipment to enable final positioning of replacement glass. Works to be undertaken when TP1 and TP2 unoccupied.

Replacement glass for curtain wall glazing on Level 3 overlooking blue roof to be transported through building via lift or glazing hoist within atrium (see plans for indicative location), and lifted into position using specialist glass lifting unit provided by glazier.

Glazing behind curved privacy screens to be installed as window system (glazed internally). Damaged or broken glazing to be replaced from inside, using mobile hoist located in atrium to transport glass internally.

As advised by facade consultant at Stage 4, gaskets and seals forming part of the curtain walling system are not expected to require regular inspection or maintenance after initial installation. In the event of glazing needing to be replaced due to damage, the seals are expected to be re-fitted as part of the glazing replacement works.

- Legend**
- Glazing areas to be cleaned using conventional window cleaning methods, from ground level using podium step unit if required.
 - Glazing to be cleaned from outside (from ground level) using water fed pole system. If necessary, operatives to use telescopic water fed pole from podium steps or MEWP Type 1 (see also notes on plan).
 - Glazing to be cleaned from outside by operatives standing on green/blue roof using telescopic water fed pole system.
- *Purified water for water fed pole to be supplied via mobile water trolley pulled by operative.
- MEWP Type 1:** Electric Scissor lift (approx. 810 x 1780mm), platform height approx. 5.8m. Wind speed rated to suit location. Rated for external use. (E.g. Skyjack S311 32/19)
- MEWP Type 5:** Articulated boom lift MEWP. (E.g. Haulotte HA26 HTJ PFO articulating boom)
- Fixed guarding, with top rail at min. 1100mm above adjacent walkable surface.
 - Fall restraint system.
- To specialist contractor's design. To be used fully in accordance with specialist designer's requirements and recommendations.
- Layout shown indicatively only. Specialist to provide setting out of cable and specify lanyard length, and verify that all exposed edge conditions and fall risk areas are fully protected.

Replacement of Privacy Screens

If damaged, replacement of curved privacy screens to be undertaken by specialist contractor with access via purpose designed temporary external scaffolding. Lifting of screens may be via use of ballasted counterbalance davit arm / crane system in some areas, or other specialist lifting equipment, all subject to review by specialist contractor and equipment supplier.

Internal Lighting & Ceiling Mounted Services (TP2, and TP1 as applicable)

Chief beams, lighting, and other ceiling mounted services are to be accessed for maintenance using podium steps with 2m high working platform (or scaffold towers if required for Level 3).

Smoke Curtains

Refer to Level 2 plan for notes.

Gutter Cleaning/Inspection

Refer to drawing for locations of gutters and proposed strategy for cleaning. In addition, radio controlled aerial drones may be used to inspect gutters.

Zones removed. Sarnafil matting added.
PV panels revised. Ratings revised to correct & not boundary. Color rating type added. / Contractor's Proposal
17/02/2022

Rev	Description	Dwn	Chk	Apr	Date
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bmj architects

London / Glasgow
Boswell Mitchell & Johnston
23-24 Easton Street
London, WC1X 0DS

020 7833 9974
london@bmjarchitects.co.uk
www.bmjarchitects.co.uk

Client
London School of Hygiene & Tropical Medicine

Project
**TP2
Tavistock Place
Tavistock Place**

Document Title
**Maintenance & Cleaning Strategy
Level 4**

Scale(s) @ A1 1:80, 1:100 BMJ Project Ref: [2924 AW13]

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