



Morgan
Stanley

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25 Cabot Square is a 17-floor office building owned and occupied by Morgan Stanley in Canary Wharf, London. The 81-metre building was designed by Skidmore Owings & Merrill, and completed in 1991.

In 2008, National Cradle Maintenance – acquired by Premier Technical Services Group PLC (PTSG) in 2007 – was tasked by the main contractor, ISS, with removing the existing redundant davit arm façade access system and providing a safer, more user-friendly system for maintaining the façade whilst remaining relatively discreet.

Investigation of the building structure indicated that the roof areas would not be able to support the loads of even the lightest machines, so the Access and Safety team set about designing a track system which utilised the existing structural davit bases. This involved load testing all the bases and carrying out deflection tests to establish what the bases could support.

Once the figures had been collected, the team designed a bespoke cantilevered track system to be installed over three floors. These track systems would support the GinD SJ-0212 roof cars specially designed to be lightweight, yet still capable of an 80-metre clean.



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For the smaller terrace areas, a monorail system was introduced, again using the existing davit bases. PTSG’s skilled operatives utilised rope access techniques to install the systems safely and effectively.

Following extensive coordination with local authorities and Canary Wharf Management, on 4th July 2009 the 250-tonne crane complete with fly jib arrived onsite. The old equipment was lifted off the building and the new track and machines lifted into position.

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Road closures, diversions and an extensive exclusion zone had to be put into place and effectively managed. As most of the surrounding buildings are office space, foot fall and traffic levels are significantly reduced on a weekend, which helped to greatly reduce any associated risk to the general public.

Once the installation work was successfully completed, the systems were tested, commissioned and inspected by the client's insurance company Allianz.

