Castlefield House

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Studio JMA

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Ref - 036MAN-Cladding Maitenance (-)

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Castlefield House Liverpool Rd, Manchester M3 4SB

Cleaning & Maintenance Strategy

This document sets out the cleaning and maintenance regime for the external zinc cladding (VMZINC Anthra-Zinc Plus) installed on the project. It has been prepared to demonstrate compliance with the relevant planning condition requiring submission of a long-term maintenance strategy for the approved external materials.

The guidance below is based on manufacturer recommendations (VM Building Solutions) and industry best practice.

Routine Maintenance

- **Zinc is a low maintenance metal. Natural rainfall provides a rinsing effect that is often sufficient to maintain surface condition.**
- **Roof and wall cladding shall be visually inspected at least once per year.**
- **Any foreign matter such as leaves, grass, moss and debris must be removed.**
- **Gutters and drainage channels must be kept free flowing at all times to prevent standing water.**

Access

- **Foot traffic on zinc roofs should be restricted to essential maintenance only (for example inspections and servicing)**
- **Protective walkways should be provided where frequent access is required.**
- **Clean, soft soled footwear should be worn to avoid puncturing or deforming panels, joints or flashings.**

Cleaning Methodology

- **In most cases, no additional cleaning is required beyond rainfall rinsing.**
- **If cleaning is necessary (for example in sheltered areas or to remove staining):**
- **Use warm water with a mild detergent.**
- **Wash in the direction of the grain of the zinc.**
- **Rinse thoroughly with clean water.**
- **Do not use pressure washers or abrasive cleaning methods.**
- **A very small amount of mineral oil may be applied to enhance finish, but the surface must be fully dry. A test area should always be trialled 24 hours prior to large scale application.**

Surface Scratches and Repair

- **Due to the self healing nature of zinc, small scratches should be left to repair naturally.**
- **Touch up paints are not recommended.**