

Envelope Maintenance Case Study - Concept Design

The Problem/Challenge

Economic and practicable envelope maintenance methods to clean unusual building forms without compromising design intent.

The Risks

High level maintenance techniques with possible falls from height, high costs (£145K.pa), poor results and consequential bad publicity.

The Solution

BMU discounted on cost and public area location of machine. Roped access not designed into cladding fabric or structure.
MEWP's used requiring hard landscape.

The Benefits/Results

Poor cleaning, broken windows from boom impacts, high costs in use, bad publicity.

Key Points

Capital v Revenue costs and other practicable factors to be compared in the decision making process at early stages of the project rather than just the safety Working at Height 2005 Regulation hierarchy.

