

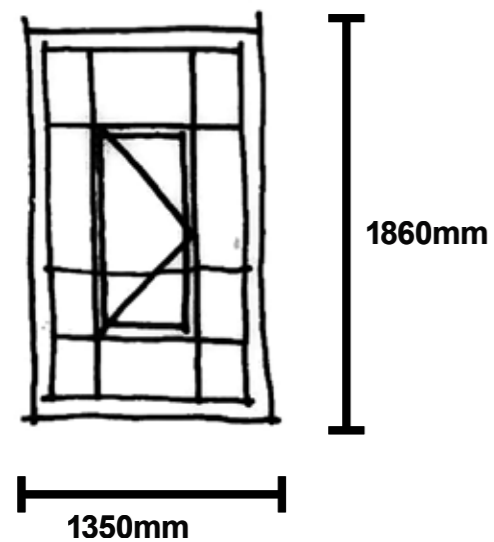
Lincoln House, High Holborn

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# 5.0 CLEANING AND MAINTENANCE

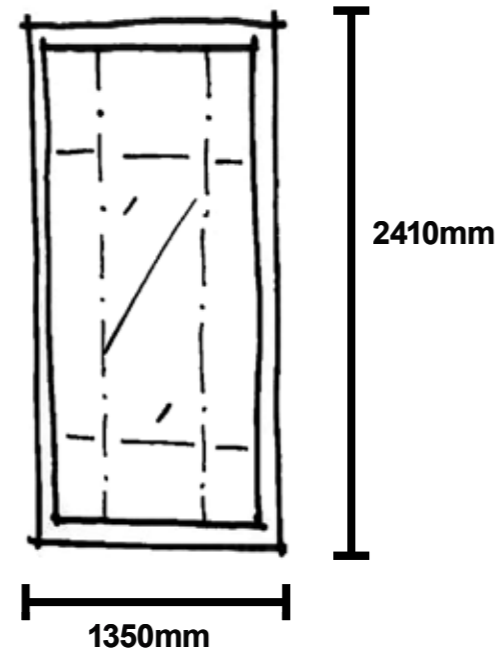
## 5.0 CLEANING AND MAINTENANCE STUDY

### EXISTING WINDOW PROFILE



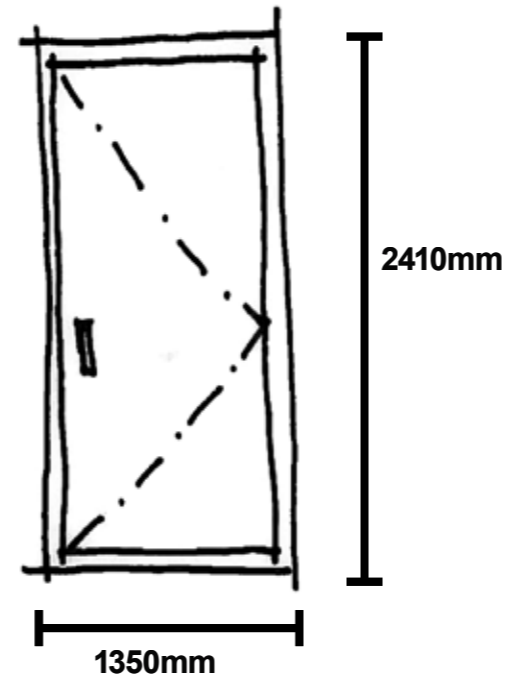
1. Openable mid panel
2. Can clean up to 650mm around opening panel from inside office space. Does not require external cleaning strategy.
3. Openable panel must not be below 900mm to stop anyone falling out of the window.
4. Glass below 900mm must be toughened glass

### FULL HEIGHT CRITTAL GLAZING



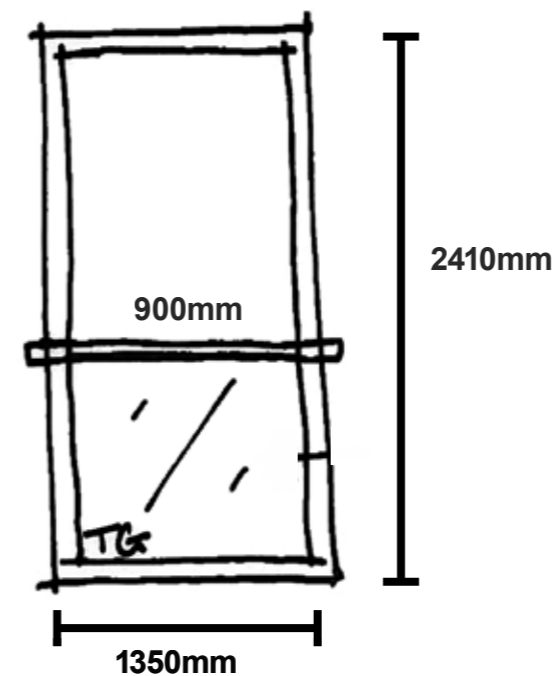
1. Full height fixed glazing - requires external cleaning strategy
2. Must have toughened glazing

### FULL HEIGHT OPENABLE GLAZING



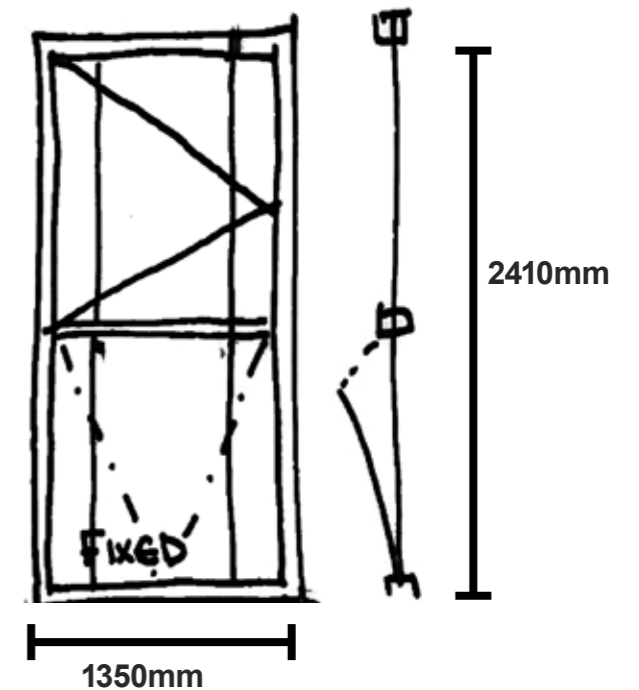
1. Full height inward opening glazing.
2. Can be cleaned internally
3. When opened will require cleaner to be clipped into eye bolt system
4. Must have toughened glass
5. Requires window access, this has an impact on the internal seating plan

### FULL HEIGHT OPENABLE GLAZING WITH SAFETY BALUSTRADE



1. Full height inward opening window
2. Must have toughened glass
3. Safety balustrade to be cleaned using extendable squeegee
4. Requires window access, this has an impact on the internal seating plan

### FULL HEIGHT OPENABLE SASH WINDOW



1. Full height sash window - can be cleaned internally.
2. Requires window access, this has an impact on the internal seating plan
3. Must have toughened glazing on lower glazing panel

## 5.1 CLEANING AND MAINTENANCE STUDY

### POLE CLEANING



- 24 metre length poles are available but best practice guidance based on HSE standards states that pole lengths should not exceed 13metres. This is due to strain as a result of water weight within the pole. All 80 foot poles must be operated by 2 people but this is considered a high risk strategy.

### MEWP



- 30 metre extending Mewp. This is a low risk safe option for cleaning the windows along High Holborn. This work must be carried out by a trained operative and will require licences to operate on public roads and footpaths.

### BOOM MAST LIFT



1. CMC 515 Boom mast lift. This is a low risk safe option for cleaning the windows however due to the size of the vehicle a larger lift carriage will be required to transport the lift from ground to basement. This lift has restricted movement and as such is not suitable for use within the external courtyard.

### SPIDER LIFT



1. Spider Lift. This is a low risk safe option for cleaning the windows however due to the size of the vehicle a larger lift carriage will be required to transport the lift from ground to basement.
2. Ground and basement layouts will need to be replanned to permit this lift access. See study on page 77.

### TELESCOPIC BMU



1. Telescopic BMU - due to limited space on the roof as a result of the MEP equipment located on the roof, a BMU will not fit and as such this option has been ruled out.

5.2 CLEANING AND MAINTENANCE STRATEGY

GENERAL NOTES

- All work to be performed by trained personnel only.
- Work to be undertaken in good weather and daylight. (Not during frost and snow conditions, high winds)
- Building managers to operate a ‘Permit to work’ system for roof access, rescue plan required.
- Camden Council licence required when working over pavement areas, and add after Harness, Lanyard & Travelling Device
- Personnel shall be fitted with all necessary Personal Protective Equipment, including (but not exclusively) : High Visibility vests, Boots, and Harness, Hard hat & Short wave radio & mobile phone.

INTERNAL WINDOW CLEANING & MAINTENANCE

1. Reception window double height glass - Work is to be carried out by trained operative via pole.
2. All other internal windows - Work is to be carried out by trained operative via squeegee

EXTERNAL FACADED CLEANING

Work is to be carried out by trained operative via squeegee or pole.

Work is to be carried out by trained operative via pole.

Work is to be carried out by a trained operative using a mewp located on the street/footpath below.

Full height windows are to open inwards and are to be clean via squeegee by a trained operative who is clipped into eye bolts located next to the window opening.

Work is to be carried out via a trained operative using a spider lift located either in the pavement on external courtyard below.

Window profiles is to be changed in order ot permit extenal cleaning via internal space. Design is subject to client & planning approval.

# FACADE CLEANING AND MAINTENANCE NORTH ELEVATION

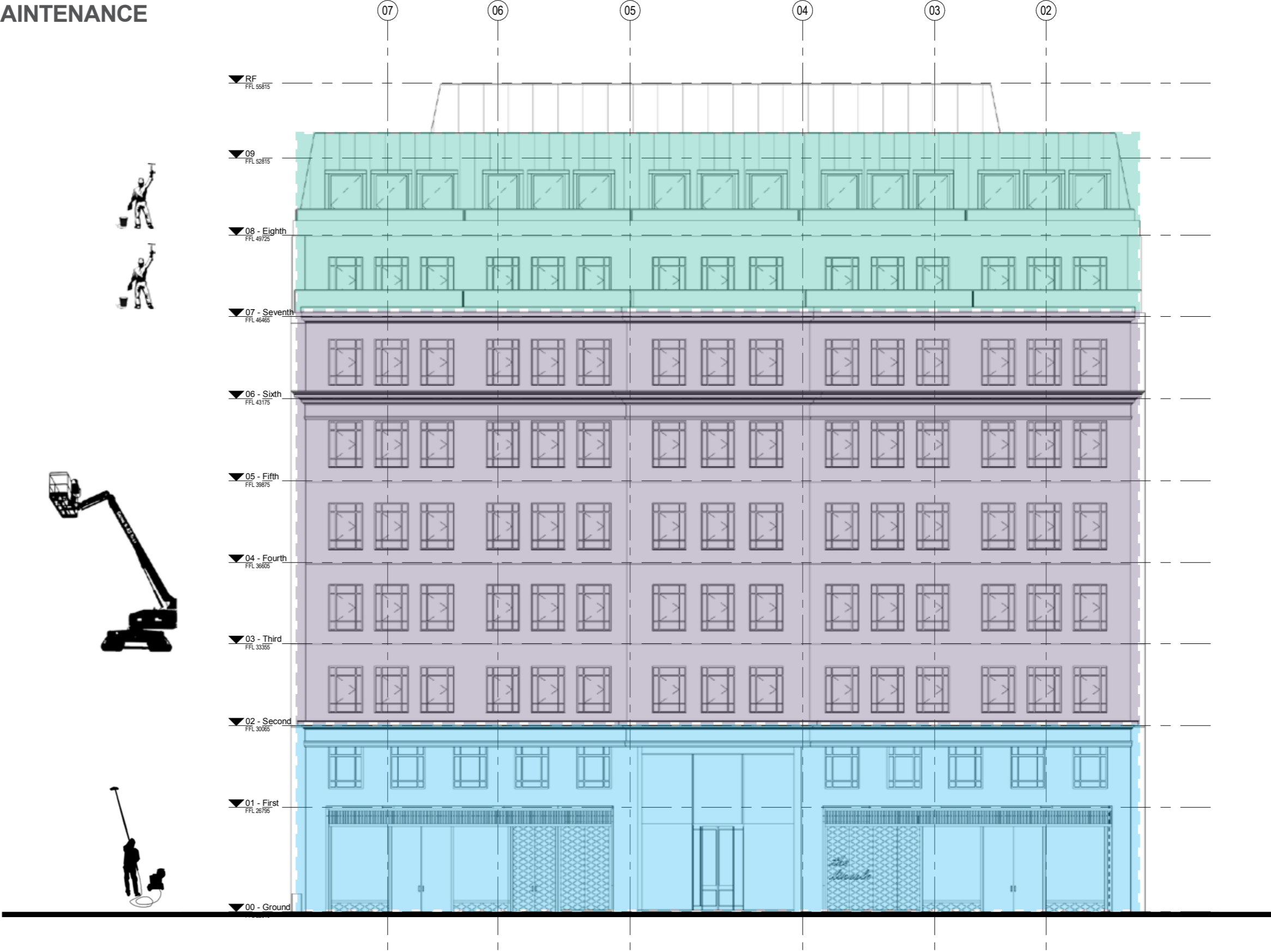
Seventh and eighth floor windows are to be cleaned from the external terrace, this work is to be carried out by trained operative via squeegee or pole.



Second to sixth floor external windows are to be cleaned using a mewa located on the street/footpath below. This work is to be carried out by a trained operative.



Ground and first floor windows are to be cleaned from the outside, this work is to be carried out by trained operative via squeegee or pole.



# FACADE CLEANING AND MAINTENANCE

## SOUTH ELEVATION

Seventh and eighth floor windows are to be cleaned from the external terrace, this work is to be carried out by trained operative via squeegee or pole.

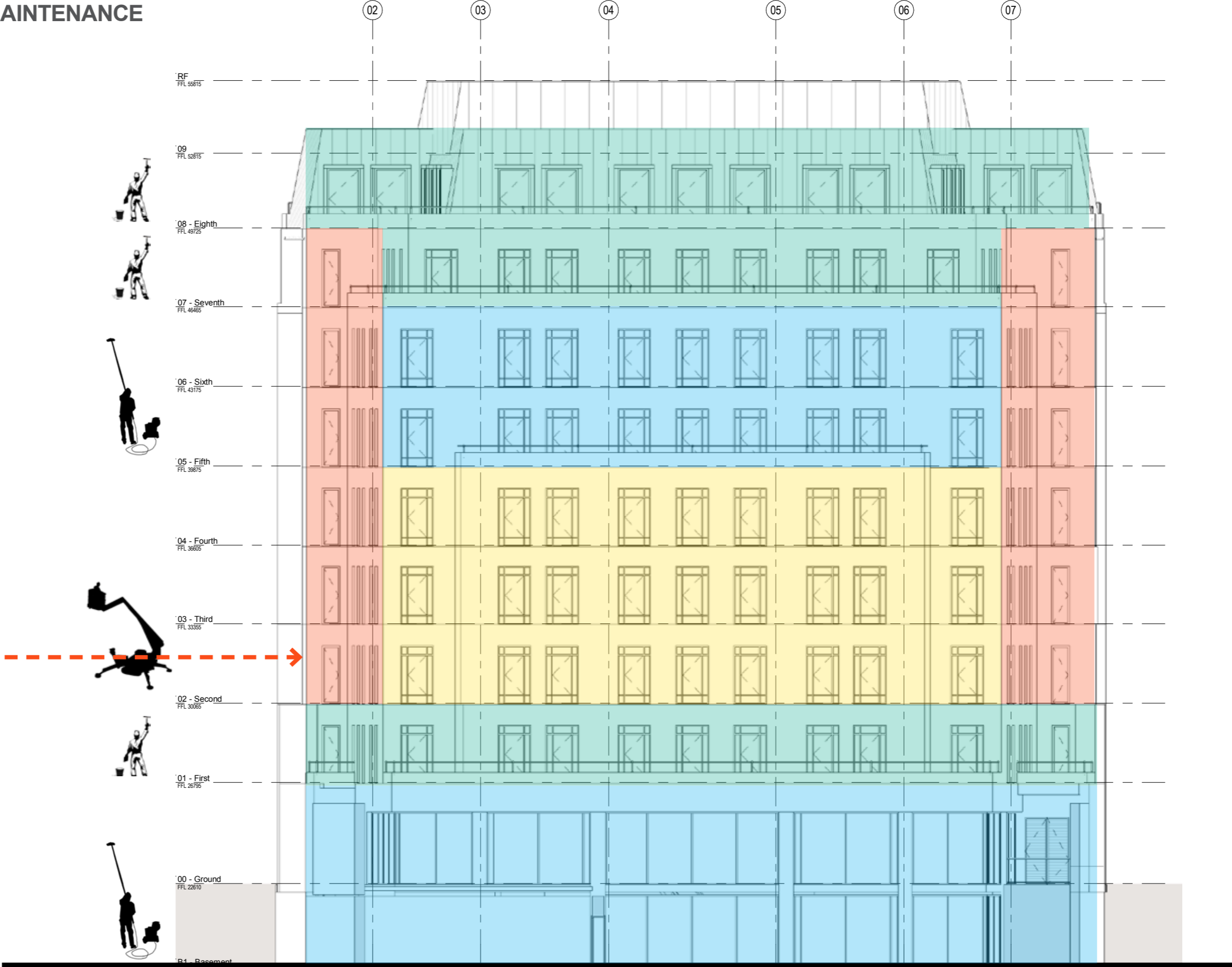
Fifth and sixth floor windows are to be cleaned from the outside, this work is to be carried out by trained operative via pole.

Second to fourth floor windows are to be cleaned using a spider lift located either on the pavement or external courtyard below. Or window profiles change to permit internal cleaning

Full height windows are to open inwards and are to be clean via squeegee by a trained operative who is clipped into eye bolts located next to the window opening.

First floor windows are to be cleaned from the outside, this work is to be carried out by trained operative via squeegee.

Basement and ground floor windows are to be cleaned from the outside, this work is to be carried out by trained operative via squeegee or pole.



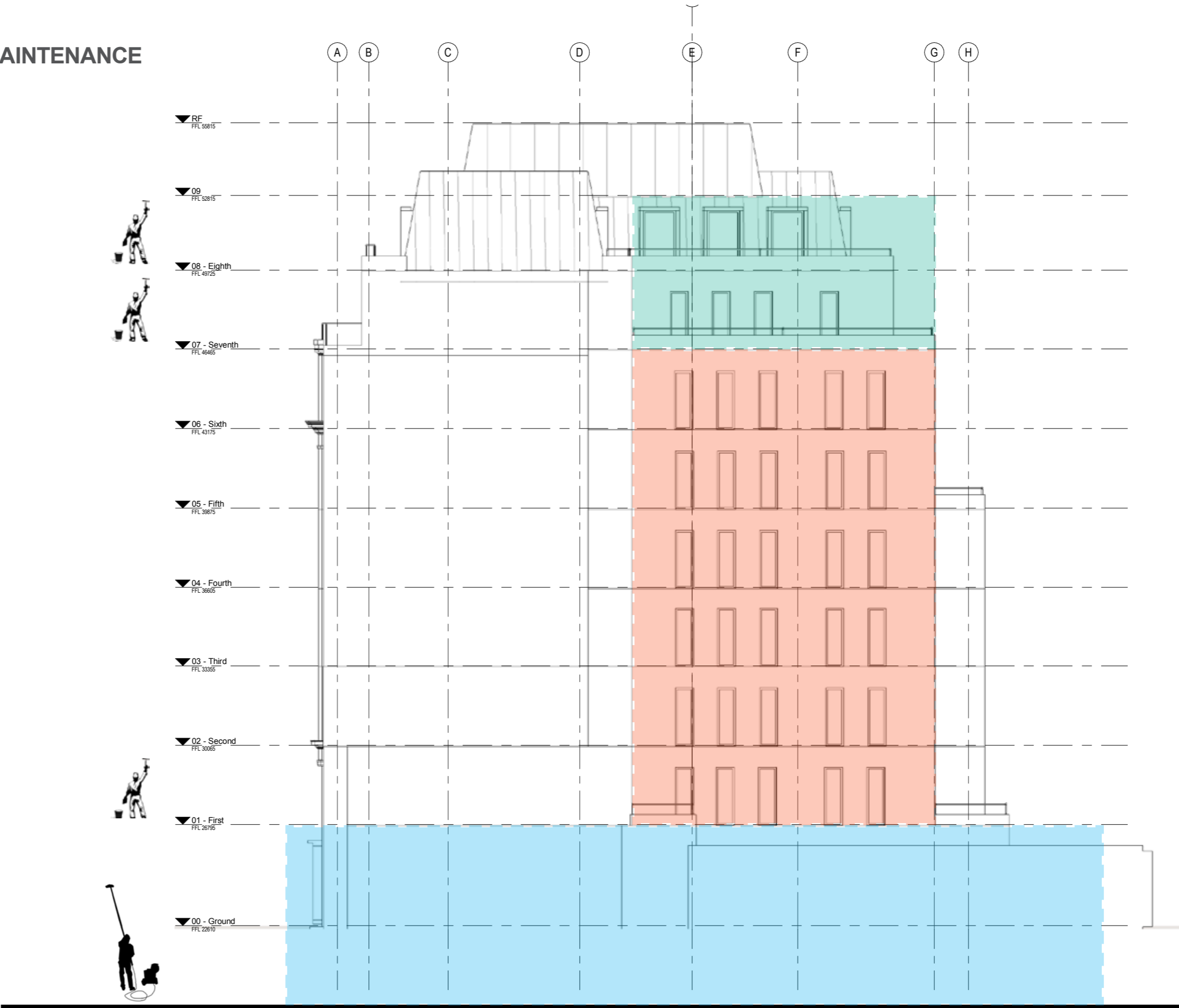
# FACADE CLEANING AND MAINTENANCE WEST ELEVATION

Seventh and eighth floor windows are to be cleaned from the external terrace, this work is to be carried out by trained operative via squeegee or pole.

Full height windows are to open inwards and are to be clean via squeegee by a trained operative who is clipped into eye bolts located next to the window opening.

First floor windows are to be cleaned from the outside, this work is to be carried out by trained operative via squeegee.

Basement and ground floor windows are to be cleaned from the outside, this work is to be carried out by trained operative via squeegee or pole.



# FACADE CLEANING AND MAINTENANCE EAST ELEVATION

Seventh and eighth floor windows are to be cleaned from the external terrace, this work is to be carried out by trained operative via squeegee or pole.

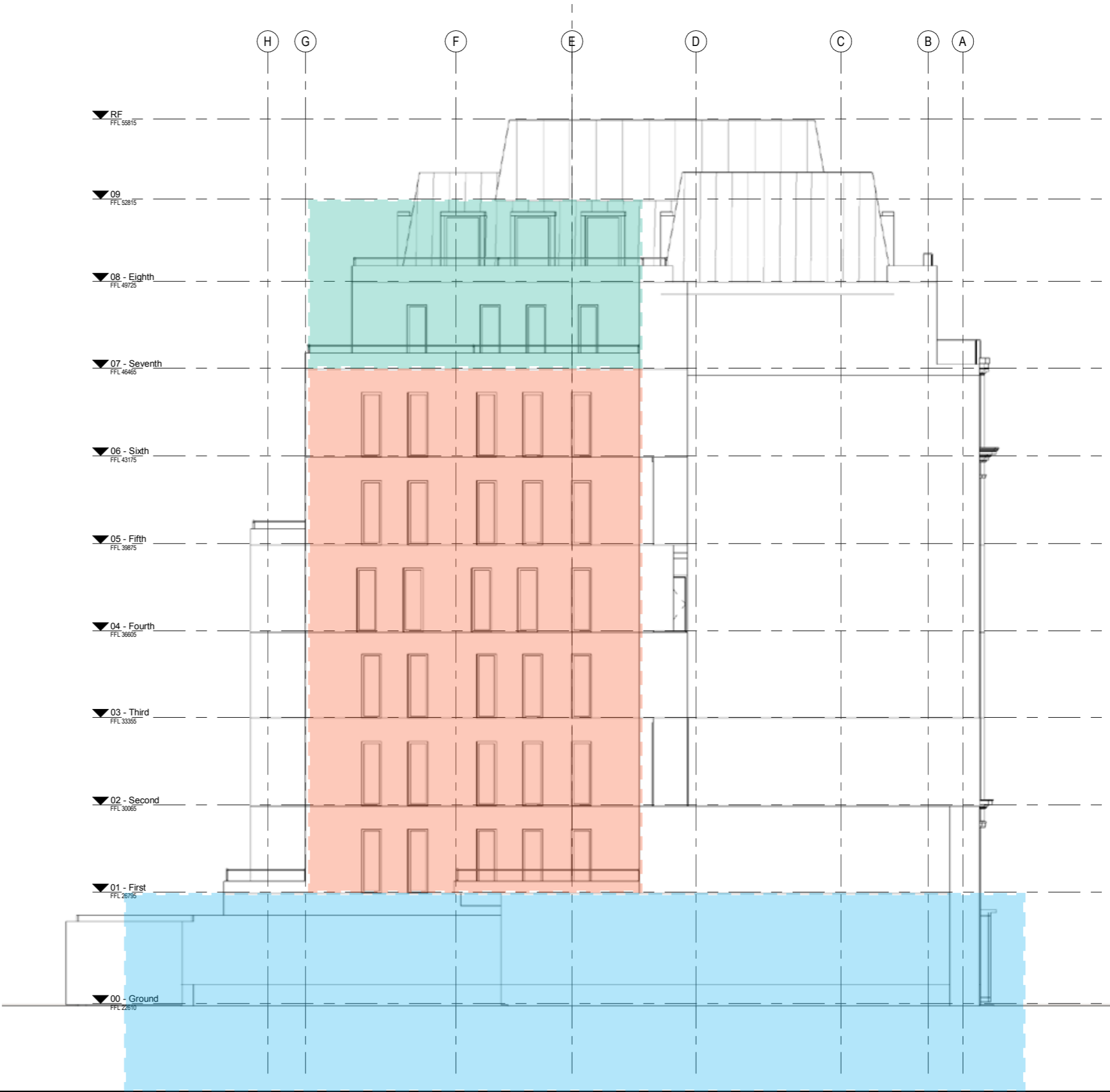


Full height windows are to open inwards and are to be clean via squeegee by a trained operative who is clipped into eye bolts located next to the window opening.

First floor windows are to be cleaned from the outside, this work is to be carried out by trained operative via squeegee.



Basement and ground floor windows are to be cleaned from the outside, this work is to be carried out by trained operative via squeegee or pole.







# 6.0 VERIFIED VIEWS EXISTING AND PROPOSED

This section illustrates views from the local area around the site, in their existing state and as they would appear with the Proposed Development in place. Reference should be made to a Townscape, Visual Impact and Heritage Assessment submitted with the planning application, which has been prepared by Peter Stewart Consultancy and provides an assessment of these views.

## 6.1 3D VIEWS: HIGH HOLBORN - EXISTING - VP2 24MM



## 6.2 3D VIEWS: HIGH HOLBORN - PROPOSED VIEW



### 6.3 3D VIEWS: HIGH HOLBORN EAST - EXISTING VIEW - WIP



## 6.4 3D VIEWS: HIGH HOLBORN EAST - PROPOSED VIEW



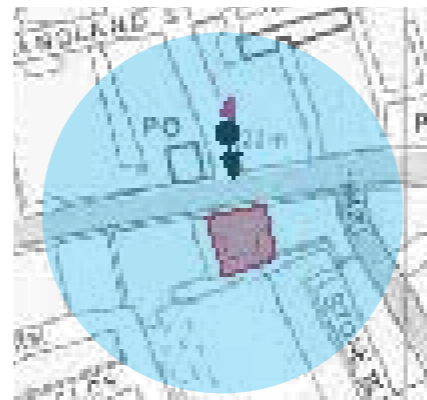
## 6.5 3D VIEWS: HIGH HOLBORN WEST - EXISTING - VP2 24MM



## 6.6 3D VIEWS: HIGH HOLBORN WEST - PROPOSED VIEW



## 6.7 3D VIEWS: BROWNLOW STREET SOUTH - EXISTING - VP3 17MM LENS



## 6.8 3D VIEWS: BROWNLOW STREET - PROPOSED VIEW



## 6.9 3D VIEW: NORTH VIEW 01 EXISTING BUILDINGS



## 6.10 3D VIEW: NORTH VIEW 01 - PROPOSED VIEW





Lincoln House, High Holborn

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# 7.0 INTERIOR CGI'S

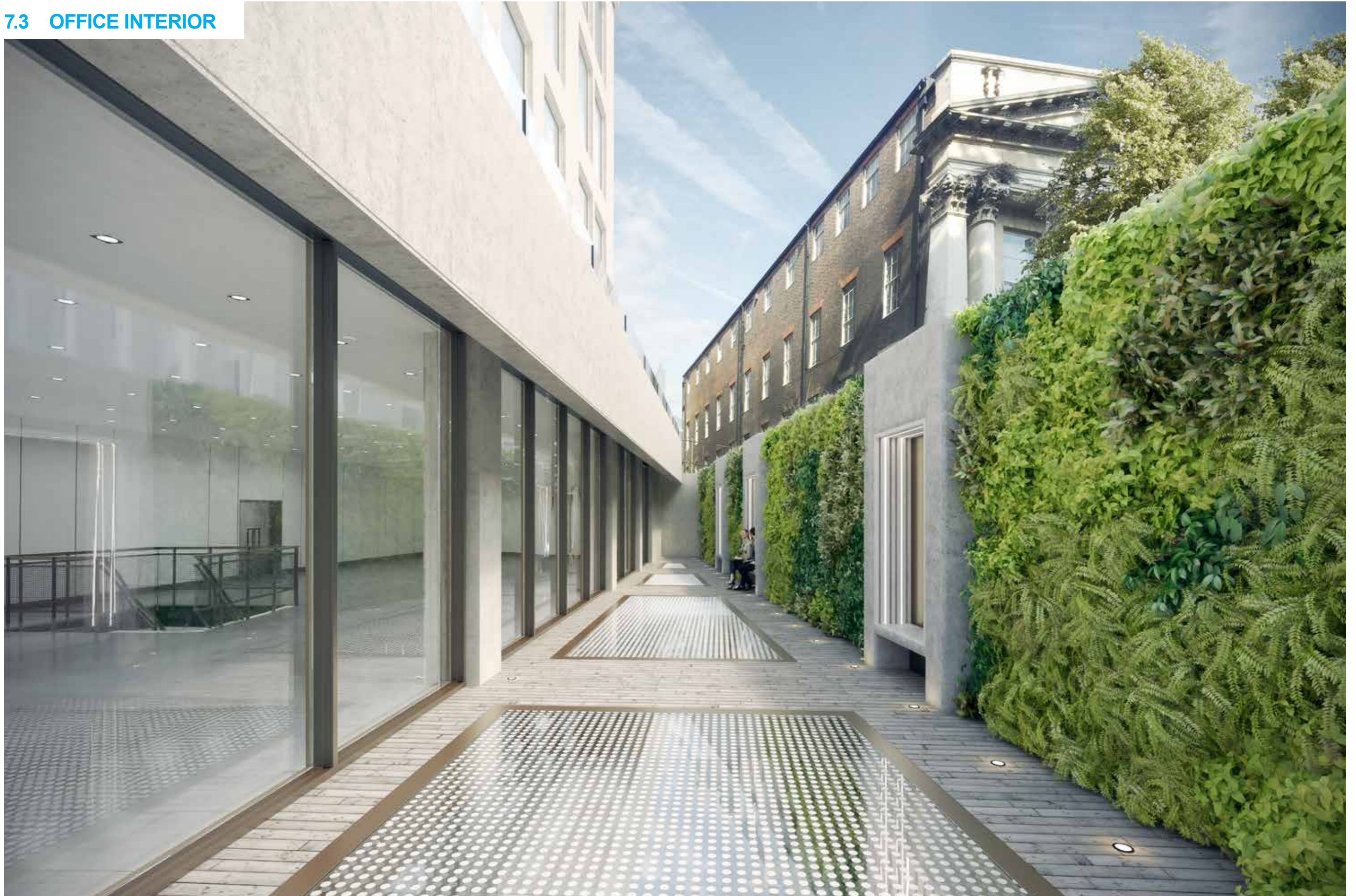
## 7.1 OFFICE INTERIOR



## 7.2 OFFICE INTERIOR



## 7.3 OFFICE INTERIOR



## 7.4 OFFICE INTERIOR



