

5.PROPOSALS

5.5 ACCESS & MAINTENANCE

Internal Cleaning & Maintenance

Residents will be responsible for cleaning their own flats. The operator will manage routine, reactive and planned maintenance as well as day-to-day cleaning of common parts, amenity areas, the terraces and the site. Flats will be subject to a maintenance review on change of tenancies. Long-term maintenance may include part or total replacement of finishes, floor coverings, sanitary ware, shower trays and bathroom accessories as well as kitchen components and white goods. Accordingly the lifts are designed for the manhandling and carting away of goods by trolley from each floor level to the final exit.

Landscape to the courtyards and upper terraces is designed to minimise the need for large items of gardening equipment to be brought into, or excessive organic debris taken out of, the building with most routine maintenance taken out in bags or on small-scale trolleys.

Roofs are accessible via doors from the main circulation cores or via a ships ladder and hatch at the head of the main stairs. This limits the weight of items that can be taken directly onto the topmost roof. In the event that heavy equipment needs to be taken onto these roofs it will be hoisted or craned.

The management company will clean common parts and cleaner's stores are provided on interim levels in both Plots E & F.

Internal faces of windows will be cleaned from inside flats or common parts and generally from internal floor level. Access to high level glazing in the entrance lobby will be from a mobile access platform or scaffolding tower.

External Cleaning & Maintenance of Façades

There are key façade components:

- Windows with aluminium frames
- Metal cladding panels between/around windows, flashings and cills, copings, etc.
- Brick, masonry and render

There will be:

- Regular cleaning of windows
- Planned cleaning of metal cladding in line with recommendations from the manufacturers
- It is not anticipated that masonry materials will require regular cleaning

Due to the heights of the buildings, cleaning from the roof level

downwards is proposed. Following advice from Hoare Lea's specialist access and maintenance consultant on the best way to clean these buildings, abseiling using man-handled, weighted equipment or Davit system is the proposed solution. A specialist and trained façade cleaning sub-contractor will carry the abseiling system to the roof and assemble it there so that operatives can abseil down the face of the building to clean. In some instances the Davit System will be stored on the roof.

On balconied windows, access will be from inside the flats. Roof edges and working areas are generally protected by parapets. Pathways on the roof will be laid out to provide support for the weighting system. It is anticipated that the roof will require cleaning once a year.

Those accessing and using the roof will be required to provide a written access strategy and risk assessment prior to commencing the work. It is recommended that all façade cleaning operatives using rope access are RATA trained abseiler operators.

Little maintenance is anticipated for either the window assemblies or the metal cladding panels during the lifetime of the building. The metal cladding panels, copings and flashings will be inspected on a planned maintenance basis with any minor repairs carried out by appropriately trained abseilers. More demanding works would need to be carried out off-scaffolding. In the event of maintenance or repairs being required, options for the use of ground based, high level access equipment could also be considered.

Windows are the items most likely to require reactive repairs and maintenance and in some cases replacement. Windows will be designed to minimise the need for overly complex opening or closing mechanisms. Planned inspections and repairs of the mechanisms, restrictors, hinges or pivots will be undertaken to avoid the necessity for more extensive repairs.

Re-glazing should be able to be carried out from inside the building.

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5.6 SERVICING

The location of the services have been deliberately placed away from the public eye with the majority of the plant area located within the building footprint at lower ground level, and the western façade of Plot E.

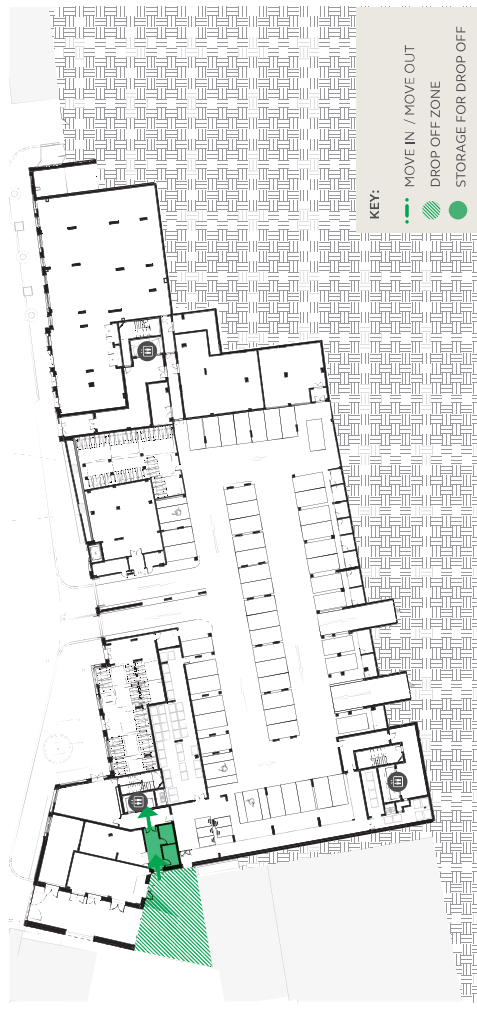
Due to the maintenance requirements from the street, the sub-stations to both buildings are discreetly located on the western façade at lower ground to Plot E and the eastern façade to Plot F.

5.7 MOVE IN/MOVE OUT

For residents moving into the development, the resident will confirm with the building management team a specific time to use the lift and allocated move in/move out storage room located at lower ground level.

Delivery vans will temporarily park in the loading bay and the belongings will be taken to the move in/move out storage areas provided.

A dedicated area is provided for both plots with the assistance of the management team. At the agreed time, the resident will take their belongings to the allocated lift which, for a specific time, will service only this move in/move out procedure. Each plot will have a preferred move-in and move-out lift with a higher floor to ceiling in the car. This method will repeat in reverse for residents moving out. The design of this movement will also ensure little disruption to the typical day-to-day resident movement.



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5.8 VEHICLE ACCESS, CAR PARKING & CYCLES

Loading & Unloading

The design of the scheme acknowledges that there will be limited drop-off space on Garrard Street and that this will be time-restricted. To ensure adequate space is available, a services bay is provided at the west end of Plot E. This will accommodate drop-offs including post, parcel, residential belongings and furniture, refuse and plant equipment. A dedicated move in/move out lobby store is provided adjacent to the northern lifts to Plots E and F and these is a defined service route from the service yard to the lift.

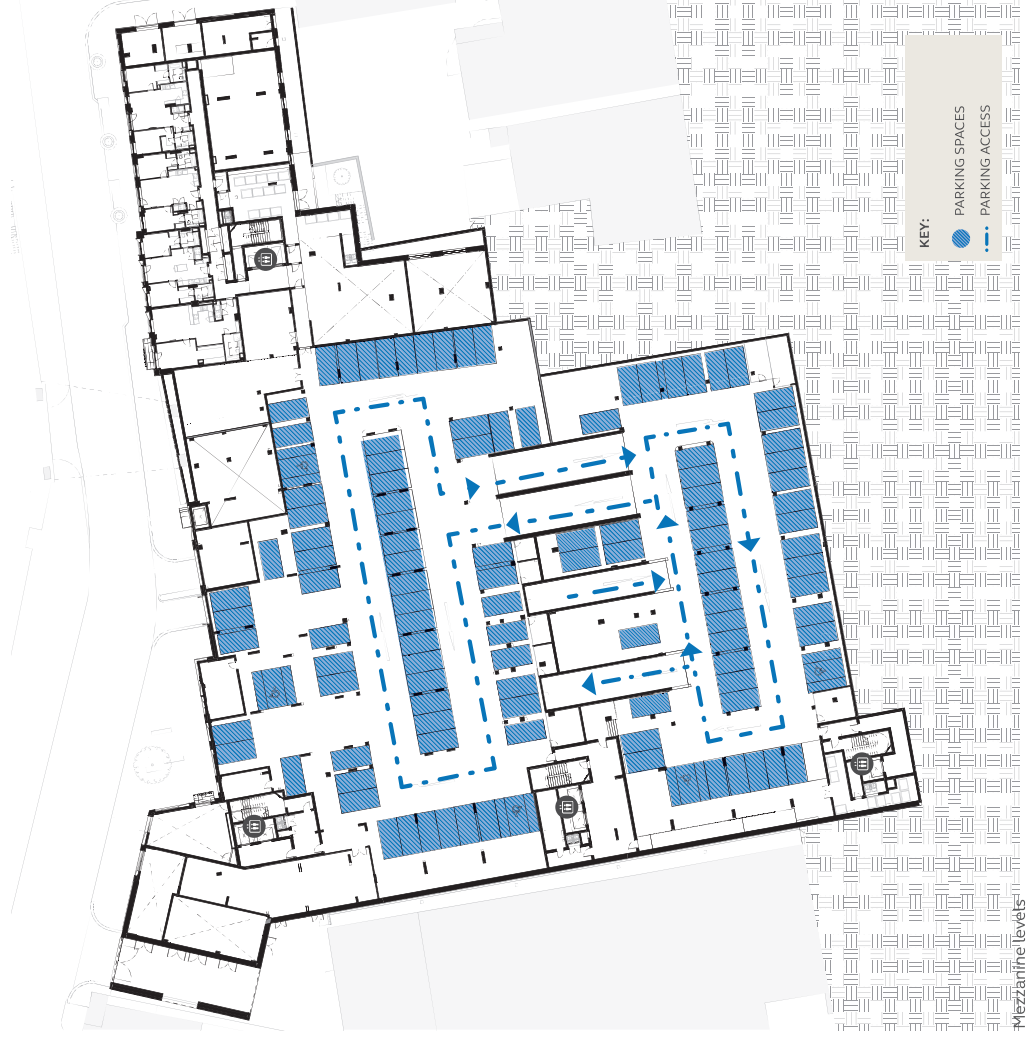
These designated zones ensures that the dropping-off and moving of items will not interfere with residential movement and circulation.

Car Parking

The resident car park is accessed from Garrard Street. There are a number of lower ground-floor parking spaces with more spaces on the mezzanine levels. The ramps are one-way and have signal heads and markings at the top and bottom for vehicles travelling in the opposite direction.

Car club spaces are conveniently located on the lower ground floor. 165 spaces are provided, 5% of which are dedicated disabled, and 10% of which are electrical charging points. The scheme has additional capacity for the installation of more points.

Stantec's tracking diagrams are submitted as part of this application and demonstrate that the routes comply with best practice.



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Cycle Storage

The scheme not only provides 0.7 cycle spaces per residential unit, but also caters for the different types of cyclists whether it's the keen, everyday cyclist or the occasional and novelty user. Each cyclist will have the opportunity to store their bicycle at the lower ground level. There will be a choice of storage options with stackers and Sheffield stands. All cycle parking will be secure and accessible via key fob controlled entry points.

Ground level cycle storage is provided for staff in the Class E, Sui Generis, F.1, F.2 spaces

