

Access & Maintenance - Block 2 - North East Elevation

1 : 200

GLASS REPLACEMENT STRATEGY

Level 03 - 22
Glass units Levels 03 & above can be glazed/re-glazed as follows:
2no. rope access operatives working off davit arms. This will take the weight of the operatives only, not glass - Glass will be de-glazed & manipulated inwards via use of a 'Glassboy' weighted floor crane from the inside assisted by two operatives attached to a weighted anchor system.

Level 00 - 02
Refer to DAY drawing A-75-100 - Access & Maintenance - Ground Floor Plan and Fox Glass Replacement Strategy for details of glass replacement at Levels 00 - 02.

CLEANING & MAINTENANCE STRATEGY

Cleaning - Low level window/doors up to u/s of Level 3.
In order to clean the facade and the windows of the low level areas a reach and wash pole system will be used. Access to be provided via hard landscaping to the building perimeter to accommodate safe level access for maintenance workers where possible. 19.5m Maximum reach.

Cleaning - Level 1 and 2 inward-opening windows
The inward-opening windows on **Levels 1 and 2**, located behind the hex tray panels, will be cleaned from within the apartments. The Management Strategy to be updated accordingly.

Cleaning - High level window/doors above Level 3.
To facilitate the cleaning of the façade and windows above Level 3 on the main elevation, an abseil system will be used, utilising the fixed davit arms and anchor points installed on the corresponding roof levels directly above each window.

Cleaning - Level 29 Terrace Level
A reach and wash pole system will be used to clean the localized elements at roof level, including external doors, balustrades, and curtain walling. Access will be provided through designated access points. Refer to A-75-R01- Access & Maintenance - Roof Plan for locations.

Opaque Glass Replacement - Block 2 Level 1 & 2 (over-looking Block 3 roof)
Replacement glass to areas of glazing above the flat roof of Block 3 can be lifted up on to the roof via use of a spidercrane. This can lift pallets and a giraffe onto the flat roof. Then the glass can be lifted up into place with a 'Glassmax giraffe' and glazed via operatives working off a scaffold tower. Roof structure/ surface must be suitable to accept these.

Fall Restraint System
Fall restraint system will be used to facilitate cleaning and maintenance to the roof levels.To be proprietary latchways mansafe fall protection system securely fixed to roof. Design by specialist subcontractor. To be agreed with Building Control. Please refer to specialist subcontractor Metclad drawings, Ref:
PTSG_J2594_LAY_01 BLOCK 1 ROOF PLAN - ACCESS AND SAFETY LAYOUT
PTSG_J2594_LAY_02 BLOCK 2 ROOF PLAN - ACCESS AND SAFETY LAYOUT
PTSG_J2594_LAY_03 BLOCK 3 ROOF PLAN - ACCESS AND SAFETY LAYOUT

SAFETY FEATURES

Roof edge protection
Parapet heights are in excess of 1100mm in height which will provide sufficient guarding / edge protection to maintenance workers.

Metal balustrade
An aluminium flat plate balustrade exceeding 1100mm in height will be installed, providing adequate guarding and edge protection for maintenance workers.

Terrace glass balustrade
1800mm high structural glass balustrade (including concrete upstand at the base) to prevent unauthorised resident access beyond the terrace boundary. A secure maintenance door is indicated for authorised personnel only. Generally balustrade is to be inset typically 1450mm minimum from parapet edge to provide maintenance access zone.

Area of balustrade to be fitted with lockable access gate to allow periodic inspection of roof. During all maintenance works the roof terrace is to be closed to all building occupants. Works to be undertaken under controlled conditions by specialist trained operatives and will require the use of specialist fall restraint systems.

MAINTENANCE

Concrete Anchor Points
Facades and windows to be primarily maintained from an anchor point abseil system. Anchor point locations are denoted on the plan by the symbol adjacent. For detailed specification and use please refer to the subcontractors proposals. All location and design shown in accordance with the specialist subcontractors design and specification.

For minor works such as replacing individual brick windows, a truck mounted cherry picker shall be used to provide a temporary works platform. Where works are to be performed above accessible areas, these are to be temporarily closed to provide a safe zone. For major facade/window maintenance a full scaffold shall be erected.Glass Replacement Strategy agreed with Fox (window sub-contractor) and noted on DAY Series 75 Access and Maintenance Elevations. Glass Replacement Strategy is yet to be finalised by Fox.

All works to the roof must be carried out in accordance with HSG33 "Health & Safety in Roof work" and undertaken by a competent contractor under an agreed Method Statement & Risk Assessment. It is recommended that the Client implements a Permit to Work system to control all access and works being undertaken on all roof levels.

ROOF ACCESS & MAINTENANCE

General access to the roof on Block 1 and Block 2 is to be accessed via access door within the facade. Location indicated with the red arrow adjacent.

Where roof access is not available via an access door / window to the level, an access hatch will be provided from a communal area. Refer to the roof plan for locations. Roof access hatch to be installed with gate and guarding to the hatch aperture. Fixing and specification noted on the roof plan. Access to be monitored at all times when in operation/use. Refer to drawings: Block 3 - 30213-MCL-B3-01-DR-SC-1022_P01 & 20-6884-21 B1 & B2 TOP FLOOR SMOKE AOV for fixing and specification.

Roof access hatches location:
Block 1 - 1.5m2 AOV and access hatch located in lobby at L29. Ladder is concertina type
Block 2 - 1.5m2 AOV and access hatch located in lobby at L23. The ladder in this case will be a portable ladder attached to a wall ladder bracket. When not in use the ladder will be fixed onto lockable wall storage brackets
Block 3 - 1m2 access hatch located in service room on the ground floor. The access ladder with be fitted a safety cage and ladder up post at top to assist access onto roof.

The use of roof access hatches poses a small risk, and the operative will be required to traverse between the access ladder and main roof.

KEY TO HEALTH AND SAFETY SYMBOLS

Residual Risk
Warns of a risk that is significant and that cannot be eliminated within the design.

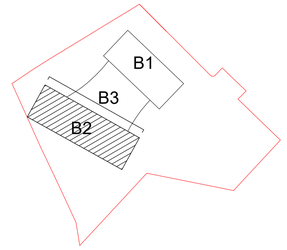
Compulsory Risk
An item for which it is recommended a particular action is adopted.

Information Risk
An item for which it is recommended a particular action is prohibited.

Prohibitive Risk
Significant information not associated with an immediate hazard; information that may affect the way a project is managed or undertaken.

DAY Architectural Ltd does not warrant or take responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance by the intended recipient or user with the following:

1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer prior to commencement of any works.
2. Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
3. Block and site plans are reproduced under license from the Ordnance Survey.
4. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer. The information must solely and only be used for the coordination and/or construction of the current project.
5. The copyright of the original documents belongs to DAY Architectural Limited. The information is only for use in preparation of documents for this project. The information issued may be confidential and must not be used other than by the intended recipient.
6. The recipient is responsible for verifying the correctness and completeness of the information issued. This should be done by consulting all relevant associated documents including but not limited to information provided by the Civil / Structural Engineer, MEP Engineer(s), Fire Engineer, Acoustician, Highways Consultant, Flood Risk Assessor, Party Wall Assessor and any other project designers / consultants supplied during the course of the project and by confirming dimensions on site.
7. It is the responsibility of the recipient to ensure they have the most up to date information.
8. If altered or added to in any way, all references to DAY Architectural Limited must be removed and those making the changes assume total responsibility for the information thereon.
9. The Architect does not warrant that planning permission, Building Control/Building Safety Regulator Approval and other approvals from third parties shall be granted at all or, if granted, will be granted in accordance with any anticipated timescale. All designs provided are subject to such approval.
10. Any facade/cladding design provided by DAY Architectural Limited is in relation to indicative design intent only and DAY Architectural Limited shall have no contractual or insurance liability for such design howsoever provided.
11. This drawing must not be used for 'construction' purposes unless noted otherwise.
12. Do not scale off drawings. Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.



CLIENT
RG GROUP / OLYMPIAN

PROJECT
The Fairfax Manchester

REV	DESCRIPTION	DATE	REV BY	CHKD
B	Glass replacement strategy updated to suit Fox (curtain walling subcontractor) strategy. Issued for Construction.	15.10.25	JM	AMS
A	Access and maintenance strategy issued for Information.	15.04.25	AMS	AMS

DRAWING
Access & Maintenance - Block 2 - North East Elevation

SCALE	FIRST ISSUED
As indicated @ A1	09.04.25

PROJECT	DRAWN BY	CHECKED BY
1284-21	GS	AMS

DRAWING STAGE	ROLE	NUMBER	REVISION
STAGE 4	A	75-106	B

DRAWING STATUS
CONSTRUCTION

Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.

DAY Architectural Ltd.
Studio 1, Lancaster Buildings
77 Deansgate, Manchester, M3 2BW

T: 0161 834 9703
W: www.day-architectural.com