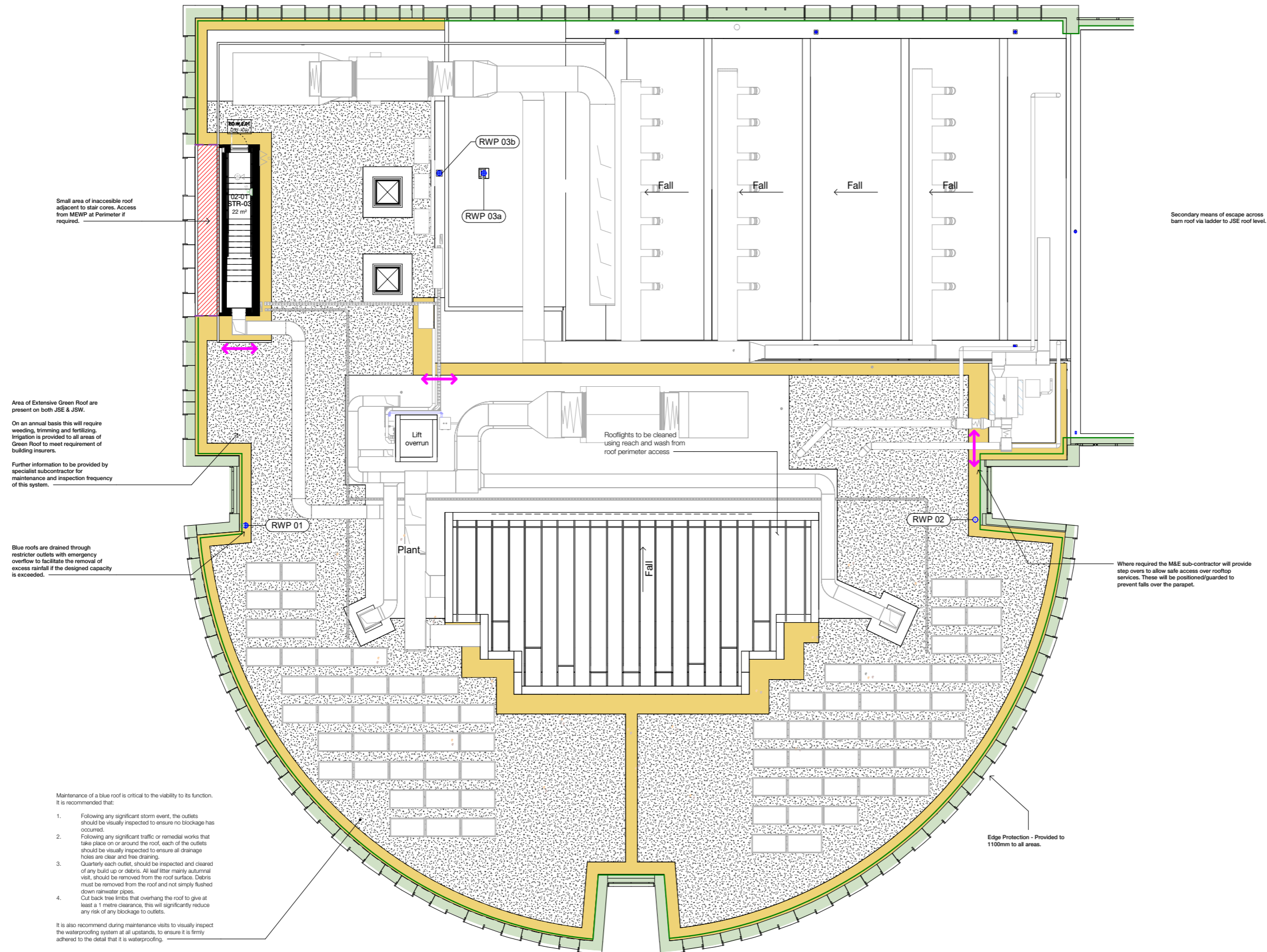


# 4. Cleaning and Maintenance

## Junior School West Cleaning and Maintenance



Small area of inaccessible roof adjacent to stair cores. Access from MEWP at Perimeter if required.

Area of Extensive Green Roof are present on both JSE & JSW.

On an annual basis this will require weeding, trimming and fertilizing. Irrigation is provided to all areas of Green Roof to meet requirement of building insurers.

Further information to be provided by specialist subcontractor for maintenance and inspection frequency of this system.

Blue roofs are drained through restrictor outlets with emergency overflow to facilitate the removal of excess rainfall if the designed capacity is exceeded.

Maintenance of a blue roof is critical to the viability to its function. It is recommended that:

- Following any significant storm event, the outlets should be visually inspected to ensure no blockage has occurred.
- Following any significant traffic or remedial works that take place on or around the roof, each of the outlets should be visually inspected to ensure all drainage holes are clear and free draining.
- Quarterly each outlet, should be inspected and cleared of any build up or debris. All leaf litter mainly autumnal visit, should be removed from the roof surface. Debris must be removed from the roof and not simply flushed down rainwater pipes.
- Cut back tree limbs that overhang the roof to give at least a 1 metre clearance, this will significantly reduce any risk of any blockage to outlets.

It is also recommend during maintenance visits to visually inspect the waterproofing system at all upstands, to ensure it is firmly adhered to the detail that it is waterproofing.

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Rev	Description	Date
P01	Tender Issue	17.02.2023
P02	Tender Amendment	28.04.2023
P03	Issued for review and comment	03.04.2024

- External Maintenance - MEWP Tracking**  
Location for MEWP adjacent to key facade access points for regular maintenance to gutters/rooflights/pv panels.
- External Maintenance - Access over Landscaping**  
Location for MEWP adjacent to key facade, reach required over landscaping.
- Internal Maintenance Zone**  
Access requirements TBC but typically maintenance of general fixtures and fittings. Refer to notes for F2S/ F2C height.
- Frequent Flat Roof Access**  
General access to external plants areas within plant screen. Refer to MEP information for required plant access zones and proposed strategy.
- Parapet to form Edge Protection**  
Parapet edge protection, min. 1100mm above roof FFL.
- Edge Protection Zone**  
Low parapet area
- Cleaners Store**  
For general internal cleaning equipment storage.

F2C: XXXXmm AFFL Floor to ceiling height above FFL.  
 F2S: XXXXmm AFFL Floor to soffit height above FFL.  
 SH: XXXXmm AFFL Window sill height above ground FFL. Regular window cleaning: reach and wash.  
 Indicative Step-Over Location  
 RWP location

Interim Stage 4b Cleaning and Maintenance strategy - subject to further input from Main Contractor.

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Project  
 St Paul's Juniors School  
 Lonsdale Road, Barnes  
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Drawing  
 JSW Roof Cleaning and maintenance strategy

Scale @ A1  
 1 : 100  
 Date  
 02/13/23

Drawn By  
 JB  
 Checked By  
 RS

Job Number  
 19033  
 Status  
 S3  
 Purpose of Issue  
 Issued for Review and Comment

Drawing No.  
 SPJS-HBA-JW-RF-DR-A-75-0102  
 Rev  
 P03

Edge Protection - Provided to 1100mm to all areas.

Where required the M&E sub-contractor will provide step overs to allow safe access over rooftop services. These will be positioned/guarded to prevent falls over the parapet.

Rooflights to be cleaned using reach and wash from roof perimeter access

Fall

Fall

Fall

Fall

Fall

RWP 03b

RWP 03a

RWP 01

RWP 02

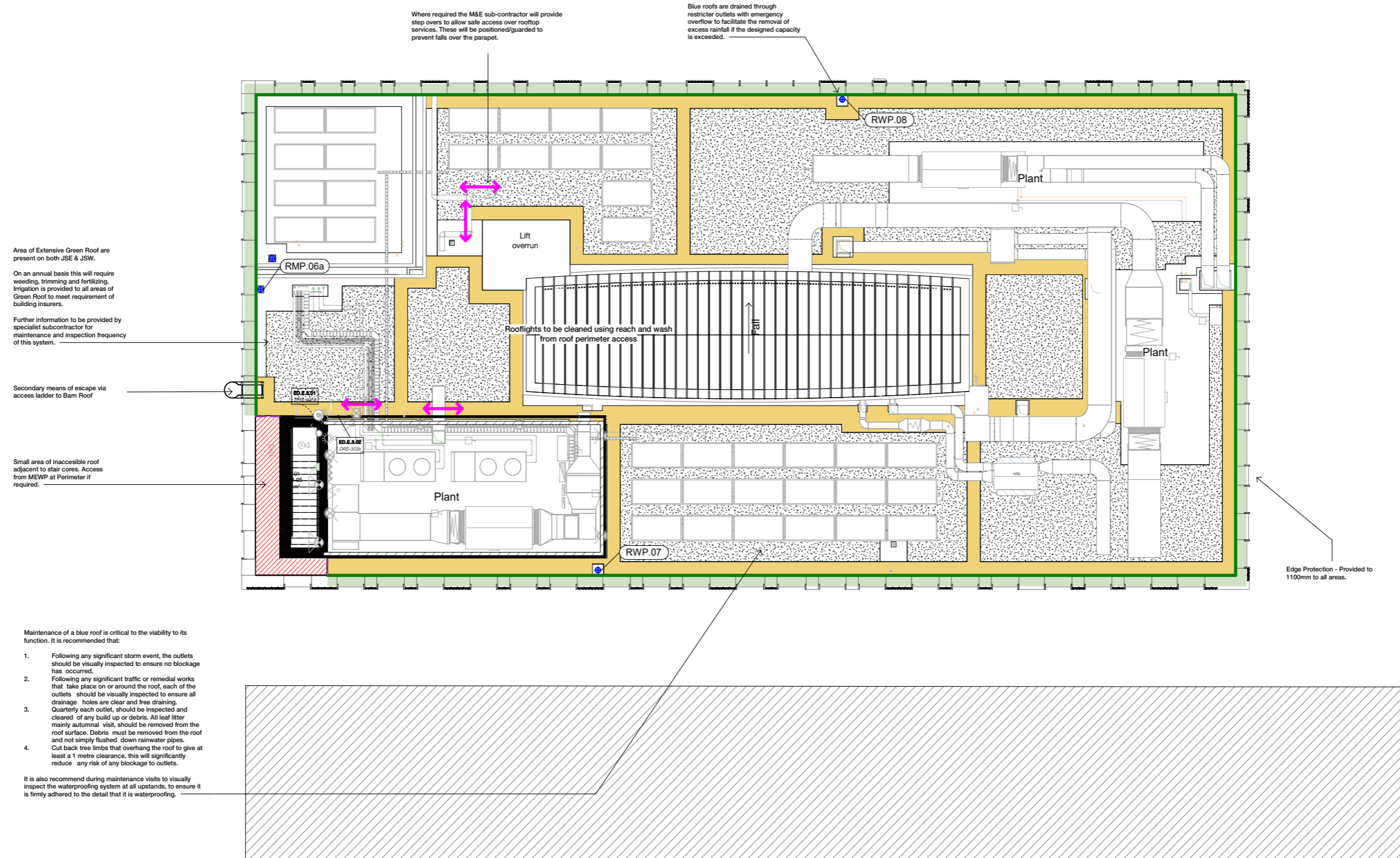
Plant

Lift overrun

02-01 STR-03 22 m²

# 4. Cleaning and Maintenance

## Junior School East Cleaning and Maintenance



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Rev	Description	Date
P01	Tender Issue	17.02.2023
P02	Tender Amendment	28.04.2023
P03	Issued for review and comment	03.04.2024
P04	Issued for review and comment	12.07.2024

- External Maintenance - MEWP Tracking**  
Location for MEWP adjacent to key facade access points for regular maintenance to gutters/rooflights/pv panels.
- External Maintenance - Access over Landscaping**  
Location for MEWP adjacent to key facade, reach required over landscaping.
- Internal Maintenance Zone**  
Access requirements TBC but typically maintenance of general fixtures and fittings. Refer to notes for F2S/ F2C height.
- Frequent Flat Roof Access**  
General access to external plants areas within plant screen. Refer to MEP information for required plant access zones and proposed strategy.
- Parapet to form Edge Protection**  
Parapet edge protection, min. 1100mm above roof FFL.
- Edge Protection Zone**  
Low parapet area
- Cleaners Store**  
For general internal cleaning equipment storage.

- F2C: XXXmm AFFL** Floor to ceiling height above FFL
- F2S: XXXmm AFFL** Floor to soffit height above FFL
- SH: XXXmm AFFL** Window sill height above ground FFL. Regular window cleaning: reach and wash
- Indicative Step-Over Location
- RWP location

Interim Stage 4b Cleaning and Maintenance strategy - subject to further input from Main Contractor.

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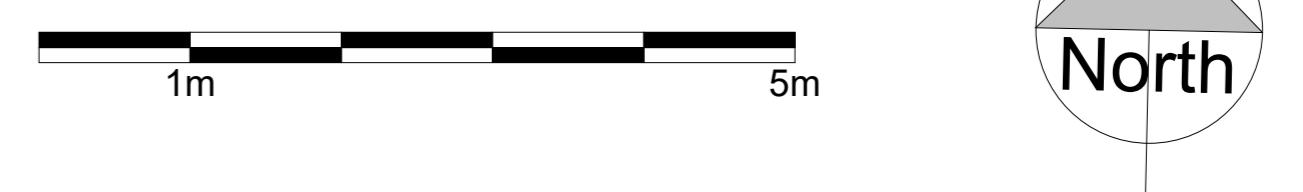
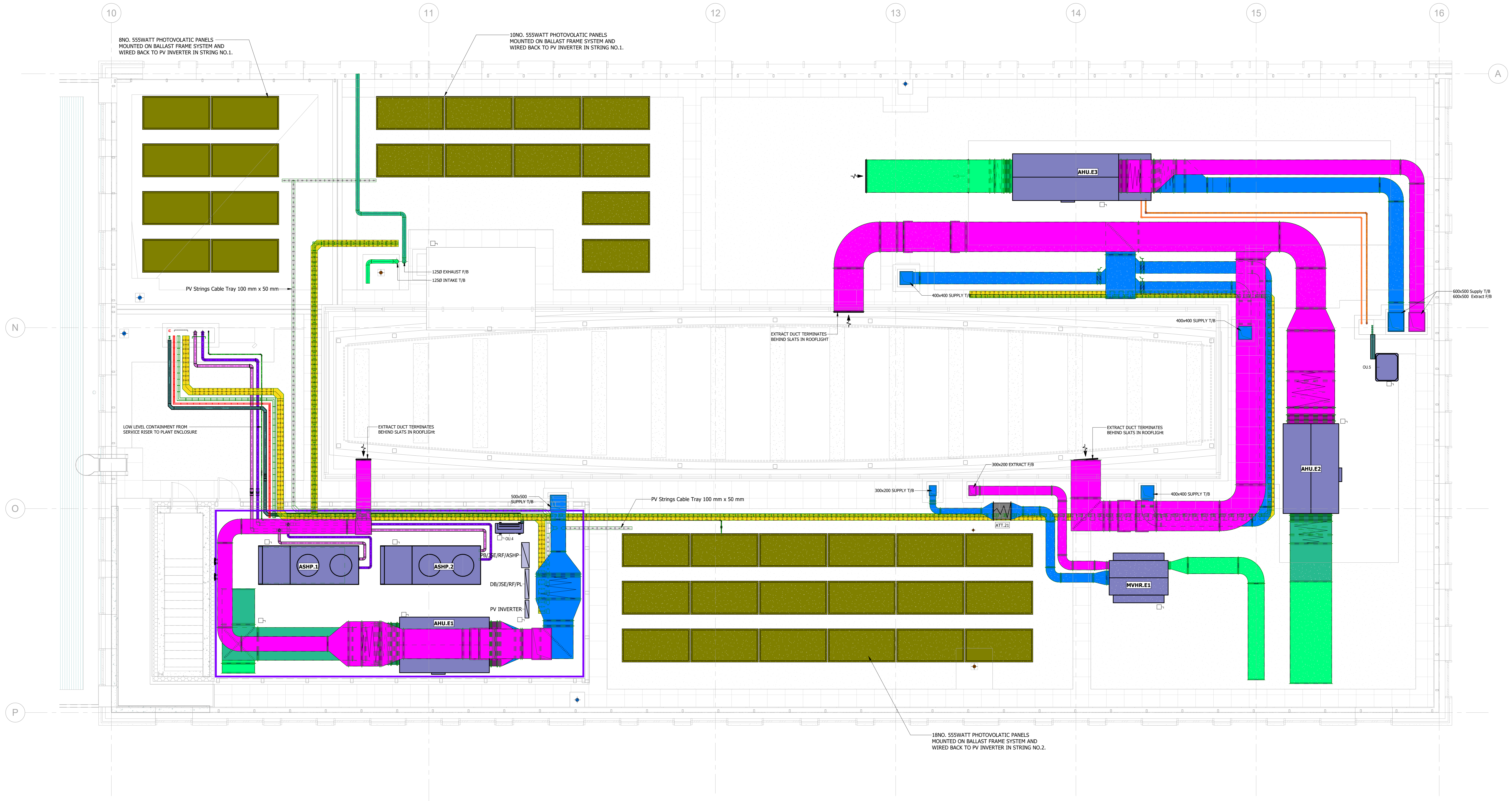
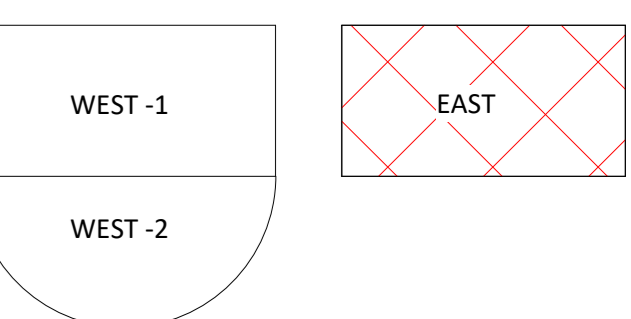
Project  
 St Paul's Juniors School  
 Lonsdale Road, Barnes  
 London, SW13 9JT

Drawing  
 JSE Roof Cleaning and maintenance strategy

Scale @ A1 1 : 100	Date 02/13/23
Drawn By JB	Checked By RS
Job Number 19033	Status S3
Purpose of Issue Issued for Review and	
Drawing No. SPJS-HBA-JE-RF-DR-A-75-0153	Rev P04

# Appendix

No.	Description	Date
P01	S2 - For Information	29/05/24
P02	S2 - For Information	16/07/24



**NUGENT**

Project  
St Paul's School Junior School

Title  
Level RF Combined Services Layout JE

Project No. MP\_23\_005 Date 29/05/24

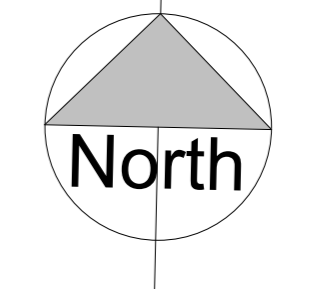
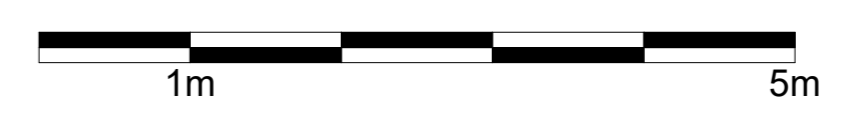
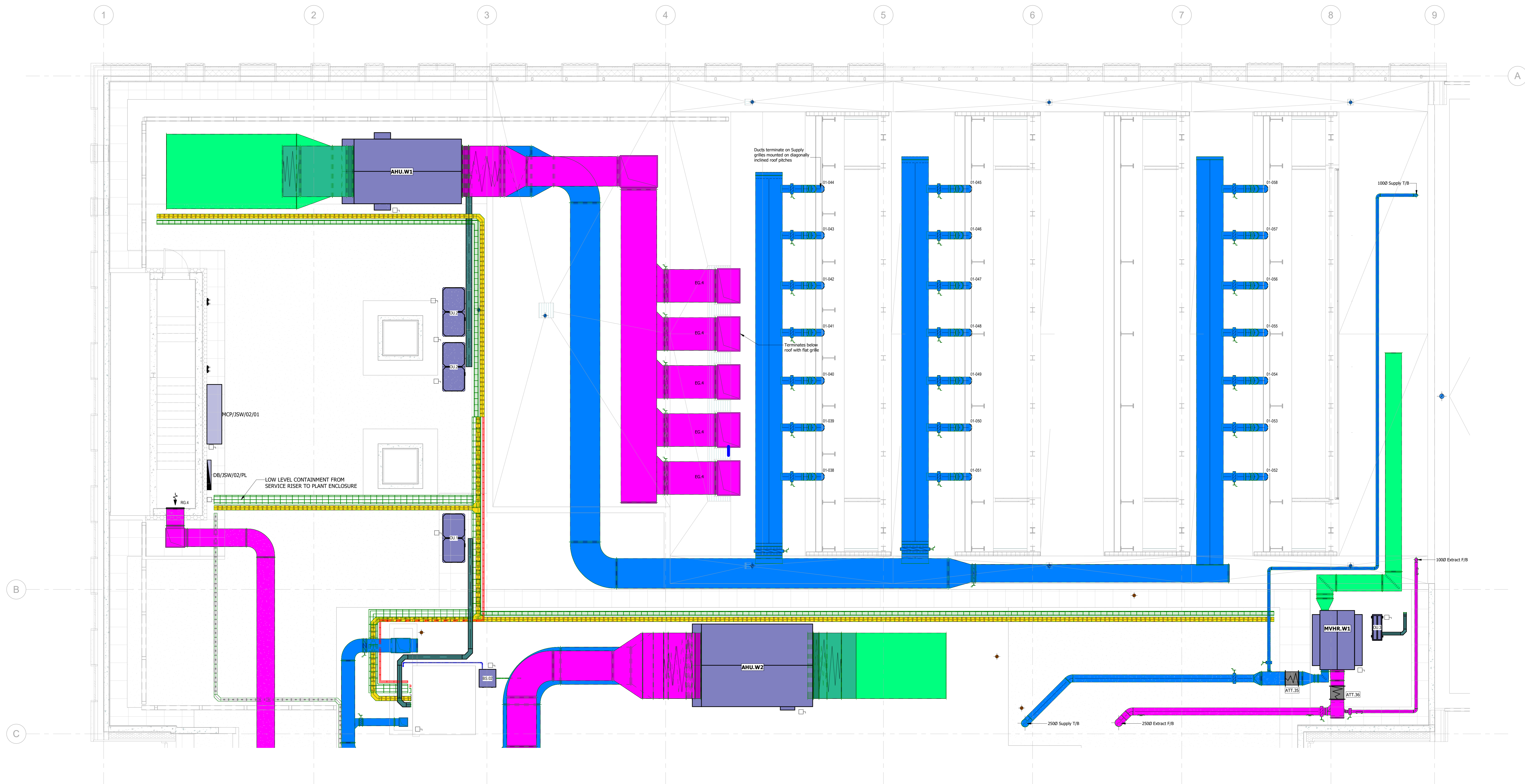
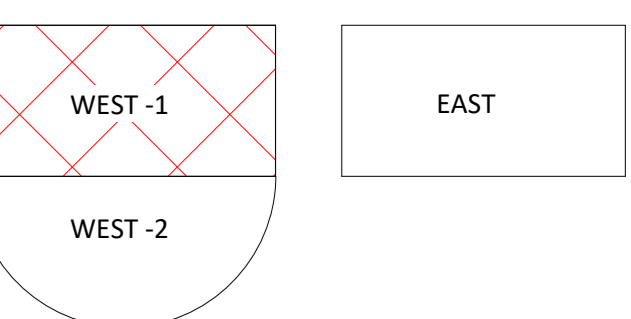
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Status  
S2 - FOR INFORMATION

Orig. No. SPJS-MNL-JE-RF-DR-ME-60001

Scale 1:50 Sheet A0 Rev. P02

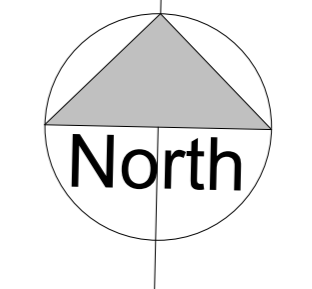
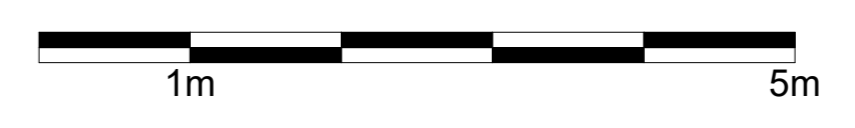
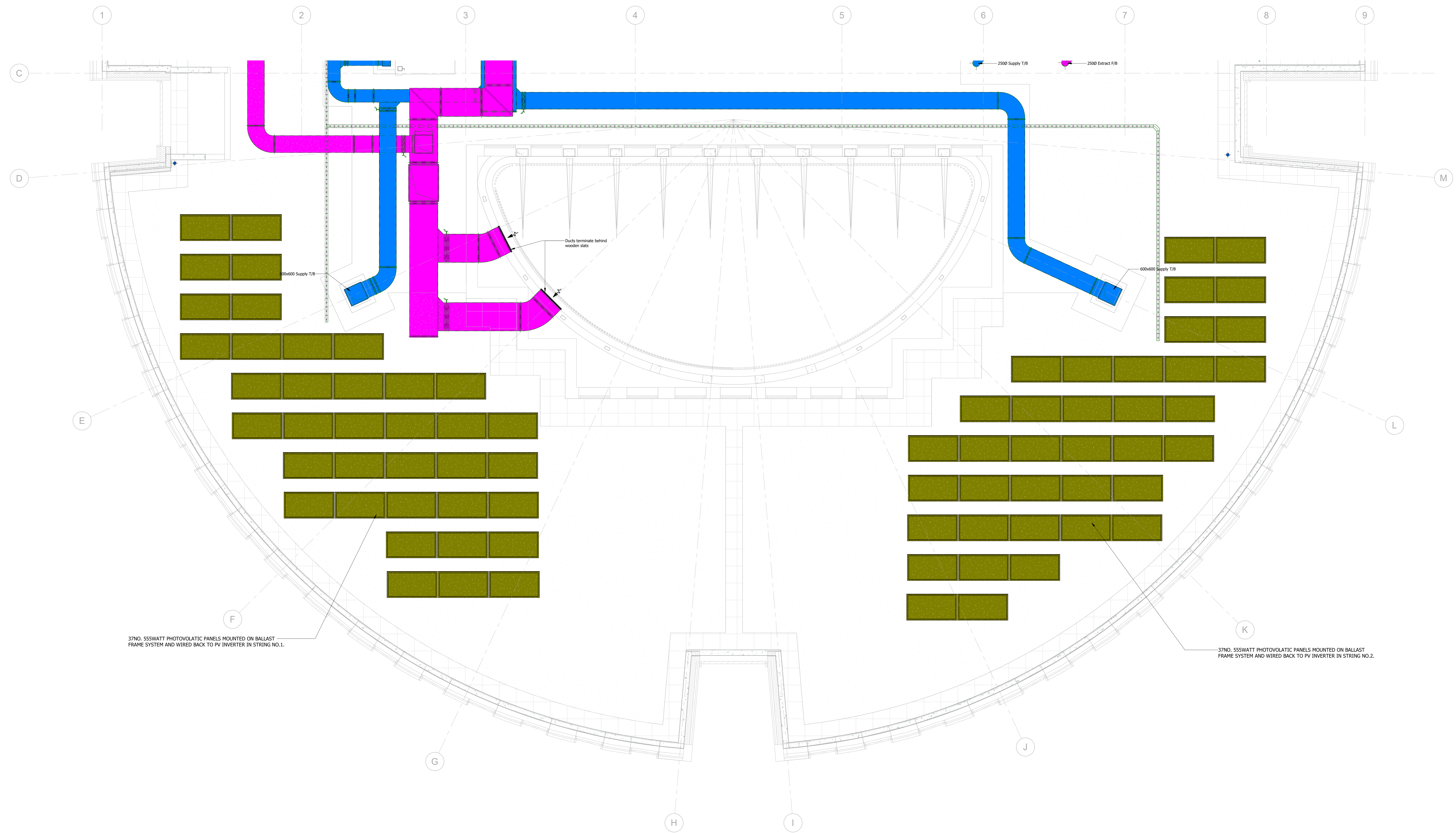
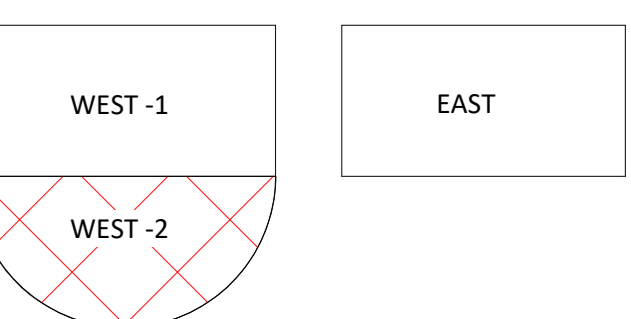
No.	Description	Date
P01	S2 - For Information	29/05/24
P02	S2 - For Information	16/07/24



**NUGENT**

Project: St Paul's School Junior School  
 Title: Level RF Combined Services Layout JW Sheet 1  
 Project No.: MP\_23\_005  
 Date: 29/05/24  
 Drawn by: CM  
 Checked by: CS  
 Status: S2 - FOR INFORMATION  
 Dwg. No.: SPJS-MNL-JW-RF-DR-ME-90002  
 Scale: 1:50  
 Sheet: A0  
 Rev: P02

No.	Description	Date
P01	S2 - For Information	29/05/24
P02	S2 - For Information	16/07/24



**NUGENT**

Project  
St Paul's School Junior School

Title  
Level RF Combined Services Layout JW Sheet 2

Project No.  
MP\_23\_005

Date  
29/05/24

Drawn by  
CM

Checked by  
CS

Status  
S2 - FOR INFORMATION

Drig. No.  
SPJS-MNL-JW-RF-DR-ME-90003

Scale  
1:50

Sheet  
A0

Rev.  
P02

