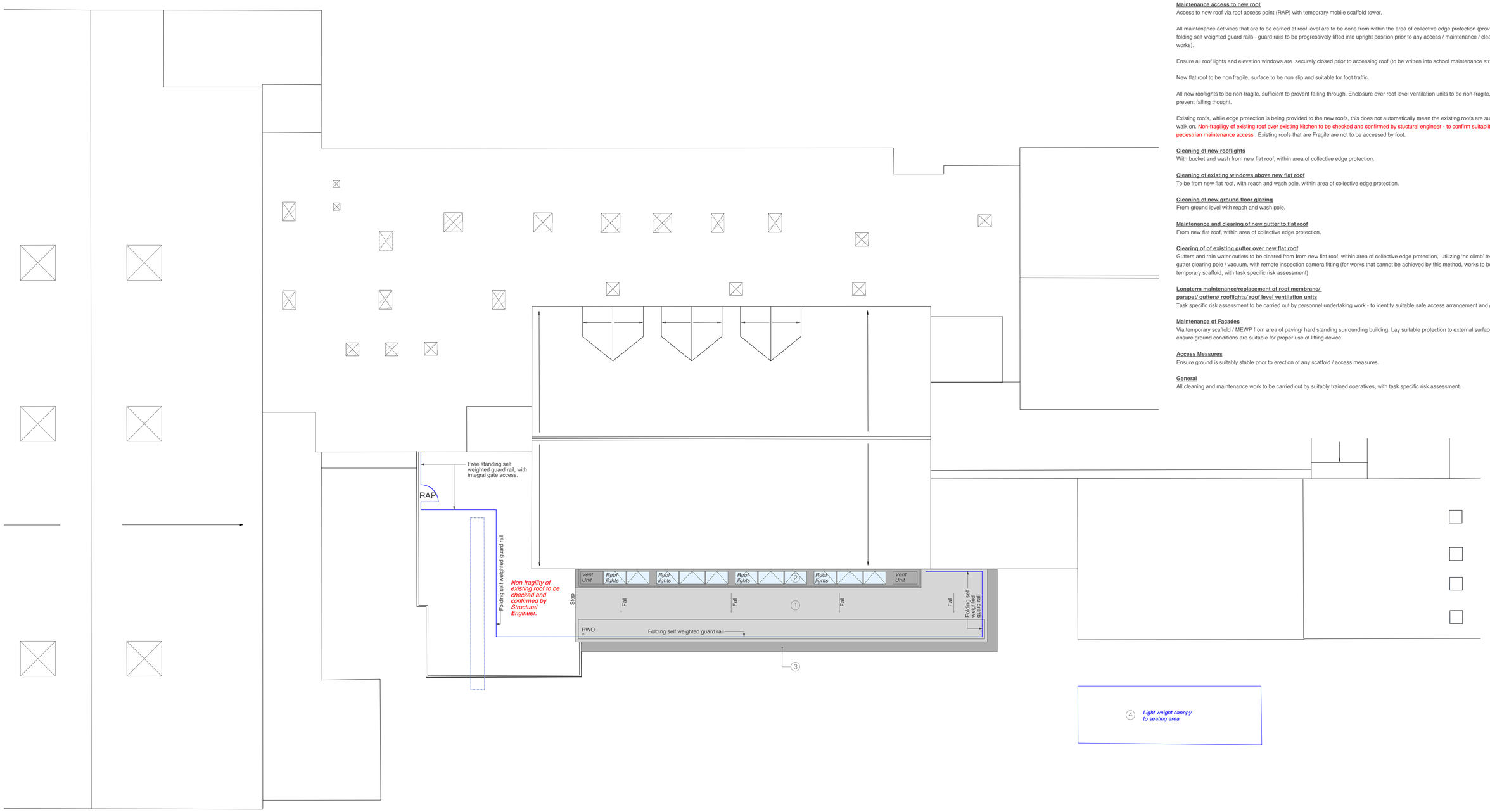


SAFE ACCESS STRATEGY

Maintenance access to new roof
Access to new roof via roof access point (RAP) with temporary mobile scaffold tower.

All maintenance activities that are to be carried at roof level are to be done from within the area of collective edge protection (provided by folding self weighted guard rails - guard rails to be progressively lifted into upright position prior to any access / maintenance / cleaning works).

Ensure all roof lights and elevation windows are securely closed prior to accessing roof (to be written into school maintenance strategy).

New flat roof to be non fragile, surface to be non slip and suitable for foot traffic.

All new rooflights to be non-fragile, sufficient to prevent falling through. Enclosure over roof level ventilation units to be non-fragile, sufficent to prevent falling thought.

Existing roofs, while edge protection is being provided to the new roofs, this does not automatically mean the existing roofs are suitable to walk on. Non-fragiligy of existing roof over existing kitchen to be checked and confirmed by stuctural engineer - to confirm suitablity for pedestrian maintenance access . Existing roofs that are Fragile are not to be accessed by foot.

Cleaning of new rooflights
With bucket and wash from new flat roof, within area of collective edge protection.

Cleaning of existing windows above new flat roof
To be from new flat roof, with reach and wash pole, within area of collective edge protection.

Cleaning of new ground floor glazing
From ground level with reach and wash pole.

Maintenance and clearing of new gutter to flat roof
From new flat roof, within area of collective edge protection.

Clearing of of existing gutter over new flat roof
Gutters and rain water outlets to be cleared from from new flat roof, within area of collective edge protection, utilizing 'no climb' telescopic gutter clearing pole / vacuum, with remote inspection camera fitting (for works that cannot be achieved by this method, works to be done via temporary scaffold, with task specific risk assessment)

Longterm maintenance/replacement of roof membrane/ parapet/ gutters/ rooflights/ roof level ventilation units
Task specific risk assessment to be carried out by personnel undertaking work - to identify suitable safe access arrangement and guarding.

Maintenance of Facades
Via temporary scaffold / MEWP from area of paving/ hard standing surrounding building. Lay suitable protection to external surfaces and ensure ground conditions are suitable for proper use of lifting device.

Access Measures
Ensure ground is suitably stable prior to erection of any scaffold / access measures.

General
All cleaning and maintenance work to be carried out by suitably trained operatives, with task specific risk assessment.

PROPOSED ROOF PLAN

N

0 5 10 15 20 25 M

Scale 1:100 @ A1

Proposed Materials Key

1. Membrane flat roof, with integral gutter.
2. PPC aluminium glazed rooflights (non-fragile as required to prevent falling through). Framing and flashings dark grey.
3. Secret fix PPC aluminium eaves & soffit pressing (with concealed butt and receiver straps), with factory formed and finished mitred corner. Colour dark grey.
4. Lightweight canopy with white translucent waterproof fabric. Framing dark grey.

Finish to vent units to be PPC aluminium, dark grey.

Kendall Kingscott

Chartered Architects
Chartered Building Surveyors
Interior Designers
CDM Services

3 GP Centre, Yeoman Road,
Ringwood, Hampshire, BH24 3FF

+44 (0)1425 472 833
www.kendallkingscott.co.uk

Rev	Date	By	Ap	Note
P02	11/10/19	JS	PS	Notes updated, rooflights updated.
P01	10/10/19	JS	PS	Notes added.

Project: Romero Phase 2

Client: Oaklands Catholic School & Sixth Form College

Drawing Title: Proposed Roof Plan

Project Number	Drawing Number	Revision
190601-1111		P01

Scale	Paper Size	Filename
1:100	A1	190601.vwx

Date	Drawn	Checked	Status
09/10/19	JS	PS	PLANNING

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Check all dimensions and levels on site

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