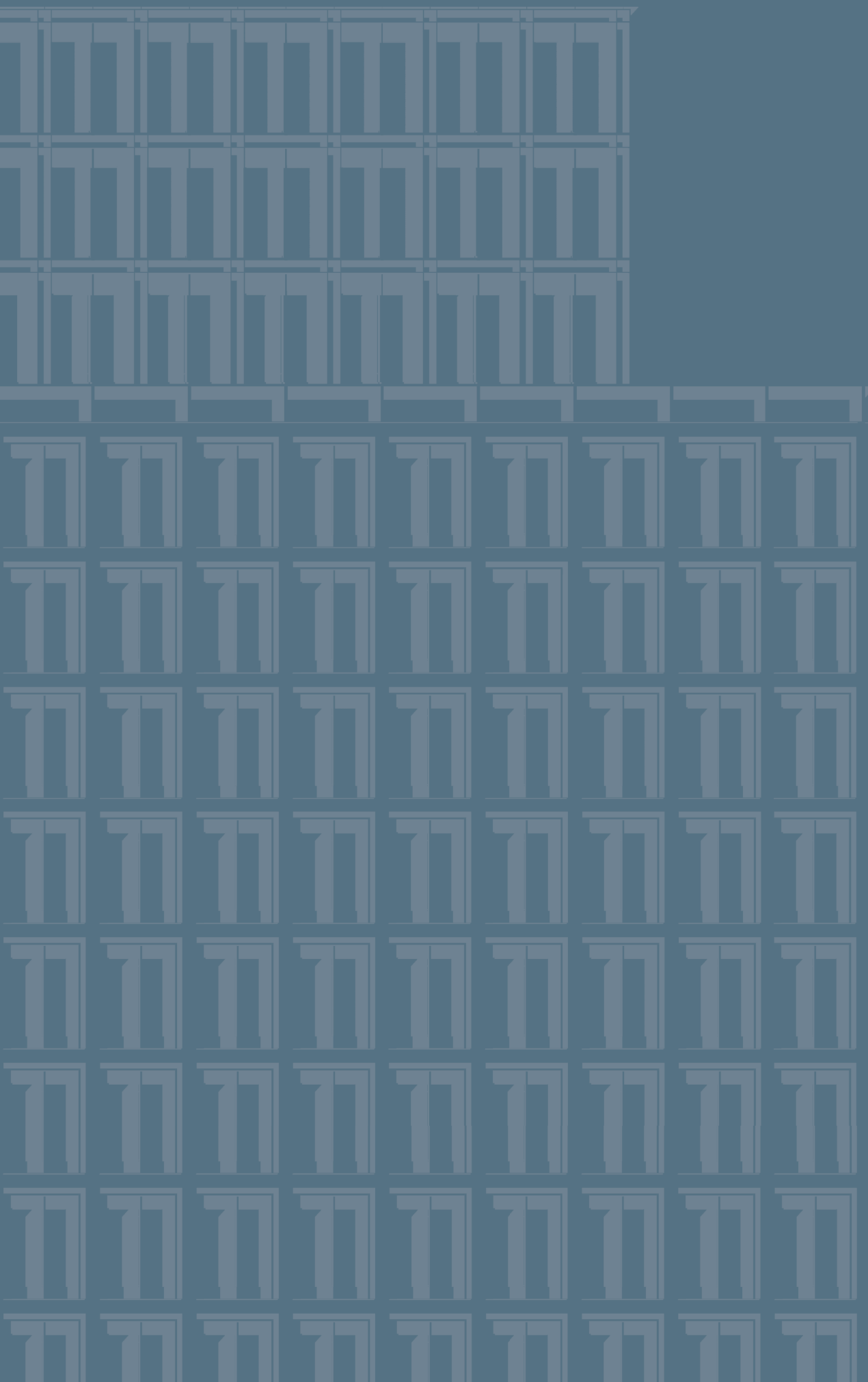




STATION HILL, READING BUILDING B

Reserved Matters Application

Condition 13 :
Cleaning and Maintenance Strategy

Allies and Morrison
August 2016

Issue History

Issue 02 August 2016 for planning approval

Introduction and Scope

This report is intended as an overview of the proposed access strategy for maintenance and cleaning of all areas of the project within Allies and Morrison scope. The reason for this report is to set down strategies envisaged during the design of the project to indicate possible ways of accessing the buildings safely for maintenance during its lifetime based upon the technology available at the time of writing.

Maintenance in this report is defined as cleaning, inspection, repair and replacement of certain elements such as lamps and glazing.

The designer’s approach is to choose a level of safety, whilst not compromising planning constraints and aesthetic qualities of the building.

This report generally addresses the most difficult access cases. Easier cases are not addressed. It is not an exhaustive method statement for all eventualities, such can only be provided by specialists in cleaning, maintenance and access.

The scope includes the external envelopes and interiors and is intended as suggestions to address the following criteria:

- Means for on-going access and maintenance to all areas during the buildings’ occupation
- Potential future requirements for hiring or procuring specialised access equipment
- Health and safety issues arising from the strategy
- Issues that will affect design, cost, package scoping, site, equipment and details in later design stages

Table 1 Access Codes (see drawings for locations of codes)

Code		Access to	Access height	Access from	Access strategy
Vertical surfaces	A1	Low level elements	Up to 9m	Ground or deck level	- Standing on deck: arm reach. Window cleaning in accordance with criteria outlined in Approved Document K5: external surface arm reach radius 850mm from point maximum 1300mm above finished floor level. Extension tools used in locations where tools cannot fall onto pedestrians below (i.e. where window is inboard of a Juliet balcony). - Standing on tied and stabilised ladder (maximum 9m): arm reach from ladder up to 850mm each side - Platform steps with barrier up to 9.5m: arm reach from platform up to 850mm each side (e.g. Sherpamatic or Tallescope). - Internally opening pivot or tilt/turn windows with barrier minimum 1100mm above deck
	A2	Glass balustrade outer surfaces	any	Balcony or landing	Glass balustrade cleaning: arm reach-over. Minimum height above deck 1100mm. Operative’s torso remains safe side, tools to be on a lanyard. This can only be controlled by using professional cleaning contractors.
	A4	Glass windows without deep reveals	10m	Ground or deck level	Cleaning by reach-and-wash extendable pole with de-ionised water. Water supply either from backpack, trolley, van or fixed pipe connection.
	A6	High level elements	Any	Ground or trafficable level only	- MEWP (Mobile Elevating Work Platform) is to be hired in as necessary. - Options: Truck mounted, self propelled, trailer mounted (with stabilisers), vertical scissor platforms/baskets. - Hydraulic support legs are to be extended to designate hard surface areas and load spreaders used where necessary. Access to the basket is from deck level at all times. No dismounting of basket. See machinery specification for details of equipment.
	A10	High level elements	Any	Roof deck level	Rope access by IRATA certified personnel to IRATA requirements. Design of anchors and ancillary access equipment by specialist designer and in accordance with BS 7985 and ISO 22846.
Horizontal	A11	Roof areas within a protective barrier	n/a	Roof deck level	Enclosed roof plant or inspection area. The roof area is within the confines of a freestanding louvre screen or protecting balustrade. Free access to authorised service personnel without requirement for personal fall safety gear. Sign type S1 at each baluster/door/gate notifying danger beyond balustrade/screen and requiring permit to pass into unprotected area. See Sign Schedule.
	A13	Roofs areas without barrier and outside wireway or demarcation cordon	n/a	Roof deck level	All by Client and specialist designer.

- Water and power locations are to be confirmed. Water and power is to be made available within 50m of any point of work.
- Access requiring hoisting is for operatives plus small tool loads only. For activities requiring greater loadings please refer to the glass replacement strategy and crane strategy.
- Maximum manual handling loads for cleaning are assumed to be 15kg per operative (bucket of water, small power tools etc.)
- Extended reach equipment must be tethered where there is risk of injury to persons below if equipment is dropped.

Modes of Access

Table 1 outlines general methods of accessing building surfaces and elements, with reference codes for each method. Appended drawings indicate where each access method is intended to be used. Modes of access described are for cleaning, inspection and minor maintenance.

Special cases may apply where Table 1 does not offer an access solution. Some special cases are as follows:

Risers

- To be confirmed at later work stage

Flues within roof spaces

- To be confirmed at later work stage

Eyebolts and safety equipment

- To be confirmed at later work stage by specialist designer

Lightning protection test points

- To be confirmed at later work stage

Fire dampers

- To be confirmed at later work stage

Isolation valves

- To be confirmed at later work stage

Cleaning

It is envisaged the following routines for cleaning the external envelope **may** be adopted (Note: Full information on cleaning and exact frequency recommendations to be clarified in the O&M Manuals.):

- Vertical Glass at high level: this will require cleaning several times per year
- Vertical Glass at low level: this will require cleaning weekly or monthly
- Anodised and painted aluminium and other metals: should not show dirt significantly, but these elements should be cleaned at intervals required by the manufacturers in order to retain any warranty. Copings, sills, ledges and near horizontal metal surfaces may require cleaning at the same intervals as glass in order to prevent dirt build-up and subsequent run-off, which can result in staining. Louvres elements will require infrequent cleaning.
- Retail signage, light fittings: as required

In all cases where cleaning is required, the more often a surface is cleaned, the easier it is to clean.
Operatives working in wet clean areas should wear non-slip safety footwear.

Minor Maintenance

We envisage the following routines for maintaining the external envelope might include (Note: Full information on maintenance recommendations to be clarified in the O&M Manuals.):

- Lamp replacement: Occasional
- Garden maintenance: As seasonally required. Includes replacement of shrubs.
- Vertical Glass Replacement: Extremely rare. Glass handling by operatives, crane and or glass manipulator, according to weight
- Parapet, copings and rainwater outlets: Annual inspection
- Retail signage installation and maintenance: As required
- Lightning protection testing
- Safety equipment eye bolts and brackets testing and inspection
- Panel interface seals and gaskets

Glass Replacement

Modes of Access for Glass and Panel Replacement:
The following table refers to the support and mechanical manipulations of glazing. For all associated inspections and fixings please refer to the Exterior cleaning and inspection strategy

See drawings for locations of codes

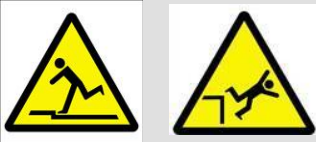
Code	Access Zone	Max Height to Top of Glass ¹	Max Lift ²	Access Strategy
G1	Vertical glazing Shop Fronts , Balustrade, etc.	Low level	60kg	Lifting by hand. Glazing beads to be located internally or externally depending upon which side of glass the immediate deck access is from. Glass is lifted from deck or platform for smaller domestic sized panels with hand vacuum tools. If internally beaded, the panel is ported through the building via lifts to/from loading point in street. Access to be done with hook on lanyard system to provide fall arrest safety. Method statement to be provided by glass manufacturer and specialist designer.
G2	Vertical glazing Shop Fronts etc.	Low level	300 - 500kg	Lifting by machine with vacuum glass lifter. GGR Glasboy GK 330, EMU (Ergonomic Lifting Unit) or RALF (Robotic Articulated Lifting Frame). Hydraulic support legs are to be extended to designate hard surface areas. Full extension provides access to 1st floor glazing. Where height or access is restricted, use GGR mini crane model URW-A295CR or 305C or similar. Alternative method of lifting glass: Erection of scaffold towers each side of replacement zone with bridging beam between for motorized hoist.
G3	Vertical glazing	High level	Various	Lifting via mobile crane fitted with a vacuum lifter plus MEWP for operatives Use GGR Libro 500, or similar vacuum overhanging beam lifter where protruding construction over hangs façade. Alternative method of lifting glass: Erection of scaffold towers each side of replacement zone with bridging beam between for motorized hoist. Operatives to work on re-glazing using access method for the particular location from Table 1 or, alternatively from internal floor after temporary balustrade is erected on the floor. Dead weight trolleys may also be used to secure operatives in fall prevention mode.

Note 1 - Height of glass panel is assumed to be equal to the maximum hook level

Note 2 - Including glass lifter, hook, strops and line where applicable

Vertical Glazing:
For full storey height glazing, temporary barriers are to be erected internally before damaged glass is removed. Barrier members are to span between adjacent mullions/transoms.

Sign Schedule

Ref	Location	Text
S1	Baluster, door or gate from enclosed A11 area to A12a area.	Danger. Do not pass beyond this point without permit to work and safety harness with correct length lanyard 
S2	At fall prevention wireway posts or on demarcation rail.	Danger. Do not step over line/eyebolt/rail until attached to line/eyebolt/rail with correct length lanyard 
S3	Horizontal glass, eg. Atrium glazing	Danger. Do not step on glass 
S4	No access roof	Danger. Do not mount roof. Full scaffolding protection to be used if requiring access 
S5	Trip lines, low bulkheads and other compromised head height lines	

Means of Access for Whole Site, External Landscape and Craneage Strategy

Particular attention is to be made when selecting external access machinery to external floor loadings and width restrictions.

Machinery Specification

Scope

This section is intended to identify examples of the site access and safety equipment suggested to achieve this access strategy. All specifications, applications, operational parameters and suitability to be checked by the user.

Low Rise Work Platforms:



- Sherpascopic 177
- Stowed height: 2.38m - working height: 3.06m - 3.52m
 - Platform adjustable from/to 1.06 -1.52m
 - Weight: 30kg



- Tallescope
- Working height: 5.6m - 9.5m
 - Stowed size range: 2.5 x 1.1 x .74m to 5.3 x 1.9 x 0.74m

Multi-purpose all areas platforms for general day-to-day maintenance:

Genie range: AWP 20 to AWP 40



- Stowed height: 1.98 - 2.78m
- Working height: 8.12 - 14.46m
- Width: 0.56 - 0.74m

Mobile Elevating Work Platform (MEWP)

Palazzani Ragno Mantis TSJ-34 – UK dealer: Universal Aerial Platforms



The Mantis TSJ-34 MEWP has the following specification:

- Stowed height: 2.05m - working height: 34.00m
- Width: 0.98m, length: 7.50m
- Cage width: 1.95m, cage length: 0.78m
- Lift capacity: 200kg (2no. operatives)
- Maximum outreach 2 operatives: 13.00m, maximum outreach 1 operative: 15.00m
- Power source: battery/electric/diesel options, including any combination

- Gradeability: 35%
- Weight: 5200kg

Additional features:
Available as a wheeled or tracked vehicle. Numerous stabiliser leg configurations allows best use of given floorspace and may be set up on uneven ground/steps. Electro-hydraulic proportional controls in cage, with full set of ground controls. Pedestrian controlled 2-speed/inching motor.

Robotic Glass Lift manipulator

GGR glass Robotic Articulated Lifting Frame (RALF) - UK dealer: GGR Glass Services and Crane Hire Ltd



- 1
- GGR glass RALF has the following specification:**
- Stowed height: 2.1m - working height: 5.92m (to pad face)
 - Width: 1.2m, length: 3.6m
 - Lift capacity: 620kg
 - Maximum outreach: 5.92m to pad face
 - Working radius: 4.4m
 - Power source: 24v battery pack or 110V/32A site supply
 - Weight: 2700kg
 - Floor loading (max load): 4.12kN/m2

Additional features:
Two front outriggers and a rear jack provide stability and reduce ground loading.
Unique patented head allows a unit to be manipulated with ease through:

- 80° left and right of centre
- 80° up and down from centre
- 360° rotation in either direction
- 100mm parallel movement either side of head centre axis

Drive and operation provided by 24v battery pack or 110V/32A site supply, On-board maintenance-free vacuum pump Mobile Elevating Work Platform (MEWP) for external, site-wide maintenance, cleaning, and cradle rigging

Self-Propelled Telescopic Boom

The Genie S-80 MEWP has the following specification:

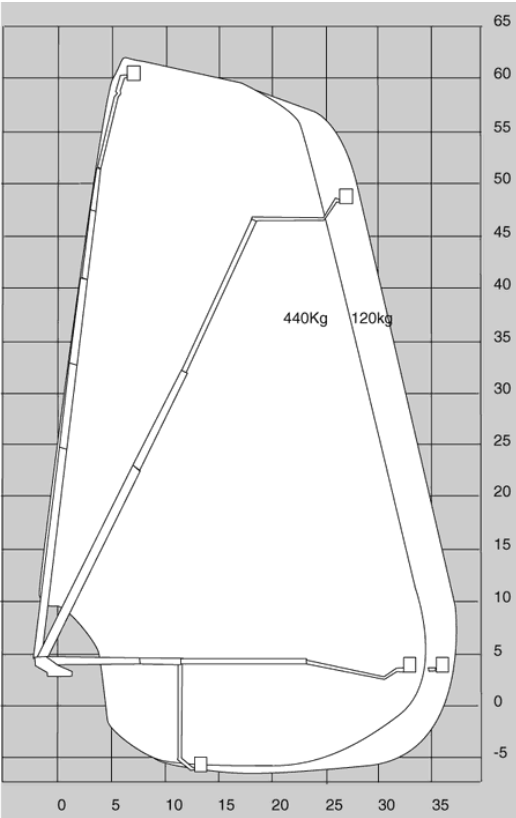
- Stowed height: 2.8m - working height: 26.4m
- Width: 2.43m, length: 11.2m
- Platform width: 0.76m, platform length: 1.83m
- Lift capacity: 272kg (2no. operatives)
- Turning radius: inside – 3.24m, outside – 7.00m
- Maximum outreach 2 operatives: 8.80m, maximum outreach 1 operative: 10.40m
- Power source: 77hp diesel
- Gradeability: 45%
- Weight: 15,141kg

Additional features:
Extendable axles operated from the platform, Dual extended cylinders, Dual fuel (Gas/LPG) or diesel engine options, Fully proportional platform controls with ramp up/down feature, Hydraulic platform rotation, 360° continuous turntable rotation, 12V DC auxiliary power, Fuel select switch on platform and ground control panels (Gas/LPG models)



Mobile Elevating Work Platform (MEWP) for external, site-wide maintenance, cleaning, and cradle rigging

Bronto Range Truck Mounted Telescopic Booms - UK dealer: Facelift



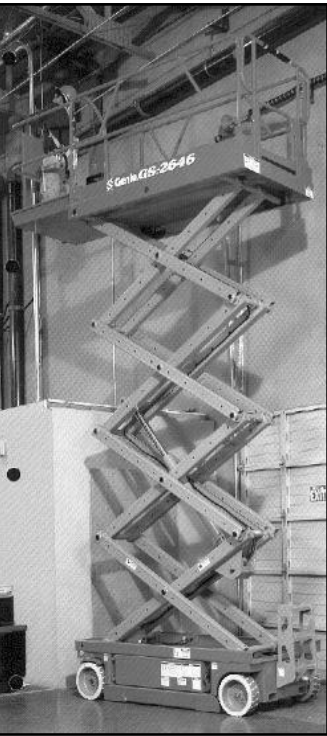
Portable external work suspension systems for glass replacement

Tractel PORTAFIX® Suspension System



External work platform for maintenance and cleaning of Perimeter Buildings and site-wide street furniture:

Genie GS-3246 scissor lift - UK dealer: Universal Aerial Platforms



- The Genie GS-3246 scissor lift has the following specification:
- Stowed height: 2.40m - working height: 11.75m
 - Width: 1.17m, length: 2.44m
 - Platform width: 1.17m, platform length: 2.26m (3.25m extended)
 - Lift capacity: 113kg (1no. operative)
 - Turning radius, outside: 2.34m - turning radius, inside: zero
 - Power source: 24V battery (4 x 6V 245AH batteries) - 110V built-in charger
 - Gradeability: 25%
 - Weight: 2800kg

Additional features:
The Genie GS-3246 has a slide-out platform extension and quiet electric dual front wheel drive and dual rear wheel disc brakes, and a variable speed motor to extend both battery and motor life.

Liebherr LTM1225

Hostbooks		
168 tonne	9 sheave	2.40 tonnes
137 tonne	9 sheave	1.47 tonnes
100 tonne	5 sheave	0.95 tonnes
30 tonne	3 sheave	0.76 tonnes
10 tonne	hook & weight	0.29 tonnes

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PPM ATT 335

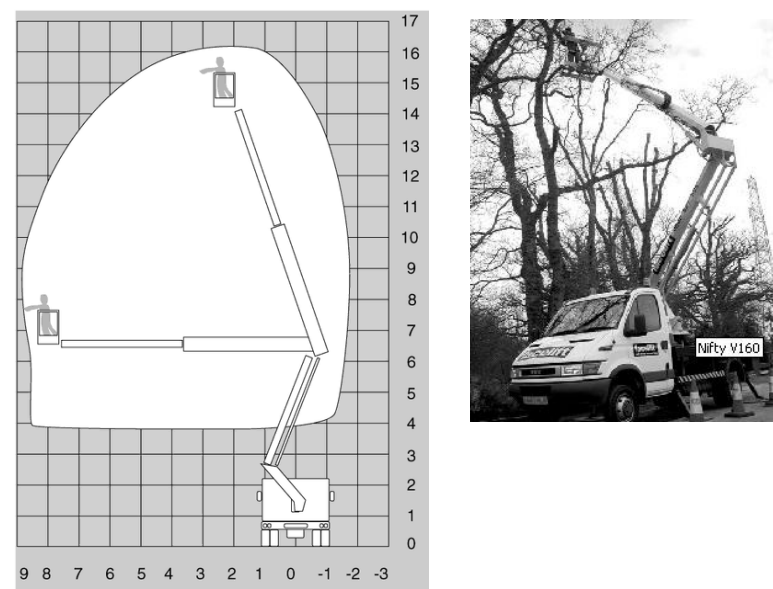
working height	38.4m
outreach	18.3m
safe working load	227Kg
gvw	19750
basket rotation	n/a
working width	2.59 - 3.30m
length	10.9
stowed width	2.59m
height stowed	3.15
platform size	0.91m x 1.83m

4 wheel drive and crab steer
Noise limited engine
Extending axles for varied work areas
33cm ground clearance
Excellent manoeuvrability of machine and platform
40% gradeability
Foam filled tyres
Cage and ground controls



Mobile Elevating Work Platform (MEWP) for external elevations
Nifty V160- Facelift Ltd.

Nifty V160 Working Envelope



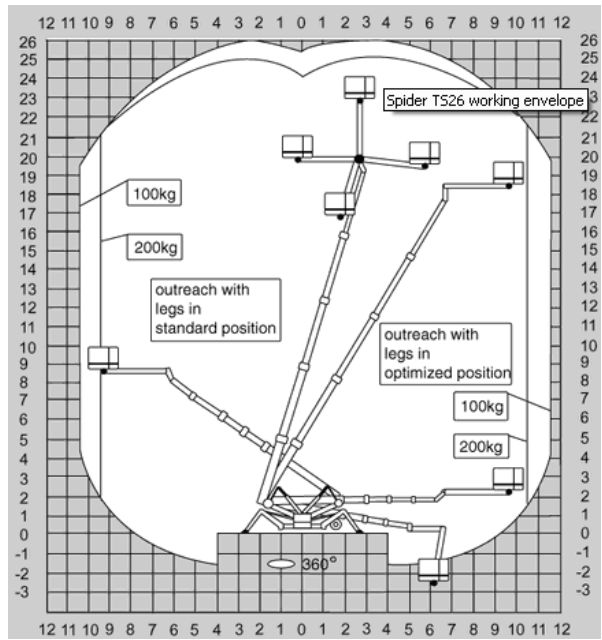
specifications

working height	16.2m
outreach	8.9m
safe working load	200Kg
gvw	5000
basket rotation	90 deg
working width	2.4m
length	5.8
stowed width	2.04m
height stowed	3.2
platform size	1.4m x 0.775m x 1.15m
max point loading	0.074 kN/cm ² *
max point loading - rear	0.056 kN/cm ² *

features

- Available self operated or with a fully trained operator
- Can be driven on a non HGV license (If passed before 1997)
- Easy to use hydraulic controls
- Hydraulic outriggers
- Narrow jacking of 2.4M
- Rotating cage
- Storage lockers

Mobile Elevating Work Platform (MEWP) for internal and external surfaces
Spider TS26- Facelift Ltd.



specifications

working height	26.0m
outreach	11.5m
safe working load	200Kg
gvw	3100
basket rotation	n/a
working width	3m - 5.16m
length	6.1
stowed width	0.79m
height stowed	1.98
platform size	0.7m x 1.2m
max point loading	2,00kg/cm ² *

features

- Available with a fully trained operator or self operated
- Compulsory Facelift IPAF training required for self operated hires
- On site drive system
- Removable cage
- Narrow stowed width of 0.79M allows it to fit through a standard door way
- Cage rotation
- Fly boom for additional flexibility
- Hydraulic outriggers
- Battery / mains powered
- Variable jacking gives added flexibility for set up in confined areas
- Three wheel drive

Lifting and Transporting Aids

Proteus Equipment

MANHOLE COVER LIFTERS



Please call for prices or have a look at the additional resources in our customer area.

Handylift Hydraulic

The Handylift Hydraulic is the best selling lifter on the market. It's light and easy to use. With a breakout force of 1.5 tonnes it will enable anyone to lift stuck covers without effort. It is Proteus' most versatile lifter, capable of lifting all types of covers with the relevant keys and accessories.

One of the important things to remember for UK-based purchasers is that with a Handylift Hydraulic you will be fulfilling your obligations under the Manual Handling Operations Regulations 1992. We supply our lifters to all major UK utility companies, councils, and thousands of other companies.

This machine can be carried completely assembled in a van or large car boot. It can also be disassembled easily in 15 seconds to fit in smaller spaces.

The Handylift Hydraulic comes in two sizes:

The basic Handylift Hydraulic will lift covers up to 900mm x 900mm keyspan, and with the right array of keys can tackle 2-keyhole covers, double-triangle covers, and 4-keyhole covers.

The Handylift Texas Hydraulic is a larger version of the standard unit and can lift covers up to 1200mm x 1200mm keyspan as standard.

You can find a wealth of information on our lifter range over at our customer area. Available info includes product brochures, operational videos, instructions, and our Cover Selector tool to help you choose the right kit for your covers.

Model name:	Handylift Hydraulic
SWL (tonnes):	1.5
Weight (kilos):	25 fully assembled
Maximum keyspan (mm):	900 x 900

Model name:	Handylift Texas Hydraulic
SWL (tonnes):	1.5
Weight (kilos):	30 fully assembled
Maximum keyspan (mm):	1200 x 1200 as standard; even larger sizes available as special build.



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MasterMover®

World leader in pedestrian operated tugs

Master Pusher MP90/850

The Master Pusher is the most effective way to push wheeled loads that require no steering. With an application on rails a pushing capacity of up to 100,000kg can be achieved. The direct gearbox and motor supplies endless power, supported by the Tug's tough steel chassis. The adjustable height coupling adds flexibility as standard making it very easy to work with your existing equipment.

Benefits

- Moves loads up to 80000 kg
- Electric tug which operates on rough terrain
- Increases productivity
- Low maintenance, high power electric tug
- Reduces manual handling
- Improves safety
- Reduces compensation claims
- Powerful yet easy to use electric tug
- Compact size
- Supplied with full 1-year guarantee

Key Features

- Low maintenance electric tug
- Speed and performance of the tug can be specified by customer
- Adjustable Couplings allow movement of almost any heavy load
- Secondary electromagnetic braking and emergency reverse
- Direct drive transmission
- Able to work outside in adverse weather conditions
- Unique coupling system transfers the weight of the load to the wheels of the tug for superior traction.



Master Pusher MP90/850



LOAD MODULE SYSTEMS™

Load Moving Systems



Load Module Systems™

AeroGo Load Modules™ utilize the efficiency of fluid film technology to actually float heavy loads on a near-frictionless film of air. One person can easily move thousands of pounds with Load Module™ Aero-Casters®.



Versatility and efficiency

Load Modules™ combine simplicity of operation with extreme versatility. Load movement is easy, exceptionally smooth, omnidirectional and can be performed anywhere in the work environment where there is an adequate floor surface. Operation in tight spaces is a breeze.



Load Module™ Aero-Caster® distribute the load weight over a greater surface than with rollers or wheels, spreading any stress evenly on the floor. This eliminates damage to the floor and the need for expensive tracks, reinforced floors and building structures.

Load Modules™ are easily portable and can be positioned under the load according to weight distribution on load support points. This minimizes stress on the load structure.

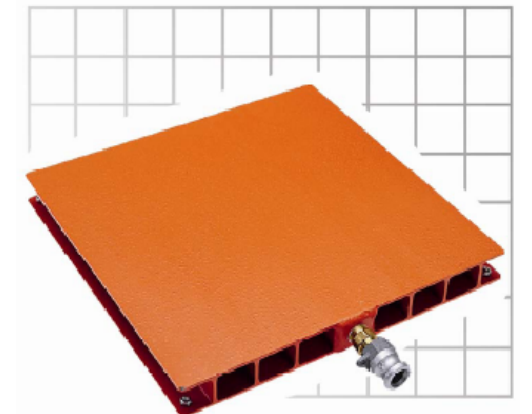


Cost-effective

AeroGo systems are more cost-effective than traditional load movement methods. Your own personnel can quickly learn to utilize the system. And, since there are no moving parts, maintenance costs are minimal.

Unlimited applications

Load Modules™ are manufactured to stand up to the most demanding applications. They are perfect for the movement of massive loads from assembly to shipping, for plant start-up or relocation, or for the repair of large and bulky items such as heat exchangers and transformers. Load Modules™ are ideal for jacking or rotating assemblies without disassembling them, precisely aligning machines over footings, moving modules, and rearranging entire production lines.



Plant Roof access ladder:



2-Section Industrial Extension Ladder with secure base

Heavy duty Class 1 ladder with heavy duty ridge hook and wall running wheels for easy use has the following specification:

- Maximum permissible loading 175kg
- Fitted with locking catch and rubber feet
- To be used with proprietary secure ladder base to prevent ladder slippage (eg. Ladder M8RIX Professional by Browns Ladders)
- To be restrained at top with rope to eyebolts or proprietary hooks fixed to wall

GGR UNIC Self-locking Trolley

- 250kg load
- Maximum 70mm sheet thickness
- 260mm pneumatic tyres
- Dimensions: 300mm (l) x 330mm (w) x 340mm (h)
- Weight: 6kg
- Suitable load-spreading and protection sheets should be provided to floor finishes



Stair Access Tower

Boss
Stairmax

The safest portable access solution for domestic & commercial staircases

- » Available in 3 widths 600, 700 & 850mm
- » 700 & 850mm frames are walk through
- » 1.3m slip resistant deck with windlock
- » Easy to store & transport
- » Whole life support

Order code	Components name	No of components	Weight (kg)
356513	Horizontal Brace 1.3m	6	1.00
357513	Diagonal Brace 1.94m	2	2.00
330511	Fixed Deck	1	7.60
361513	Handrail Frame	1	3.90
362513	0.6m 2 Rung Frame	4	3.10
330413	Swivel Base Plate	4	1.90
335513	Adjustable Leg Assembly	4	0.80
316509	End Toeboard	2	2.10
317509	Side Toeboard	2	2.20
	Complete Tower	1	70.4
317513	SPT Stabilisers	1	5.80



Call now or
Email

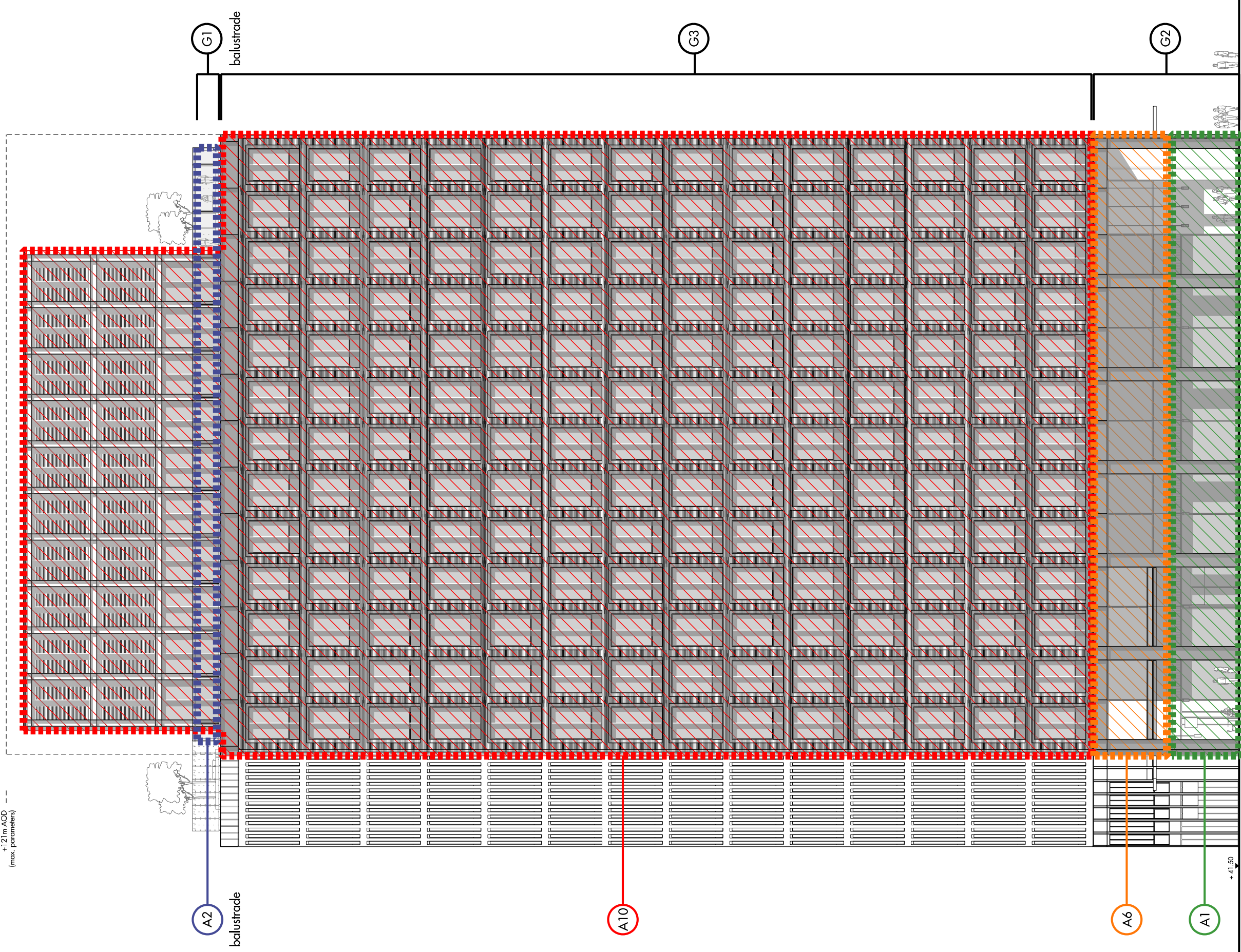
01621 745 900
sales@youngmangroup.com



youngmangroup.com

YOUNGMAN
INNOVATIVE WORK AT HEIGHT SOLUTIONS

+12m AOD
(max. parameters)



Drawing to be read in conjunction with the cleaning and maintenance strategy report

REV	DATE	DESCRIPTION	CD	REV	DATE	DESCRIPTION	CD
P1	Aug 2015	PLANNING CONSULT 1/3	CD				
P2	Aug 2016	PLANNING CONSULT 1/3	CD				

Allies and Morrison
85 Southwork Street
London SE1 0HX
Telephone 020 7921 0100
facsimile 020 7921 0101
email info@alliesandmorrison.com
A&M JOB NO: 698

STATION HILL : READING
BUILDING B : EAST ELEVATION
CLEANING AND MAINTENANCE
698_B_75_200

SCALE 1:125 @A1 1:250@A3

+121m AOD
(max. parameters)

A10

louvres

A1

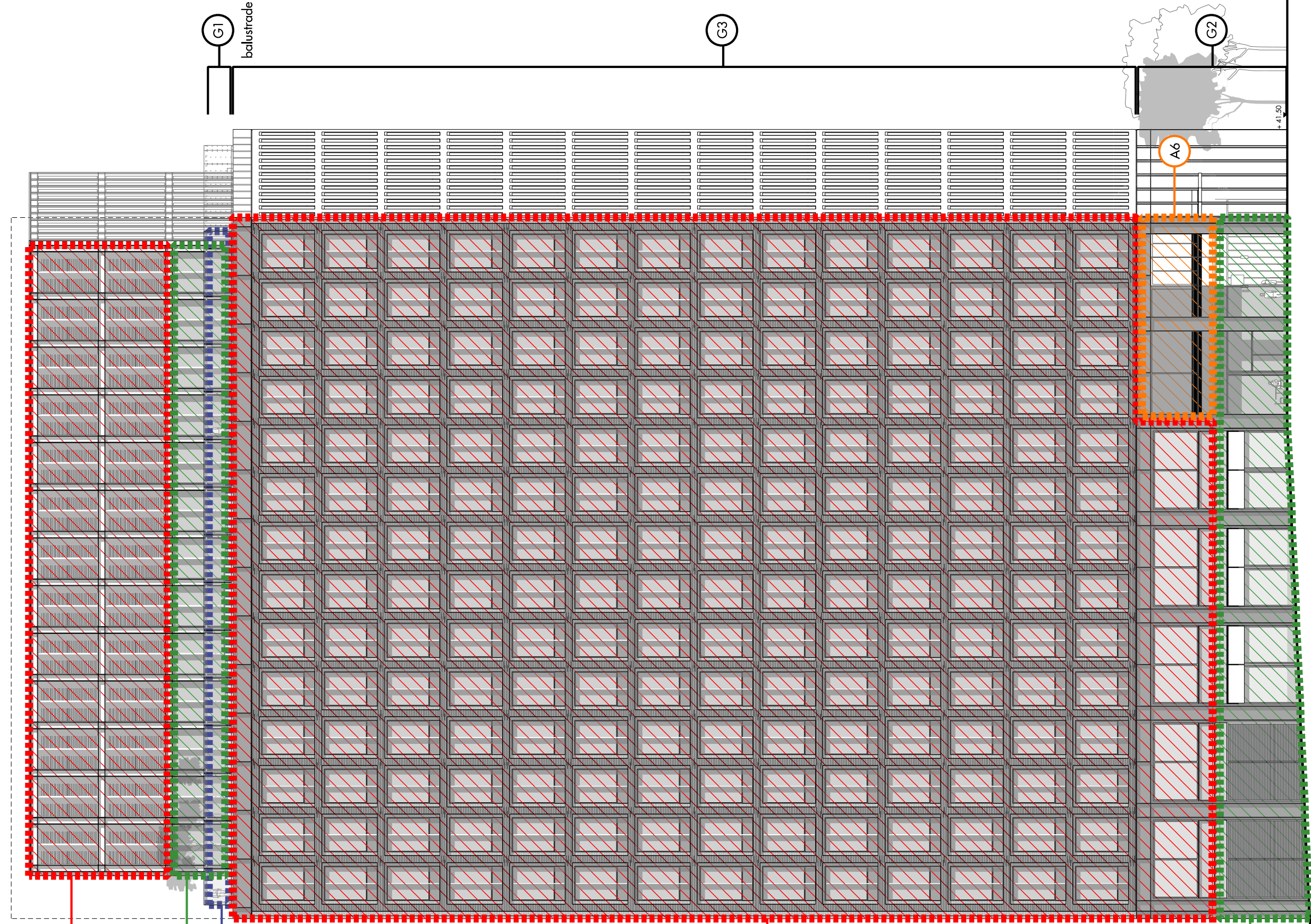
A2

balustrade

A10

A1

+40.00



Drawing to be read in conjunction with the cleaning and maintenance strategy report

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P2	August 2016	PLANNING CONSULTATION 13	A2		

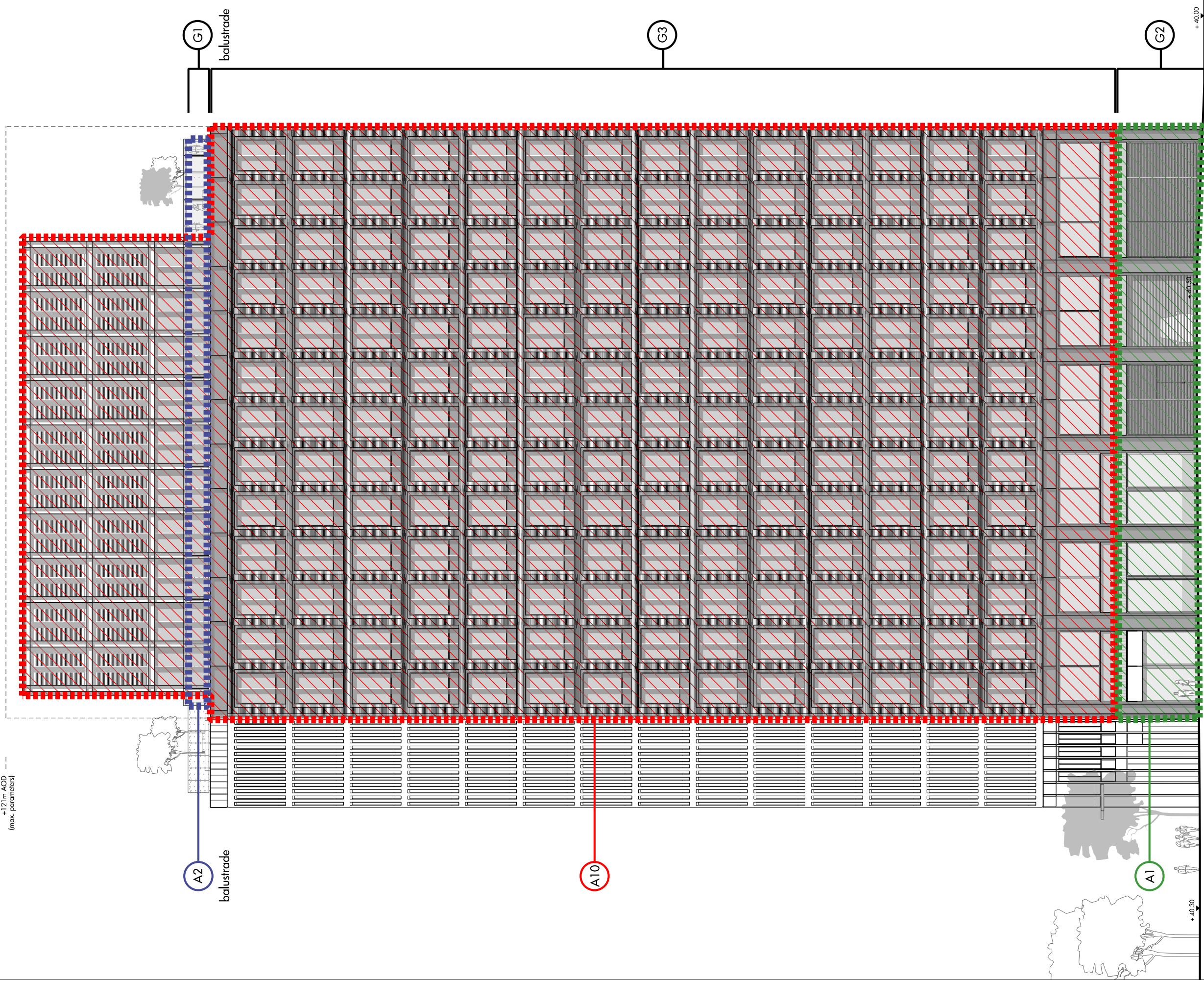
Allies and Morrison
85 Southwork Street
London SE1 0HX
Telephone 020 7921 0100
facsimile 020 7921 0101
email info@alliesandmorrison.com
A&M JOB NO: 698

STATION HILL : READING
BUILDING B : SOUTH ELEVATION
CLEANING AND MAINTENANCE
698_B_75_201

SCALE 1:125 @A1 1:250@A3

P2
Revision

+121m AOD
(max. parameters)



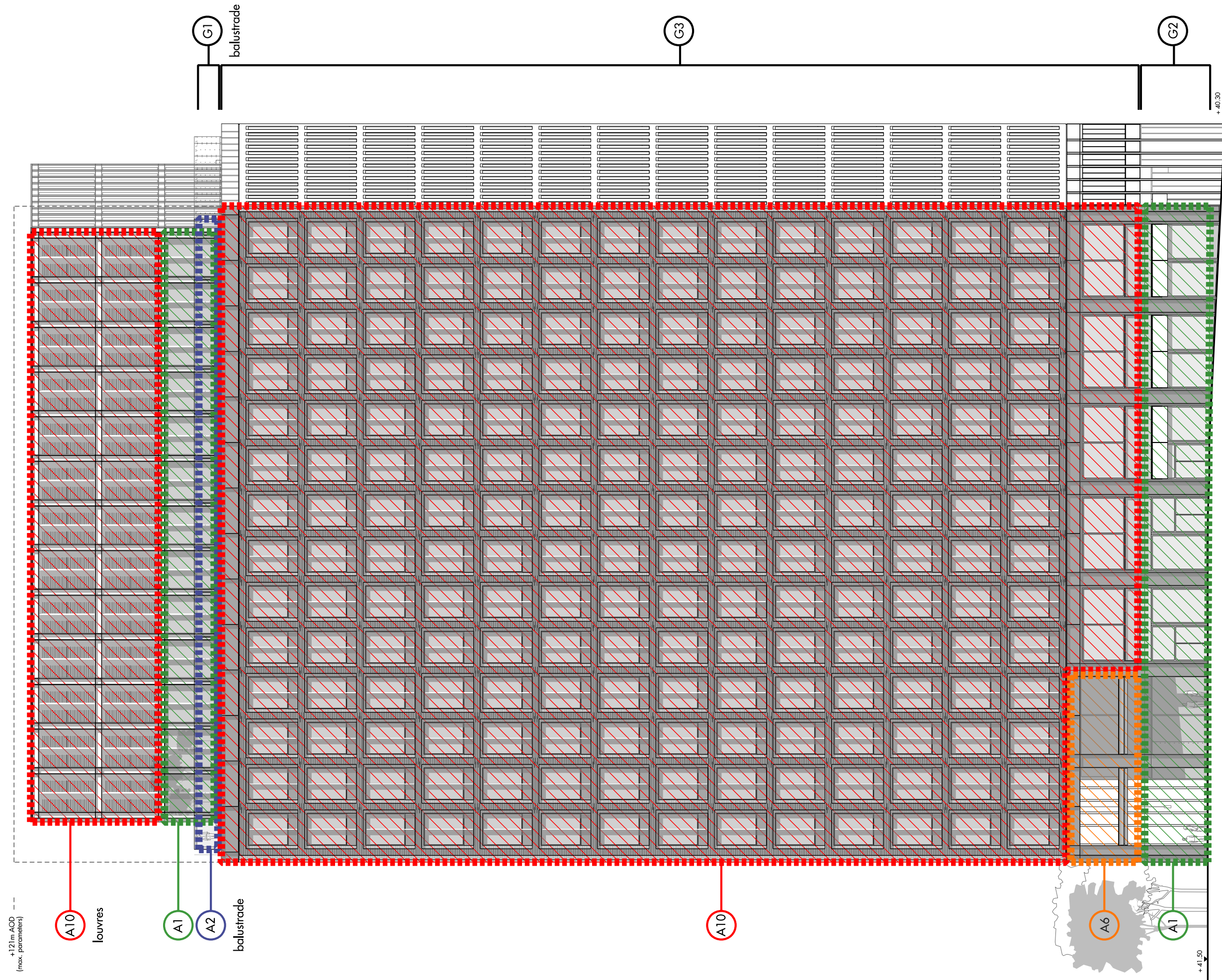
Drawing to be read in conjunction with the cleaning and maintenance strategy report

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Allies and Morrison
85 Southwark Street
London SE1 0HX
Telephone 020 7921 0100
facsimile 020 7921 0101
email info@alliesandmorrison.com
A&M JOB NO: 698

STATION HILL : READING
BUILDING B : WEST ELEVATION
CLEANING AND MAINTENANCE
698_B_75_202

SCALE 1:125 @A1 1:250@A3



Drawing to be read in conjunction with the cleaning and maintenance strategy report

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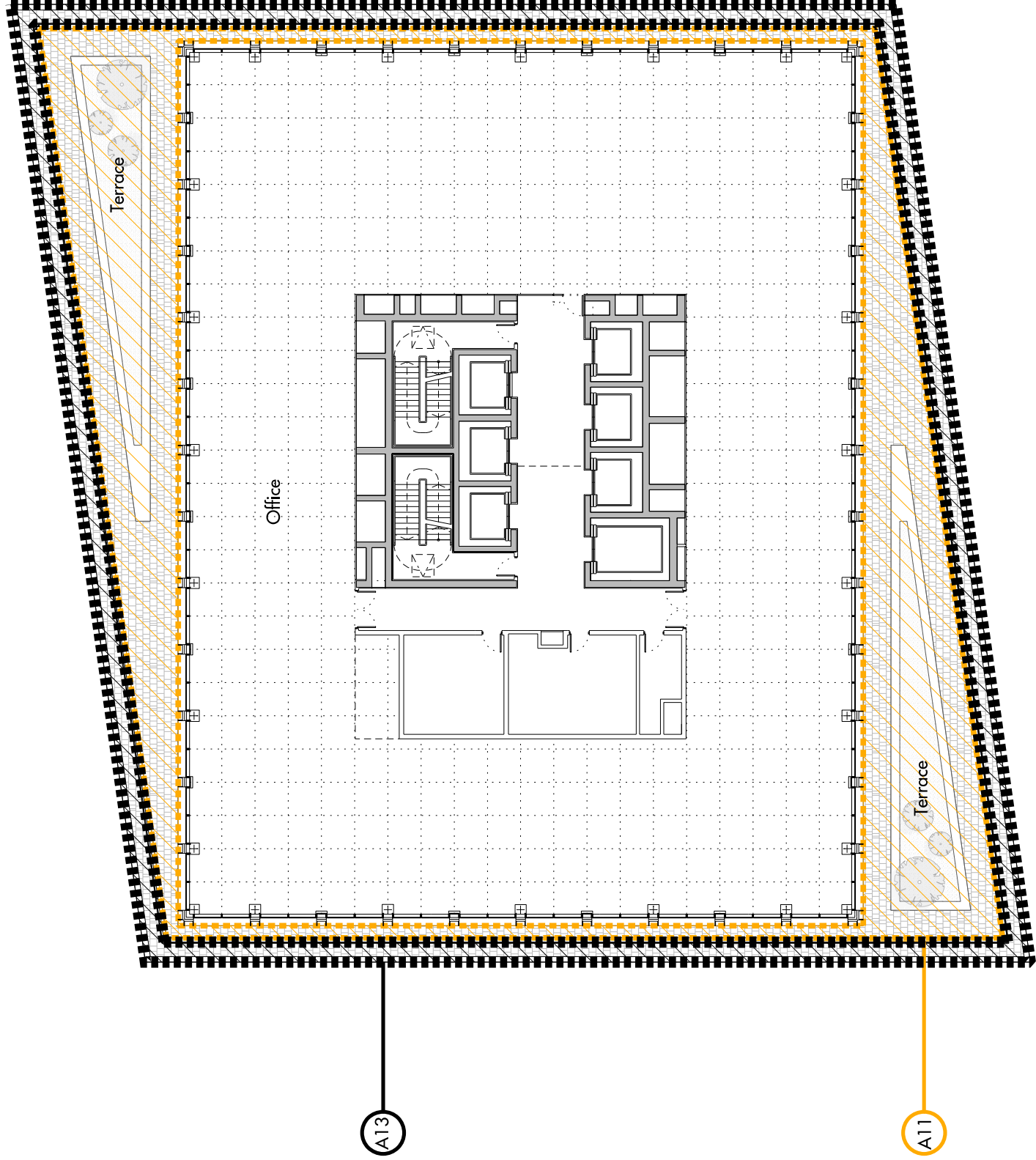
Allies and Morrison
85 Southwark Street
London SE1 0HX

telephone 020 7921 0100
facsimile 020 7921 0101
email info@alliesandmorrison.com

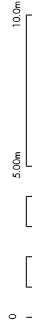
A&M JOB NO: 698

STATION HILL : READING
BUILDING B : NORTH ELEVATION
CLEANING AND MAINTENANCE
698_B_75_203

SCALE 1:125 @A1 1:250@A3



Drawing to be read in conjunction with the cleaning and maintenance strategy report



REV	DATE	DESCRIPTION	AC	REV	DATE	DESCRIPTION	AC
P1	August 2015	PLANNING CONSULTATION 13					

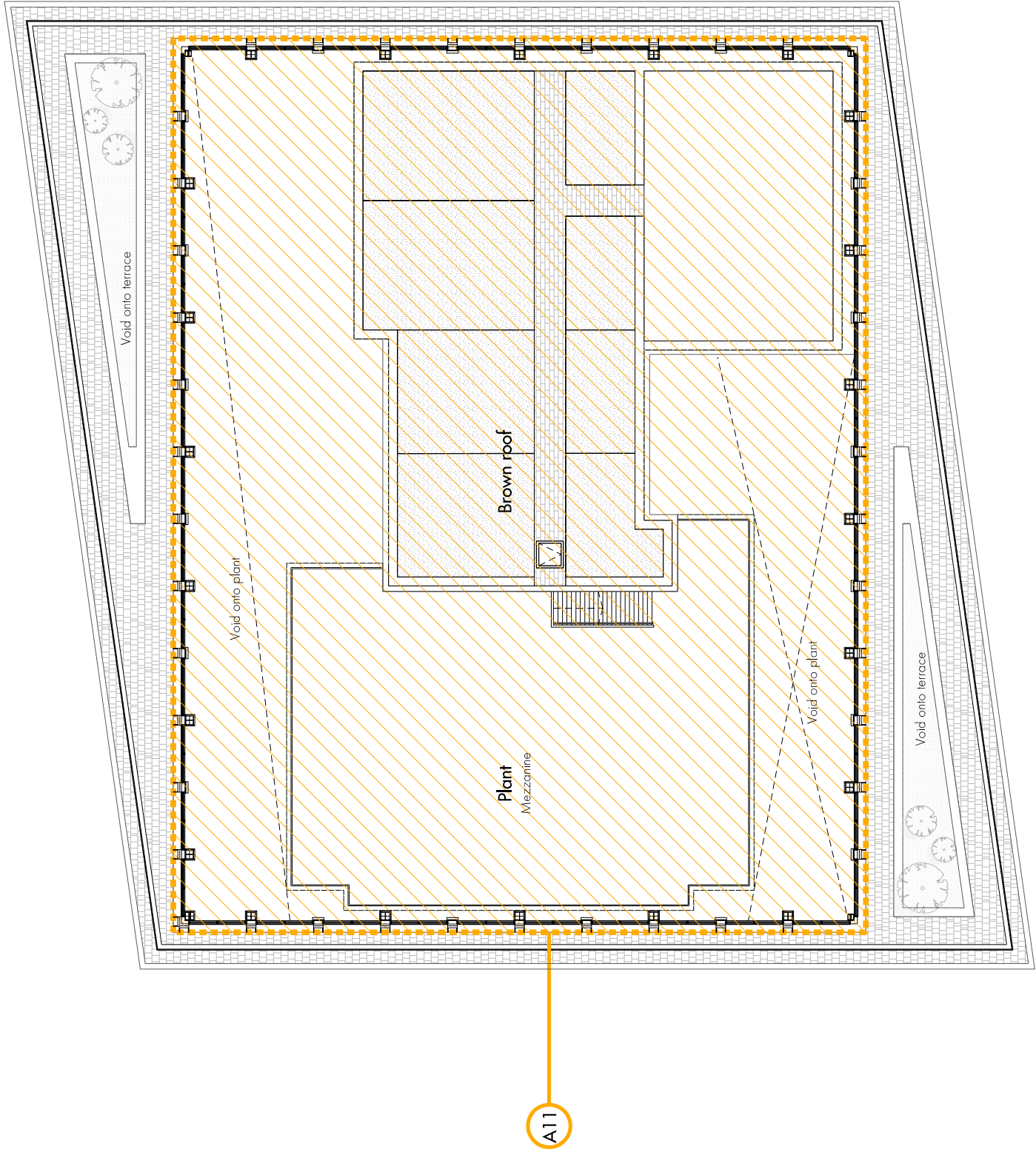
telephone
facsimile
email

020 7921 0100
020 7921 0101
info@alliesandmorrison.com

STATION HILL : READING
BUILDING B : SIXTEENTH FLOOR PLAN (TERRACE)
CLEANING AND MAINTENANCE
698_B_75_103
SCALE 1:125 @A1 1:250@A3

Allies and Morrison
85 Southwark Street
London SE1 0HX
020 7921 0100
020 7921 0101
info@alliesandmorrison.com
A&M JOB NO. 698

P1
Revision



Drawing to be read in conjunction with the cleaning and maintenance strategy report

