



INTRUSIVE SURVEY

SITE DETAILS

Site Address: Queens Court, Reading RG1 7QF

Project description: Intrusive Survey – south elevation

Scope of survey: Remove panels and assess secondary support and cavity barriers. Survey area.

Client: Hines PLC

DISCLAIMER

This report applies only to the façade construction in the areas which were observed on the day of the visit. The extent of this report is limited to the observations of the façade which may reasonably be made from the access provided by the Client or otherwise agreed to be provided by JPW Osprey under the Client's instruction. Please note that this report is confidential, personal and non-assignable. The report has been produced by Rachel Long on behalf of JPW Osprey, specifically for the Client referenced on the title page of this document, for their sole use alone. The contents must not be disclosed to any other party without the express permission of JPW Osprey, which must be obtained in writing. In the event that such permission is sought and agreed and the report is copied; then it must be copied in its entirety. JPW Osprey shall have no duty of care beyond that owing to the Client. Under no circumstances shall JPW Osprey be liable for any reliance by any party, other than the Client, on the information contained within this report. Nothing in this report confers or purports to confer on any third party any benefit or the acceptance of any third party liability by virtue of the Contracts (Rights of Third Parties) Act 1999. This report is provided strictly subject to JPW Osprey standard terms and conditions. The report is not a guarantee or warranty, but a professional opinion on the condition of the subject property façade.

SITE ENTRY

- Operatives appraised to any risk prior to attending site.
- Site operatives to be inducted by the appointed site supervisor Paul Juson.
- Building site rules to be advised by building manager Isla Murray.
- Operatives will adhere to all P.P.E. Regulations inclusive of fall restraint. Operatives must be harnessed trained.
- To gain access internally, operatives to enter the front entrance of the building and use the passenger lift and access the roof space via the utility ladder on the north elevation.
- Operatives to latch on to the latchway system at all times when within 2 metres of the leading edge.
- External access to be via a truck mounted TM38 cherry picker. The cherry picker to be controlled by the trained operative supplied by the hire company.
- External operatives to adhere to instructions from trained operative at all times.
- An exclusion zone as marked is to be erected securing the area from pedestrians and vehicles.

- Exclusion zone to be erected using cones and retractable barriers. Pedestrian parking has been excluded from the area by Hexagon management.

REMOVAL PANELS AND INSPECTION

- Panels to be removed to be located on the elevation plan.
- The operatives will drill a small hole in the located panel and attach a fixed length lanyard.
- 2 no. operatives will remove panels either by man handling or using hand held suckers as required from inside the basket.
- One operative will receive the panel on the roof. The panel will be laid flat on the roof and the lanyard removed.
- The panel will be moved to a safe storage on the roof area and laid flat.
- The support system is to be inspected and surveyed by relevant parties.
- The panels are to be handed to the operatives in the basket by the operative on the roof with the lanyard securely attached.
- The panels are to be secured back in place and the lanyard removed.

NOTES

We are dealing with an existing structure. Processes and methods may have to altered to accommodate on site conditions and variations. All works will be carried out to the best of our ability.

SITE LOGISTICS

WORKING HOURS & SCHEDULE

8.30-4pm Thursday 16th May.

RISK ASSESSMENTS

- Hand & small battery tools use
- Working at height
- Use of personal fall arrest equipment
- RAMS from Rapid platforms.

OTHER DOCUMENTS

- An example rescue plan is supplied.
- A lift plan is included
- Weather forecast - <http://www.bbc.co.uk/weather/2647793>

DELIVERIES AND UNLOADING:

Equipment and tools to be unloaded and loaded from vehicles parked at street level in the parking spaces within the exclusion zone between Queens Court and the Hexagon theatre.

PLANT, EQUIPMENT & TOOLS

It is expected that the works will involve the use of the following plant and equipment:

Hire TM38 | 38.00m

Featured Model: Bronto Skylift S38 XDT

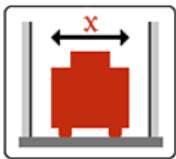
Machine Type: Truck

Specifications

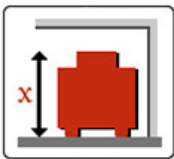
Reach Height	38.00m	Platform Height	36.00m
Closed Length	10.00m	Closed Height	3.70m
Width	2.50m	Weight	18,000kg
Cage Dimensions	3.70 x 1.10 x 1.10m	IPAF Category	1b
Lifting Capacity	600kg	Rotation	180
Power	Diesel	Turning Radius	0

TM38 for Hire: [Hire TM38](#)

Key Characteristics



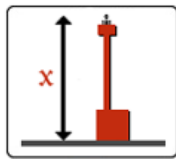
2.50m



3.70m



Diesel



38.00m

- Battery operated power tools and hand tools
- Ratchet straps
- Survey equipment
- Harnesses as required

LIGHTING

N/A

WELFARE

As it is only one day's work it is proposed that the 4 no operatives will have access to onsite facilities and water. All breaks will be taken in local amenities. There will be a qualified first aider on site.

PPE

Mandatory

Hard hats
Hi-Viz jackets
Protective boots
Fall restraint harness

PERSONNEL

Supervision: JPW Osprey Limited's Representatives; Paul Juson – Contracts Director

Up to 3 No. Operatives will carry out the panel removal and replacement;
Andy Harder - Site Manager, First Aider

Operative tba - Rapid Platforms

Other personnel present;

Jon Wood – JPW Osprey

Rachel Long - JPW Osprey

Caroline Emery – Metra Surveying

David Morrison - Gilmours

I have read and understand the REA MS IS Method statement and accompanying Risk Assessments;

[illegible]

