

Outline Maintenance Access Strategy Report

1383 Laystall Street, Manchester

Issue 03

Prepared By: OMI Architects

Issue History

Issue 01 – draft for comment - 02/06/2023

Issue 02 – Roof plan added – 06/07/2023

Issue 03 – Stage 5 update – 11/12/2025

Contents:

1. Introduction and Scope
2. Description of the Development
3. Access into and around the site
4. Access for Cleaning, Inspection and Maintenance of Principal Facades
5. Inspection of Access Equipment
6. Access to all roofs
7. Access for utilities
8. Significant repair works to the external envelope including glass replacement
9. Plant Access and Replacement
10. Outline Specification of Materials

1. Introduction and Scope

- 1.1. This report has been produced in order to outline a safe and practical access strategy for the inspection, maintenance and cleaning of all areas of the development. The report focuses upon areas where access requirements may not be straightforward and need to be fully appreciated and understood by the relevant personnel before carrying out any work. The report does not cover access requirements that are straightforward and within the general comprehension of competent personnel.
- 1.2. The report should be read in conjunction with all relevant information and drawings. For background information about the site, its history and surroundings refer to the Design and Access Statement.

2. Description of the development

- 2.1. The site is bounded by Pigeon Street and Brock Street.
- 2.2. The development is a 9 storey single residential block and provides 89 affordable dwellings. The apartment building also has a lower ground floor containing ancillary provision for the block, ie a bike store, a bin store and plant, as well as access to the fire fighting staircase and lift.

3. Access into and around the site

- 3.1. The site is accessible from the public highways on Pigeon Street and Brock Street.
- 3.2. The west and east elevations are accessible from the public highways on Pigeon Street and Brock Street.
- 3.3. The courtyard at the centre of the scheme will be private and is owned and will be managed by the developer.
- 3.4. The east elevation within the courtyard area is accessible from the courtyard itself.
- 3.5. The north and south elevations, facing towards Laystall Street to the north and Ducie Street to the south are accessible from within the site, with the exception of a section of the south elevation which is accessible via a common access area which forms part of the neighbouring site.

4. Access for Cleaning, Inspection and Maintenance of Principal Facades

- 4.1. An abseil cleaning and inspection system is to be used for all areas that cannot be accessed safely from ground, courtyard level or from within properties.
- 4.2. A roof-mounted abseil system is to be provided to specialist design. This is a davit arm system with fixed socket/anchor points positioned around the perimeter of the roof to allow abseil access to all windows that cannot be cleaned safely from within apartments by residents. The roof plan drawing 1383-OMI-XX-RL-DR-A-L1 109 indicates the extent of davit arm/abseil access from the roof. For further detail of the system including instructions for use, RAMS and maintenance requirements refer to the relevant O&M section.
- 4.3. Extent of cleaning by abseil is to be all windows that cannot be cleaned safely from within apartments by residents. Double doors with Juliet balconies are to be cleaned from within by residents. Internal cleaning of windows is also to be by residents. Cladding to ground floor terraces can be cleaned from the terraces themselves.

4.4. Window glass, frames, heads and cill cleaning should be carried out monthly. Cleaning of cladding is expected to be carried out twice annually. Brickwork is not expected to require regular cleaning or maintenance.

5. Inspection of access equipment

5.1. The inspection period for all equipment is to be 6 months or less if required by manufacturer/installer.

6. Access to all roofs

- 6.1. Access is required to facilitate the maintenance of the roof detailing, rainwater outlets, pipework penetrations, automatic opening vents and the servicing of the smoke extract plant, and in order to access the principal facades for cleaning purposes.
- 6.2. Access to the roof is provided via a retractable ladder and a dedicated roof access hatch located within the corridor at Level 08.
- 6.3. Safe access coverage of the roofs is then provided through a fall restraint system, which runs around the perimeter of the roof. The roof plan drawing 1383-OMI-XX-RL-DR-A-L1109 indicates the extent of the fall restraint system. For further detail of the system including instructions for use, RAMS and maintenance requirements refer to the relevant O&M section.
- 6.4. The lift over-run roofs are to be accessed via a proprietary fixed access ladder.

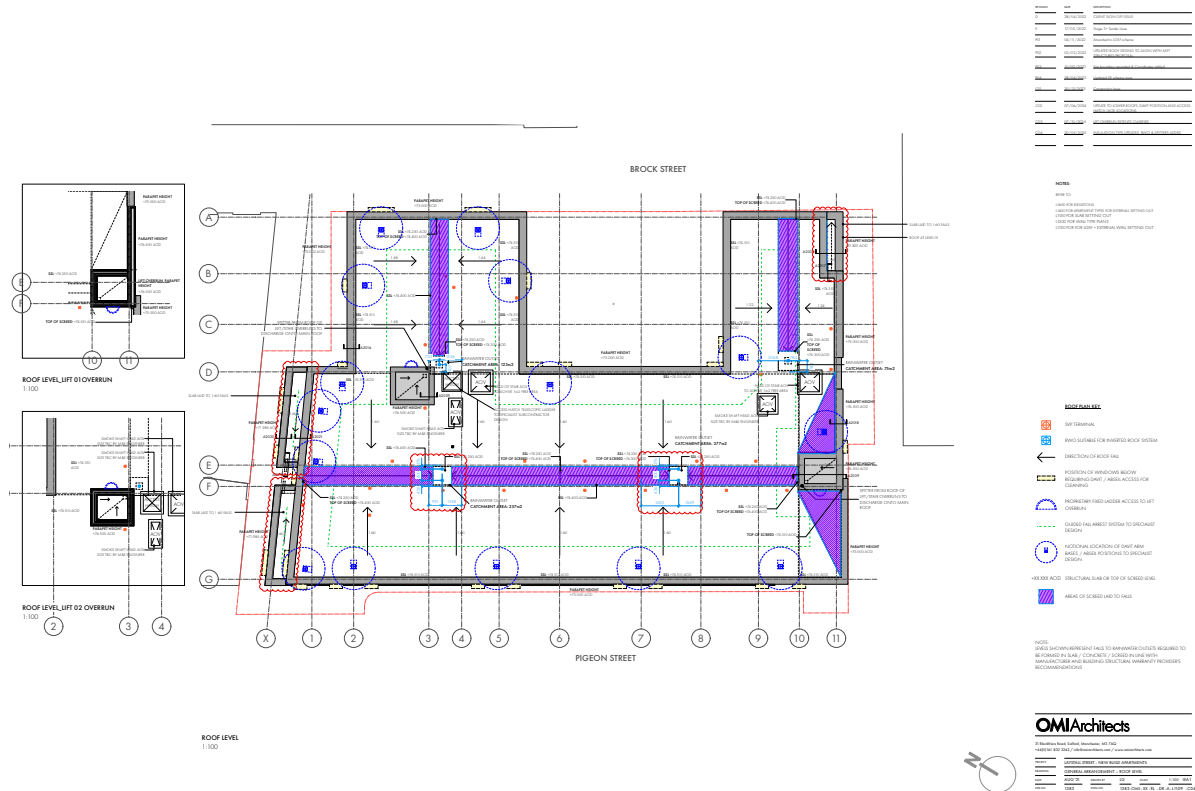


Fig. 1 – OMI Roof Plan with proposed positions of davit arm bases/ access points.

7. Access for Utilities

- 7.1. All buried utilities are accessed via the paved areas outside the building and are as shown on the combined external services drawings.
- 7.2. A substation is located in the south east corner of the site. An easement will exist for the utilities provider to access the substation or buried cabling to maintain or replace equipment. Buried utilities are shown on the substation external services drawing to be provided by the substation provider.

8. Significant repair works to the external envelope including glass replacement

- 8.1. Replacement of glass to the building should be carried out by a specialist contractor who should provide a suitable access solution dependent on glass type and location. Windows are typically internally beaded meaning glass replacement can be carried out from within the building with suitable temporary edge protection where replacing glass.
- 8.2. External envelope materials are specified to be robust and maintenance free, requiring very limited access for maintenance. Should access be required to a large area of façade (such as for full scale replacement at end of design life) a full access scaffold would be required to be erected by a competent contractor.
- 8.3. For lower areas of the building a mobile crane or lifting equipment should be used to lift replacement items into position and to provide a secure platform from which to carry out the repair works.
- 8.4. For areas that cannot be reached by lifting equipment a full scaffold or mast climber will be required.

9. Plant Replacement

- 9.1. Replacement/heavy lifting of plant equipment should be carried out by a specialist contractor who should provide a suitable access solution dependent on the type of work being carried out.
- 9.2. Access to the substation and generator is at street level via Brock Street.
- 9.3. Access for replacement of the substation or generator equipment is to be through the external doors facing onto Brock Street.
- 9.4. Access to the tank and booster set room is via the courtyard.
- 9.5. Removal and replacement of plant equipment would be via the ramped access route provided.

10. Outline Specification of Facing Materials (also refer to NBS specification)

- 10.1. Clay facing brickwork external skin on LGSF (two types of brickwork)
- 10.2. Mineral wool cavity insulation
- 10.3. PPC Aluminium framed thermally broken double glazed windows
- 10.4. PPC Aluminium juliet balustrading
- 10.5. Galvanised and PPC steel railings to perimeter of development
- 10.6. PPC steel external doors
- 10.7. Anodised aluminium cladding

- 10.8. Anodised aluminium framed curtain walling
- 10.9. Anodised aluminium soffit cladding
- 10.10. Inverted hot melt system roofing