Facade Access

Our Whole-Lifecycle Solution

IntegralCradles GIND | UK

DESIGN • MANUFACTURE • INSTALLATION • MAINTENANCE

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Unique Solutions For Unique Buildings

Integral Cradles Ltd. creates permanent facade access solutions across the UK for high buildings with unique specifications and demands.

Working with our manufacturing partner GinD, and our maintenance partner GIND UK, we manage the entire operation, from conception to completion to maintenance, ensuring ongoing optimal performance. Collaboration is key.

Great things happen when all parts of the supply chain work together, and we form strong partnerships with our clients.

Unique Solutions For Unique Buildings

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2004

Company Formed by Kevin Walton

2011

One Hyde Park
One New Change
55 Baker Street
Walbrook Heron
Tower 5 Merchant
Square

2014

The Leadenhall Building
St Georges Tower 95
Wigmore Street Primark
Oxford Street Heathrow
T2a

2015

HSBC Tower
Providence Tower
City University
Ulster Hospital

2017

Goldman Sachs HQ One
Blackfriars Road London Wall
Place (Schroders HQ) 48 Leicester
Square Verde SW1 White City One

2018

66 Chiltern Street
Principal Place (Resi)
52 Lime Street South
Bank Place

PFM Award winners Corporate
Partnership with Skanska on
52 Lime Street

2019

York Place
Quay Club
Sugar Quay

2020

London Dock C1 One
Thames City N8/9 185
Park Street Salesforce
Tower 20 Ropemaker
Street

January 2020 GIND UK
is established as Integral
Cradles' maintenance partner

2021

5 North Colonnade
One Nine Elms One
Thames City N6

2022

DAMAC Tower
5 North Colonnade

2023

20 Ropemaker
The Knightsbridge Apartments
Marble Arch Place

2024

1 Leadenhall Street Wood
Wharf B2, E3/4 & J1/3
HSBC Tower, Level 5 The
Edge, London Bridge
Chapter, London Bridge

2025

Citi Tower, Canary
Wharf
2 Aldermanbury Square
1 Exchange Square
1 Medlock Street,
Manchester
New Zealand House
Olympia

Design and Installation

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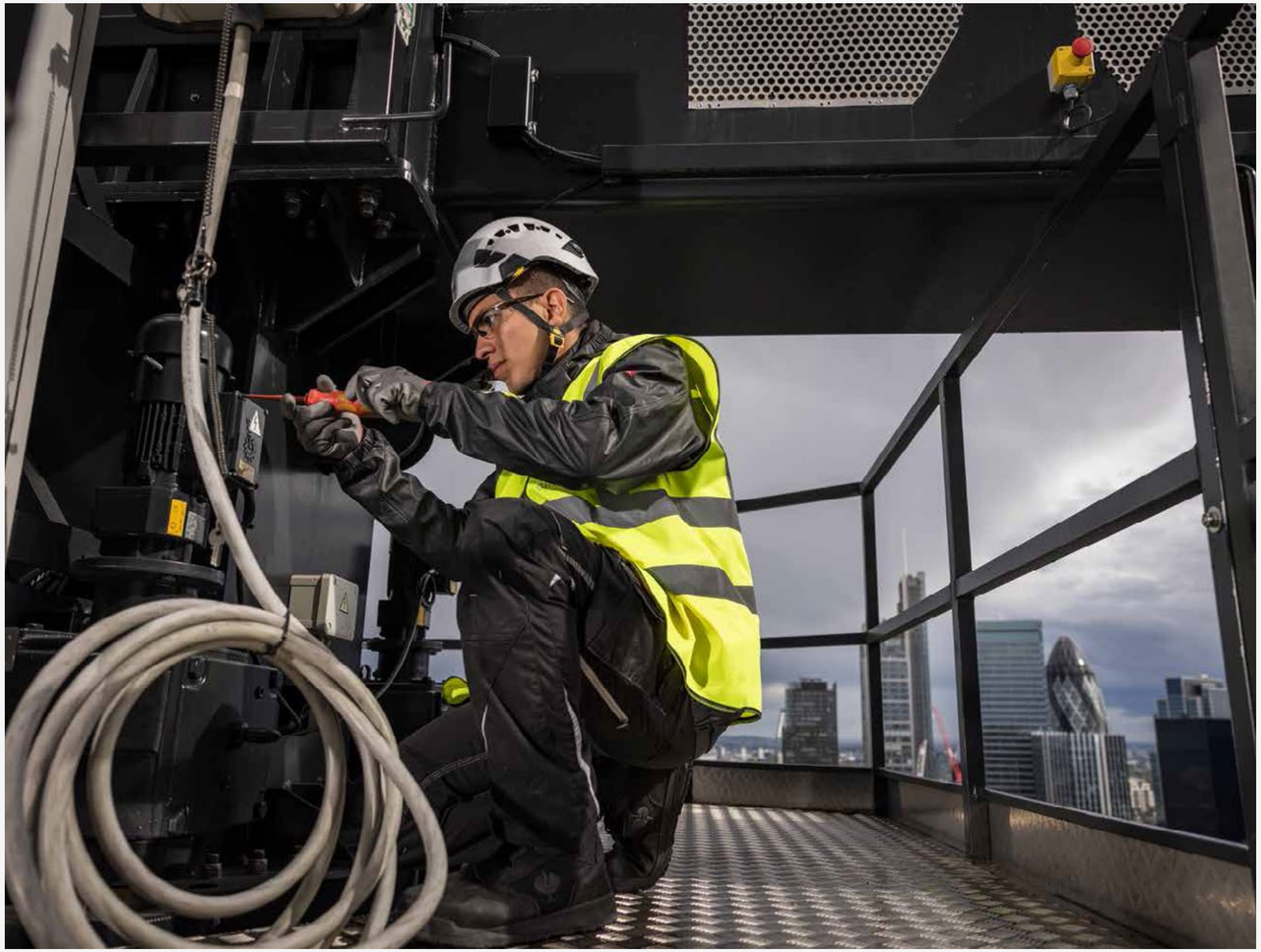
Many of the buildings we have worked with are unique in size and structure, requiring a unique system for accessing their facade.

Mounted permanently at roof level, a building maintenance unit (BMU) is the safest and most comprehensive type of suspended access system. It is a powered operator-controlled system which carries window cleaning operatives – providing full lateral, horizontal and vertical movement of the working platform.

Working with our manufacturing partner GinD, our bespoke designs are created and rigorously factory tested prior to being delivered to the building. We can also deliver standard models.

We are also called upon to create innovative roof systems enabling maintenance units to be stored away neatly within the building.

As the next pages show, digital technology is central to our Facade access solutions.



Digital Development

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Use of Digital Technology is at the core of what we deliver

Call Out Provision
- Call out management
- Fault stake holder communication

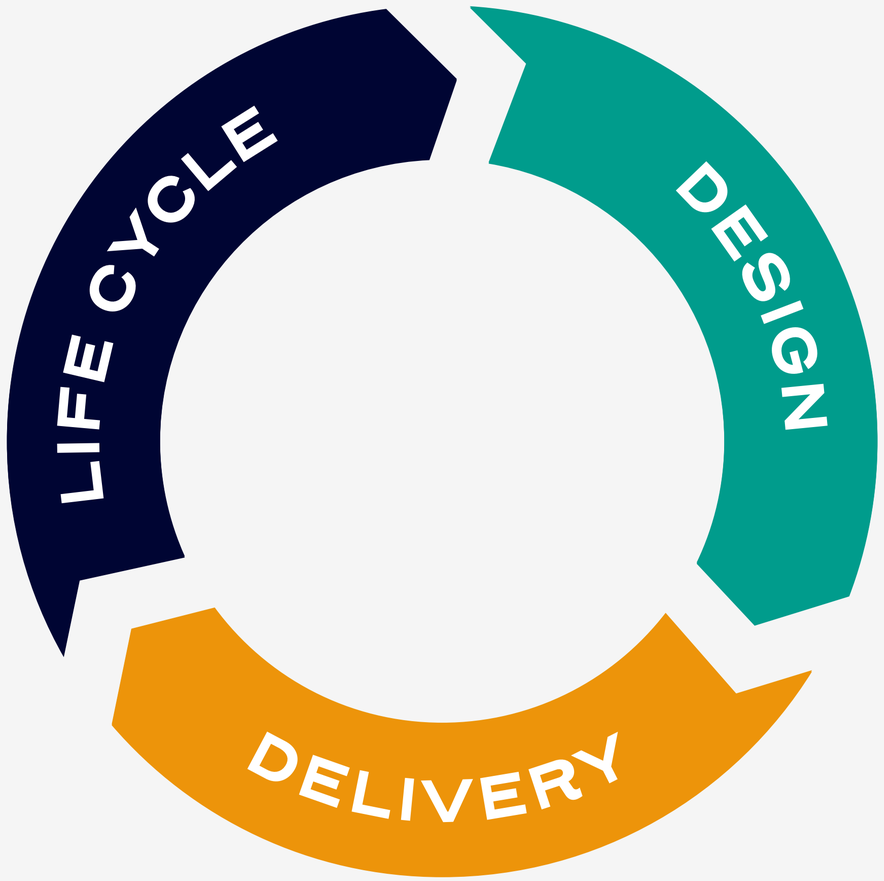
Parts Management
- Part life and usage tracking
- Asset management

Maintenance Reporting
- Electronic forms
- Machine data collection
- Machine usage data

Operation Manuals
- 3D User Manuals
- Training Guides

Defect Management
- Cloud based defect schedule
- Live Defect Status and approval

Electronic Site Reporting
- Cloud access to drawings and model information



Concept Development
- 3D Modelling Design Coordination
- Approval of operational sequencing

Detailed Design
- Clash Detection
- FEA modelling for design checking

Operational Review
- Maintenance Access
- Future part replacement

Factory Testing
- 3D models to create test plans & mock-ups
- Start logging of defect and machine info

Build Sequence Planning
- Method Statement Coordination
- 3D Lift Plans

Electronic Site Reporting
- Tablet forms

BIM

We use Building Information Modelling (BIM) as part of the design process. This helps us to effectively detect and resolve any problems or issues using 3-dimensional imagery.

Our digital modelling and information for BMUs can also be used as part of the training process to show clients how to operate the units. This was the case at The Scalpel, where our bespoke solution won a PFM Partnership Award.

BIM offers:

- Improved visualisation
- Improved productivity due to easy retrieval of information
- Increased coordination of construction documents
- Embedding and linking of vital information such as vendors for specific materials, location of details and quantities required for estimation and tendering
- Increased speed of delivery
- Reduced costs

Electronic Site Reporting

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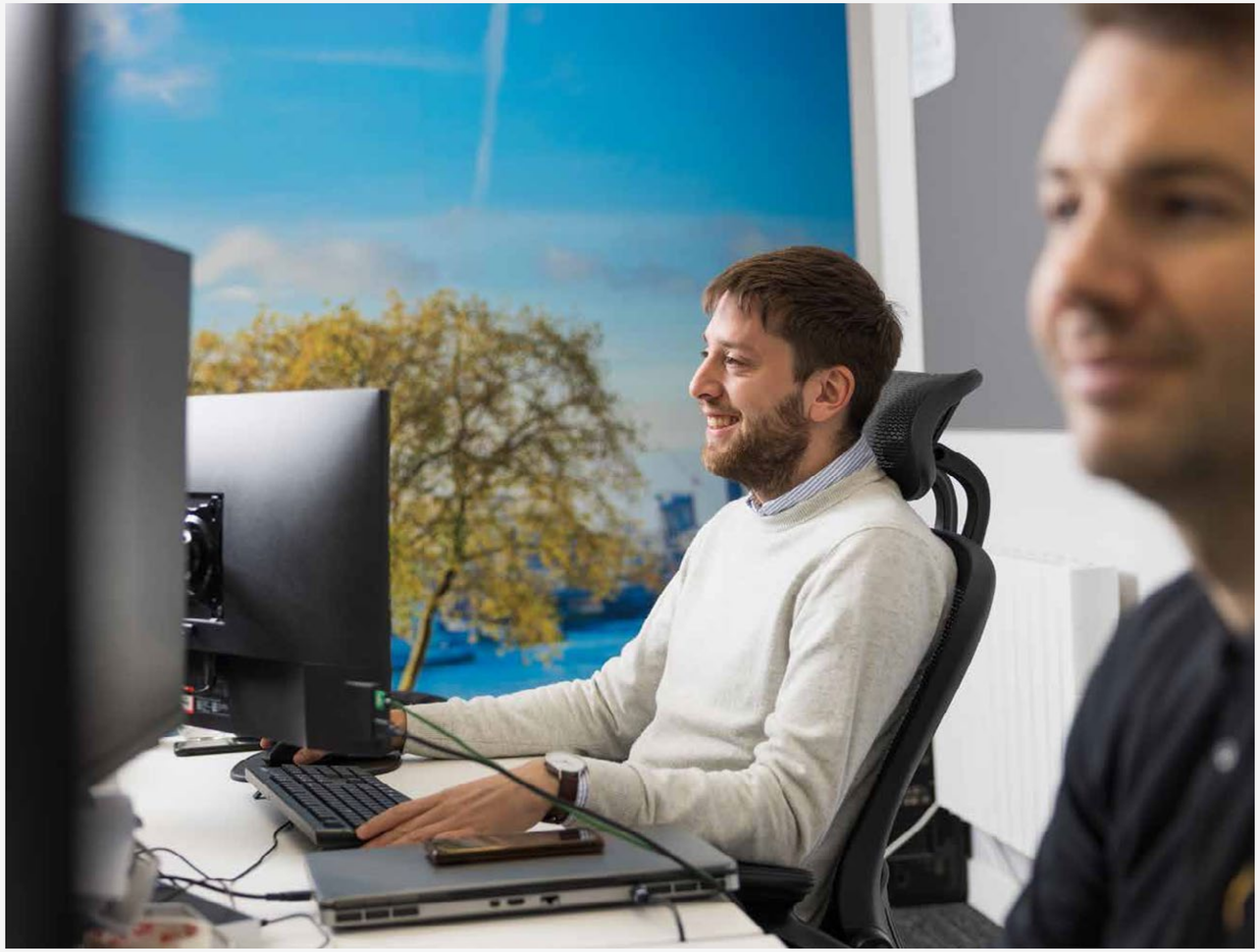
- All site teams have 4G iPads with formworks site forms application.
- Photos, sketches, signatures and GPS location all added into the daily forms.
- Electronically signed daily pre-start briefing.
- Forms select pre-approved RAMS from drop down list and has alerts to prevent work being carried out.
- Submitted automatically in PDF form when complete.
- All data is stored on a hub to allow site statistics to be analysed when required.



Maintaining Maintenance

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As an experienced service provider, we know the importance of regular inspection and maintenance for façade access equipment.

GIND UK provides a full range of maintenance services, ensuring access equipment continues to perform at the highest level safely and efficiently.

- Pre-planned Preventative Maintenance visits (typically 3-monthly).
- Statutory LOLER Inspection attendance (required 6-monthly)
- 24/7 Call-Out Facility with call centre, which enables an escalation process in an emergency.
- London based engineering teams achieving 1-2 hour target response times.
- London Bridge based storage facilities for spare parts.
- Bespoke user training with certificates provided.
- Bespoke service inspection sheets created for each machine.
- Critical spare parts list created for each machine to enable client to assess downtime risk.
- Monthly Activity Reports including 1-year planned visit lookahead.
- BMU usage records which graphically demonstrates the uptime/downtime data.
- Machine usage statistic reports to assess remaining part life and to compare construction usage to normal post construction use

How We Work

Our culture is shaped by our drive to create the most innovative and effective solutions for our clients, enabling building maintenance to be carried out on the most challenging structures in the world.

This is brought about by our people, some of the most talented in the industry, with a passion for redefining what is possible. It is our people that bring the requirements of our clients to life in a truly awe-inspiring way.

Our project teams are important collaborative partners in the creation of successful operational skyscrapers, which often become part of the recognised skyline of large cities like London. In doing so, we align our way of working with our contractual partners in the construction industry, so that our bespoke solution is factored into the design and becomes part of the fabric of buildings.

Our Values

Safety

Safety underpins everything we do. In fact, we only go ahead with any action when it is proven to be safe. This approach protects the safety and wellbeing of everyone on site, from our team to subcontractors, and all building users.

Customer Service

We are privileged to work with some of the leading names in the field of architecture, building development and construction. We have a strong track record of forming collaborative relationship with our customers and supply chain to get the best results possible.

Innovation

To excel and stay at the forefront of our industry, we embrace innovation. This means not only using the latest technology but taking an innovative approach in the planning, design and methodology of each access solution, to get the most effective – and cost-effective – result.

Reliability

Reliability comes through experience. We have a proven track record, acquired through many years of success – including delivering bespoke solutions for many high-profile skyscrapers. GIND UK has become a trusted name for high-quality access solutions.

Environmental and Social Responsibility

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Around 40% of man-made global carbon emissions come from the construction and operation of buildings.

The industry is taking steps to reduce its carbon footprint but while some organisations are exemplars in taking positive action, others either don't know how to reduce their emissions or leave it to others to set an example.

We have pledged to take our place amongst the most ambitious organisations, committing to becoming a Net Zero Carbon business by 2030. This is a key part of our business model.

We aim to do everything in our power to minimise our carbon footprint and have made it our mission to be open and transparent about our journey. We believe that if every organisations takes this approach, we will ultimately make a difference on a global scale.

The following pages give a brief overview of our approach to being socially and environmentally responsible and accountable for our actions.

Our Goals

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Net Zero by 2030 including supply chain emissions

Our targets culminate in five goals for our European operations:

Goal 1:
Zero onsite emissions by 2025

Goal 2:
50% reduction in embodied carbon intensity by 2030

Goal 3:
Net zero carbon building operations by 2030

Goal 4:
Zero transport emissions by 2030

Goal 5:
Zero avoidable waste by 2030

Our New 'ESG' Strategy

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The 'S' in 'ESG': 'Social Equity'

Social Equity Pillars	2030 Goals
Health, Safety and Wellbeing	Desirable, safe and healthy places of work where people are resilient and productive
Diversity, Inclusion and Respect	Gender pay parity and accelerate ethnic diversity, ensuring representation at all levels of our business
Socio-Economic Value	Sustainable livelihoods for our supply chain, ensuring equitable employment opportunities and the ethical treatment of workers
Respecting Communities	Sustainable partnerships and communities that work for everyone

20% of our staff is female and a third of our management team is also female. Over half of our people were born outside the UK.

Accreditations

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ISO 9001:2015

ISO 14001:2015

ISO 45001:2015

CHAS®

FORS FLEET OPERATOR RECOGNITION SCHEME

CLOCS

sæma™ SPECIALIST ACCESS ENGINEERING & MAINTENANCE ASSOCIATION

- £10m PI Insurance
- £10m Employers Liability
- £10m Public Liability
- £10m Products Liability

Case Studies

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Holistic projects (delivering a whole-lifecycle project) successfully completed range from our tallest structures; Heron Tower, Leadenhall Tower, One Blackfriars Tower, to the design complexities of 52 Lime Street.

Case Studies: 52 Lime Street

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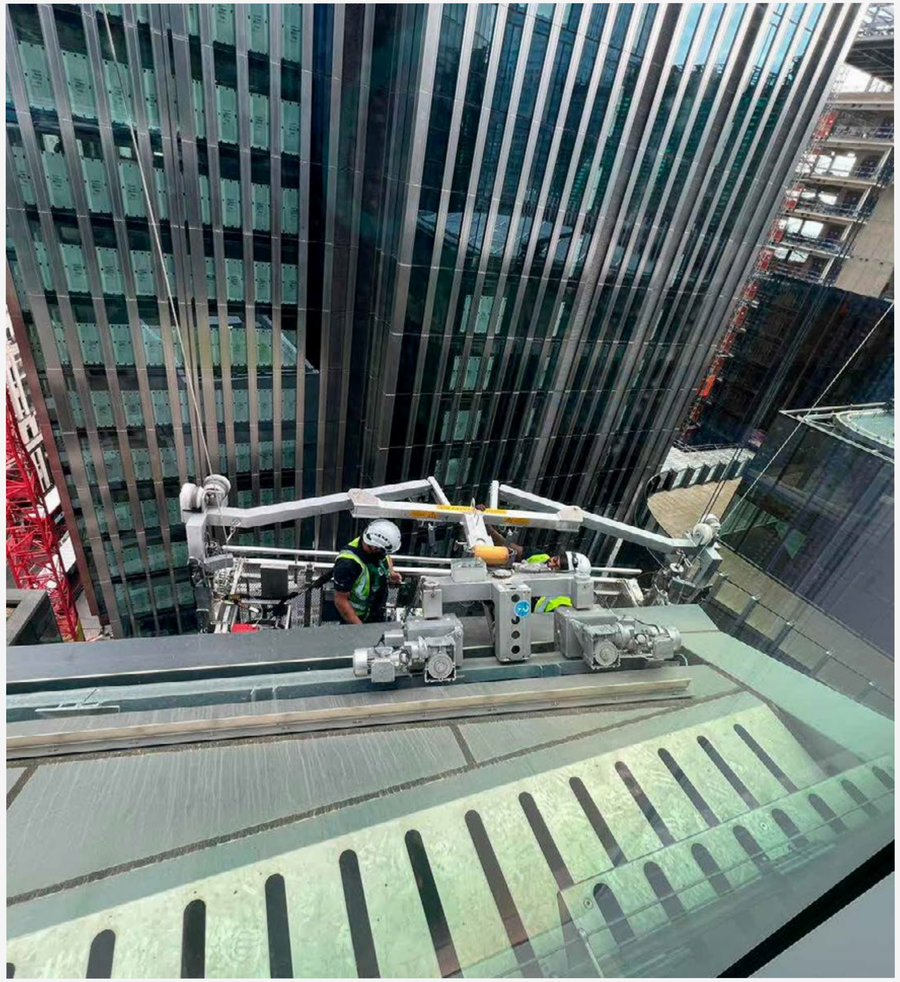
The Scalpel is a commercial skyscraper in the City of London and the European headquarters of insurance company W.R. Berkley. It is 190 metres tall, offers 35 levels of office space, over 500,000 square feet of commercial space and over 12,000 square feet of retail and restaurant space.

The facade access solution we designed and installed at The Scalpel reaches a whole new level. The two BMUs are installed on either side of The Scalpel, on the east and west elevations. The unit installed on the west side of the building is the larger of the two. It has a 19-metre operating radius, is 49 metres in height, weighs 41,300 kg and has a 1,000-kg glass replacement capacity.

Extra innovation
In a separate contract, which almost doubled the value of the total order, Skanska asked Integral Cradles to work on an innovative roof system for each BMU. On the larger unit to the west of the building, Integral Cradles' engineers designed and constructed a five-panel louvre roof system. Each panel moves independently out of the way of the BMU, enabling it to be operated and then stored away neatly within the building.



Case Studies: London Wall Place

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London Wall Place is a development designed by MAKE architects for joint owners: Brookfield/Oxford Properties comprises 2 buildings.

1 London Wall Place is a 310,000 square-foot, 12-storey building pre-let to Schroders Plc, while 2 London Wall Place is a 190,000 square-foot, 16-storey tower; floors 12-16 were pre-let to international law firm Cleary Gottlieb Steen & Hamilton.

Integral Cradles was awarded the contract by Multiplex Construction to provide a total of five facade access systems: four BMUs and one monorail.

BMUs were designed to be concealed when parked, which required an innovative design to fit the tight parking spaces.

- Four telescopic BMUs
- One screw-jack lift table
- One soffit suspended monorail system
- Multiplex/Make Architects/WSP
- Brookfield Asset Management/Schroders

Case Studies: Southbank Place

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Southbank Place is a joint venture between Canary Wharf Group and Qatari Diar. The large Thamesside development sits opposite Big Ben and Houses of Parliament, as well as the London Eye, and is minutes away from Waterloo mainline station.

Both Integral Cradles and maintenance partner GIND UK have been heavily involved in this project, working on buildings 1,2 6 and 7. Integral Cradles overcame a number of design challenges during the project, employing building information modelling (BIM) to find the ideal solution. The installation of multiple BMUs was completed in January 2021, with all machines maintained under warranty.

GIND UK is delivering fully comprehensive maintenance contracts with CBRE, WeWork and Canary Wharf Management for the BMUs.

How to contact us

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