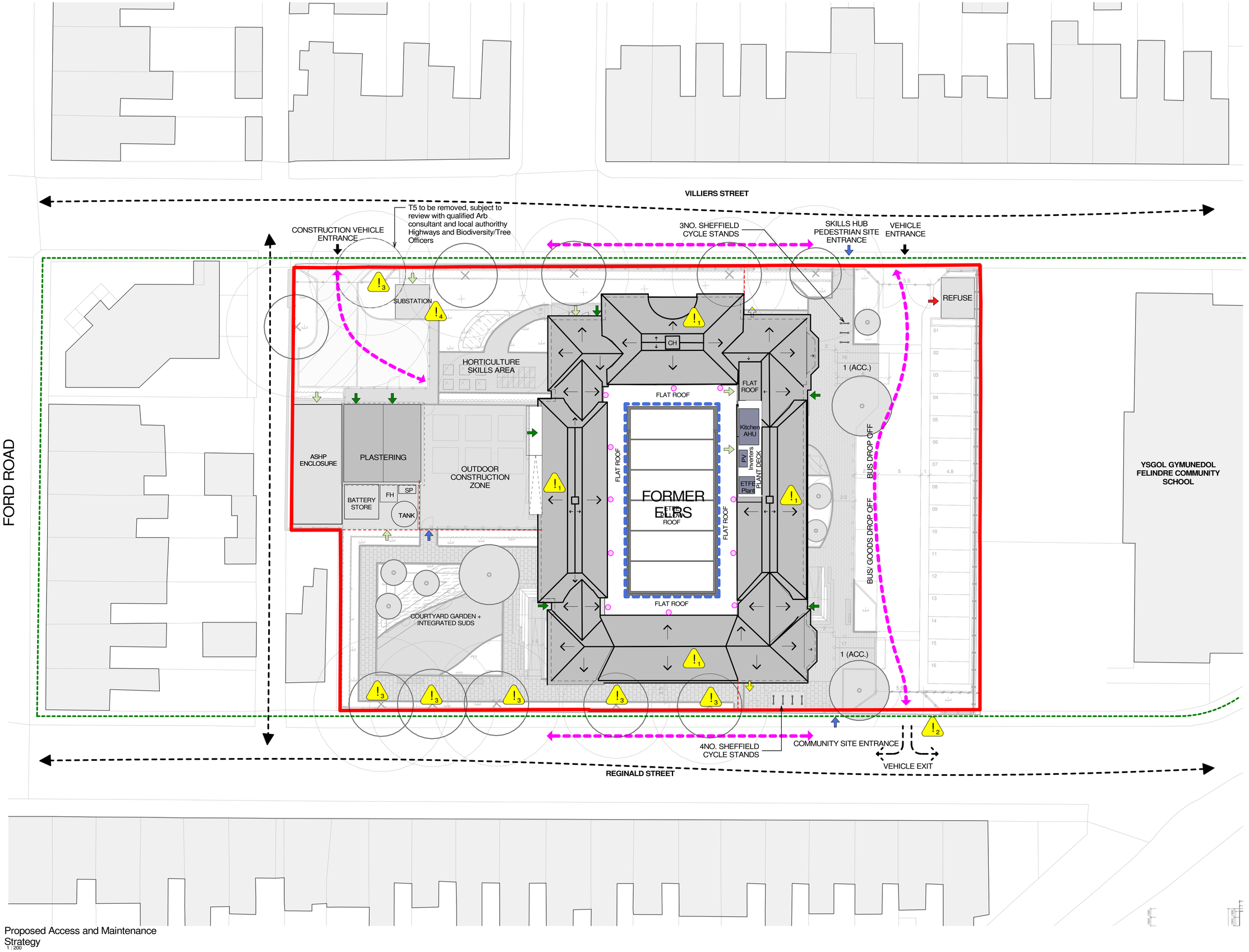



Proposed Access and Maintenance Strategy
1 : 200


**Cardiff Studio**
The Maltings
East Tyndall Street
Cardiff
CF24 5EA

**Cowbridge Studio**
Bron Y Glen
St Hilary
Cowbridge
CF71 7DP


N


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Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.


**KEY**

- Site Application Boundary
- Vehicular Access
- Pedestrian Access
- Refuse Store Access
- Building Access
- Emergency Exit
- Plant/Maintenance Access
- Security Line
- Pedestrian movement to outside of site
- Vehicular movement to outside of site
- Safety handrail
- Fall restraint points
- RH Roof Hatch
- Emergency vehicle route

**ETFE Roof Maintenance**

- Roof maintenance will be carried out using roof man anchors with 25 kg counterweight sections as safety restraints.
- ETFE systems require annual servicing (particularly the air-handling unit) and a full clean every 2–5 years, depending on environmental conditions. Access for cleaning and maintenance will be via roof man anchors and podium steps.

**Window Washing Strategy**

- All windows, and polycarbonate roof including those within the covered courtyard, will be cleaned using a reach-and-wash system.

**Podium Scaffold**

- To facilitate internal high-level maintenance activities, including: light bulb replacement, services maintenance

**Fall restraint**

- Anchor points to be strategically distributed across the roof to enable safe access for PV panel maintenance and cleaning.

**NOTES**

- For boundary treatments, refer to the Landscape Architect's drawings.
- PV panel cleaning and maintenance frequency to be confirmed by the specialist.
- Green roof above plant room to be maintained in accordance with installer's guidance, with access provided via portable step ladder.
- Polycarbonate roof to plastering building to be cleaned twice a year.

Final Strategy to be confirmed in consultation with the Principal Designer, MEP Engineer, and Fire Consultant.

| HAZARDS KEY | |
|---|---|
| ! 1 | Working at heights. |
| ! 2 | Overhead cables |
| ! 3 | Roots within Tree RPA must be retained and protected. |
| ! 4 | El. Sub Station in close proximity. High Voltages. |

The risks noted should also be read in conjunction with the Principle Designer risk register.

| Revision | Description | Checked | Date | Drawn |
|---|---|---|---|---|
| P03 | Site Plan Layout Updated | LV | 08.01.26 | EVO |
| P02 | Cycle Stand Location Updated | EVO | 14.11.25 | SB |
| P01 | DRAFT Issue | LV | 03.06.25 | EVO |

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ARCHITECTURE

Client
Tilbury Douglas Construction Ltd.

Job Title
Education Library & Resource Centre

Drawing Title
Access and Maintenance Strategy

Scale
1 : 200 @A1

Job No. 1066 | Drawing No. 0101

BIM Level 2 File Name:
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Work Stage: RIBA Stage 3 | Status: S4 | Rev: P03