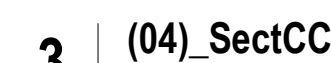


Maintenance to areas with lower ceiling heights or suspended ceilings to be via a folding platform or fixed scaffold dependent on the task being undertaken. Appropriate flooring protection to be installed during use of platforms / scaffold.



This site plan illustrates a building layout with several key safety and maintenance annotations:

- Maintenance/cleaning of canopy gutter via narrow MEWP:** Indicated by a line pointing to the gutter area on the left side of the building.
- Manual gate opened and locked by site supervisor:** Three locations are marked with red text: one on the left side, one on the right side, and one near the bottom right corner.
- MEWP Internal Access:** A blue arrow points to a specific access point on the right side of the building.
- Crane Zone:** A yellow-shaded area at the bottom right, labeled "Crane Zone", contains icons for a crane and several vehicles.
- Maintenance of rooftop plant and equipment:** A note at the bottom right states: "Maintenance of rooftop plant and equipment to be from roof level. Replacement or refurbishment of larger equipment either by platform lift or crane".
- Main Entrance:** A small triangle icon labeled "MAIN ENTRANCE" is located at the bottom center of the building.



The following information provides an outline approach to the access and maintenance strategies for the building both externally and internally.

Walls

Brickwork is virtually maintenance free. The brick colour will not fade and provides a robust finish. The mortar joints may require repointing however if the correct mix proportions are used, for the correct exposure factor, this should not be for many years.

Graffiti can be removed from brickwork via a range of graffiti removal techniques which will not harm the brick or joint. Cladding panels can be cleaned via water fed telescopic pole as well as MEWP or Platform Lift. Panel maintenance / replacement to be undertaken via MEWP or Platform Lift.

Windows

Windows are powder coated aluminium and finished off site, requiring no finishes to be applied or maintained once installed. If maintenance or replacement is required the appropriate platform and devices for removal will be required, refer to manufacturers recommendations.

Regular maintenance and cleaning is advised to ensure the longevity of the product, check manufacturers recommendations on cleaning and maintenance. Windows are to be cleaned via water fed telescopic pole.

Doors

External doors are powder coated aluminium and finished off site, requiring no finishes to be applied or maintained once installed. If maintenance or replacement is needed the appropriate devices for removal will be required, refer to manufacturers recommendations.

Regular maintenance and cleaning is advised to ensure the longevity of the product, check manufacturers recommendations on cleaning and maintenance.

Internal Cleaning and Maintenance

Ceilings

Plasterboard ceilings will be paint finished and may need regular maintenance to ensure the longevity of the surface. Refer to manufacturers recommendations for frequency of maintenance. Access to ceilings will be via folding platform or fixed scaffold. Appropriate flooring protection to be installed during works.

Walls

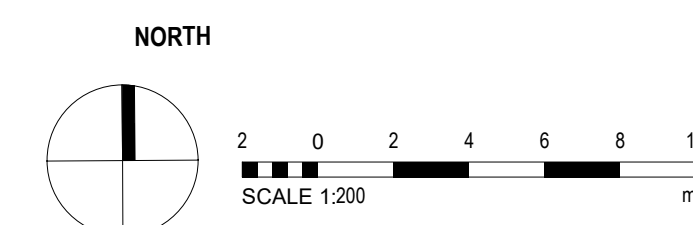
Walls will generally be paint finished and may need regular maintenance to ensure the longevity of the surface. Refer to manufacturers recommendations for frequency of maintenance.

Flooring

The floor finishes specified are tile or roll format allowing easy replacement of damaged areas. Refer to manufacturers recommendations for replacement and maintenance of product.

Crane Zone

Clear MEWP / Platform Lift Zone



elliswilliams

Project Number: FS0911
Project Name: Rochdale SEND

Drawing Status: S4
Drawing Number: **FS0911- EWA- ZZ- ZZ- D- A- 0425**
Drawing Name: Cleaning and Maintenance Strategy
Date: 06/12/23 Rev: C01
Drawn By: Author Scale: 1 : 200
@A1

Wellfield Chester Road Preston Brook WA7 3BA
T: 01928 752200 E: info@ewa.co.uk W: ewa.co.uk