

Roof Maintenance

HNCP

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Roof Maintenance Access

Construction design and management (CDM 2015)

During the RIBA Stage 3/4 development an unacceptable risk was highlighted by the design team that could be eliminated.

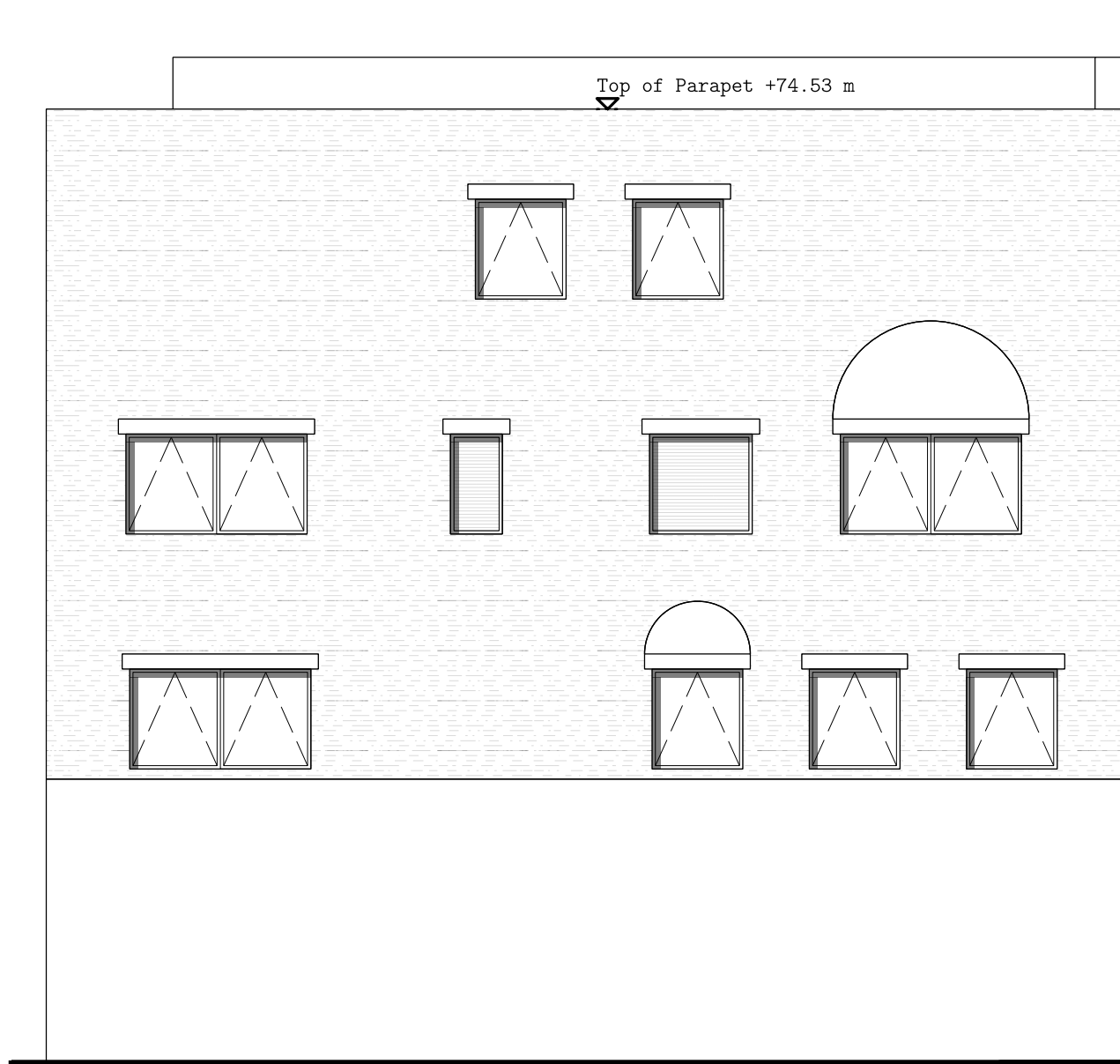
The roof to the east of block B was only accessible by climbing out a top hung window with only 80% openable area. As shown in red on the drawing opposite.

This health & safety risk to maintenance workers could be mitigated by providing a secured access/maintenance only door with level threshold. Necessary to maintain the rooflights, roofing material, gutters/downpipes and facade.

The roof would remain inaccessible to members of the public/tenants of the building as per the planning requirements.

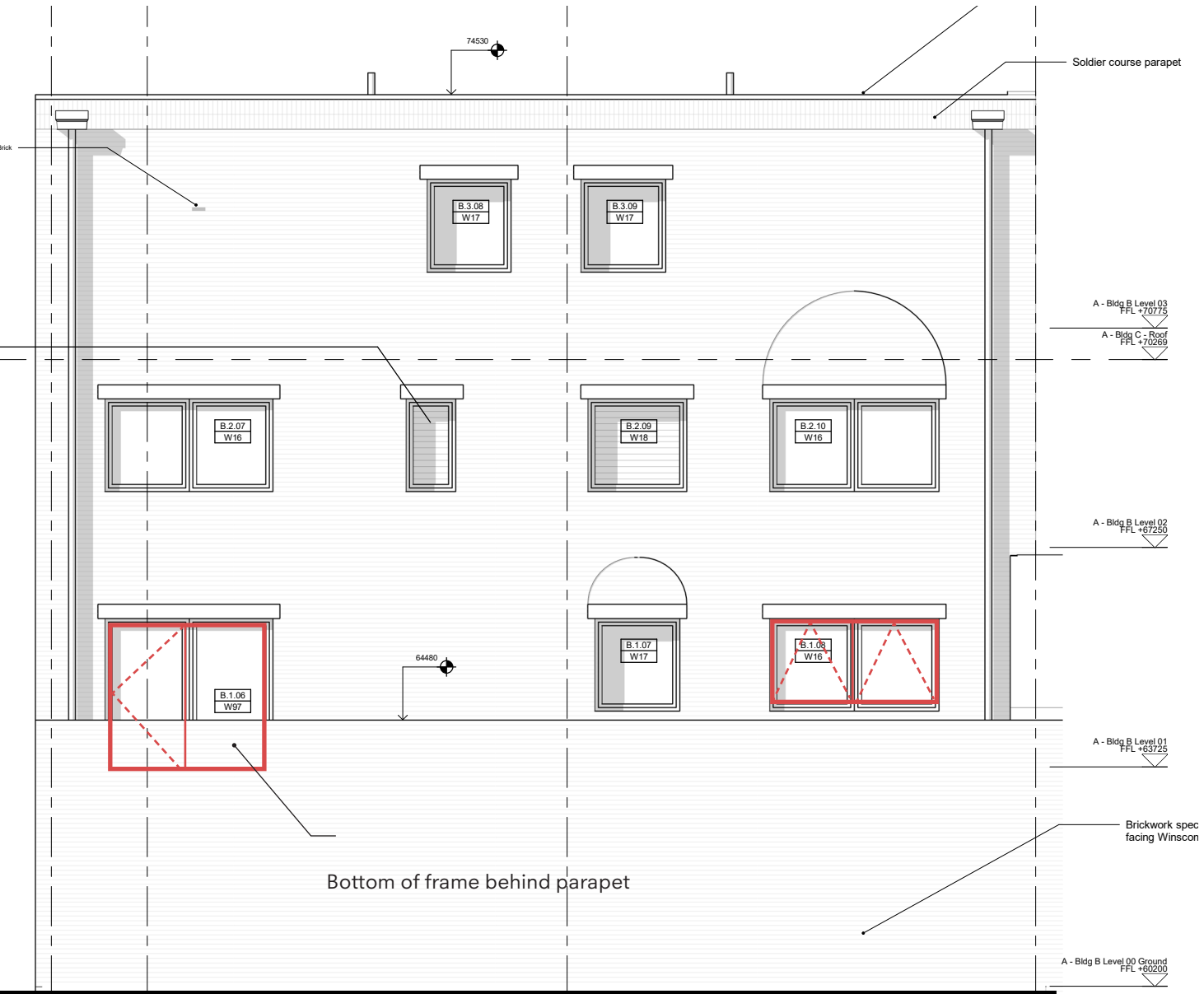


Comparison of Window Change



Consented Drawing Above

Block B Eastern elevation, showing the array of top hung windows set back behind the parapet



Proposed Changes Above

Block B Eastern elevation, showing the window the the LHS as the maintenance door to the roof and the windows to the RHS consolidated together in order to provide a more generous and flexible kitchen layout for the room.