SGP

Architects + Masterplanners

CDM Regulations 2015 Cleaning Access & Maintenance Statement
20-233-03 – Heckmondwike Bus Station

Date: 08 July 2022 Rev: P4



CDM 2015 Cleaning Access & Maintenance Statement

Project Details

Project Name:	Heckmondwike Bus Station	**Project No:**	20-233-03
Project Location:	Heckmondwike		
Client:	West Yorkshire Combined Authority		
Project Stage:	RIBA Stage 3	**Revision No:**	P4
Prepared by:	Sue Eyre		
Analysis Completed by:	Signed	Date: 12 April 2022	
Analysis Reviewed by Project Team Leader:	Signed	Date: 12 April 2022	

Revisions	Signed	Checked	Date
P1 – Preliminary Issue	SE		
P2 – Amended to comments received by PD	SE		
P3 – Amended to comments received by PD by DM	DM		11/08/21
P4 – Amended following project progression	RH		18/03/22

Statement

Note: This document should be ready in conjunction with SGP's cleaning and maintenance access drawings.

	Issue	Details
1.	Site – HGV Access	Access to the construction site is via Westgate A638 and Northgate. Consideration to be given to ease of passing of other vehicles in vicinity using narrow roads and car parking areas, particularly those at local businesses i.e. BUPA Dental Care.
2.	Storage of Hazardous Materials	Any cleaning products used in the maintenance of the building and general cleaning operations should be kept in a dedicated locked COSHH cabinet located within the Arriva Office or Driver Mess Room.
3.	Fragile Materials	Glazing – Contractor to agree a strategy for the storage of fragile materials (particularly glazing on or off site) and their subsequent installation to each of the elevations. Off site storage recommended owing to lack of storage space on site and nature of works that includes access to proposed building for buses. Due to the size of the units and building height, mechanical assistance will be required for their installation in all areas. Space for fixed scaffold and lifting operations to be agreed with contractor. This statement to be read in conjunction with contractor's pre-construction health and safety plan.
4.	Window Cleaning / Maintenance	Cleaning of external façade glazing – curtain walling. An extendable water fed pole is to be used. The façade above the building canopies will be accessed via a mobile scaffold tower and cleaned using a water fed pole system to overcome the overhang of the canopy. Cleaning Internally: An extendable water fed pole can be used within the building. Tallest extent to clean is approximately 7.3m. Cleaning that involves exclusion zones will need to be undertaken outside of operating hours. Operating hours to be confirmed by Station operator and management. Parking of maintenance vehicles to be discussed further with key stake holders. Recommended location of vehicles is bus lay over bay to the north of site or apron triangle area outside of bin store coordinated with the Building Operations Manager. Recommended minimum frequency for cleaning façade is every six months.
5.	Canopy cleaning/ maintenance	Cleaning of glass canopies will be accessed via a walkway access on the bus stand roof and via the step over situated between the two roofs. Canopy to be cleaned using a water fed reach pole system.
6.	PV Panels	Maintenance of the PV Panels are via the walkway access and is accessed via a step over from the sedum roof. Plan for module replacement whenever possible and to be carried out by competent and specialist person. Operation and maintenance manuals must be properly specified and added to H&S file. Consider ways to minimise the need for access, particularly at high level, by making connections and fixings accessible from floors. Make client aware of any hazards that may occur during operation and maintenance and obtain

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		information about any building occupation factors that might affect the risks. Maintenance recommended to be carried out after operating hours.
7	Roof lights	Cleaning of the rooflights to the pod ancillary roof: The roof lights will be accessed externally via the permanent proprietary roof access ladder and hatch located via the mid level deck above the changing places room, which is accessed by a retractable ladder. The roof has a 1100mm high parapet wall for safe roof access. The rooflights will be specified to meet the standards of APD Part k and Part M and be a class 1 or 2 non fragile. The roof lights will be accessed internally via a mobile scaffold tower and cleaned using a water fed pole system.
8.	Roof Access and Maintenance	The parabolic roof over the waiting area and Staff accommodation will be accessed via a retractable ladder in the Changing Places room, which leads to a floor deck above the ceiling that has a permanent proprietary roof access ladder and hatch. Areas compartmentalised for fire escape reasons. Access via this method to be managed with the bus station operator. Recommended to be outside of operating hours due to crucial required need of Changing Places room during normal operating hours. The sedum roof will have a maintenance strategy developed as part of future project stages. Sedum roof maintenance manuals must be properly specified, obtained from specialist supplier and added to H&S file. The bus stands roof which hosts the Photo Voltaic will be accessed via a step over and walkway that spans to that roof from the sedum roof. There is a fall restraint system with anchor points and wire system for maintenance workers to hook onto. A grided walkway system is located down the central aisle of the bus stand roof to provide a level platform to maintain the PV panels from.
9.	Soffit / Gutter Access and Maintenance	Gutters to the perimeter of sedum roof and at the lower lip of pod ancillary roof are to be accessed by means of the measures associated with their respective roofs and as described above in "*8. Roof Access and Maintenance*". When accessing gutters from bus bay locations, maintenance/cleaning operations to be carried out outside of normal business hours to avoid disruption to services. Sedum Roof maintenance to be carried out by competent specialist to eliminate risk of plant encroachment at outer edge of roof in location of perimeter gutter. Recommended that roof to be checked for plant encroachment every 2-3 months.
10.	External High-Level Maintenance	Cleaning of external façade glazing – curtain walling, water fed reach pole to be used. The façade above the building canopies will be accessed via a mobile scaffold tower and cleaned using a water fed pole system to overcome the overhang of the canopy. Cleaning Internally: water fed reach pole to be used within the building. Tallest extent to clean is approximately 5.5m. Maintenance of the roof soffit, exposed structure, eaves and roof mounted signage (along with periodic cleaning) can be accessed via a MEWP off the hard standing wrapping around the buildings perimeter (carried out, out of hours or with selective bus bay closures to segregate

		operational vehicles from the roof access equipment) Some maintenance activities to be carried out via the roof with a fall restraint system in use.
11.	Internal High-Level Maintenance	The double height waiting area will require glass cleaning via water fed reach poles. MEWP equipment can also be used owing to sufficient door openings that allow equipment internal access. Within the bus station area, high level access to exposed structure, ceilings, lighting CTTV, and life safety systems. MEP designer / contractor to outline strategies for accessing this equipment. In all other areas a mobile tower will provide access within a single storey environment.
12.	Bin Store	Bin store, and particularly its green roof, to be checked for unwanted plant encroachment that can affect building's structural integrity. Collections from store by refuse vehicles to be managed by bus station operator.
13.	Site Maintenance	The main contractor to adopt the principles agreed with the Local Authority Planning Department as part of the pre-commencement conditions for keep the site clean.
14.	Dangerous Substances in Cleaning	Any cleaning products used in the maintenance of the building should be kept in a dedicated locked COSHH cabinet located within the Arriva Office or Driver Mess Room.
15.	Other Issues	Sedum roof and green wall to be maintained in line with designers' requirements including the periodic inspection of the installed irrigation, drainage and waterproofing systems.
16.	General Notes	This document should be read in conjunction with SGP's Designer Risk Assessment Review and RAG Register.
17.	Appendices	N/A

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