



Movement - Vehicles

8.5 Window and facade access

Berol Yard

The glazing to each apartment of the building have been designed to allow internal opening windows allowing access for cleaning without specialist access methods being required or the need for residents leaning outside the line of the façade. In addition, all glazing to retail and community uses at lower levels are accessible with a reach and wash extendable pole at ground level.

The roof and main facade locations to the building are formed in materials which only require minimal future cleaning and or maintenance, whilst all glazing upper levels will be replaced internally via the main lift core with no manual lifting or cranes required.

The project has been designed with a series of bars at varying heights. This means each facade from one roof to another is less than 100m in height allowing each bar to be served either by a dedicated rope access or working positioning system or a collective approach if deemed necessary. These systems shall be used by competent trained rope access operatives to serve the roof and facade locations for a yearly inspection. These cleaning and maintenance tasks will include all metalwork, including railings, solar shading elements, metal copings etc.

Careful management shall be taken to minimise the disruption to all residents and visitors while these cleaning and or maintenance tasks take place, with a landing area integrated into the landscaping of each roof/terrace.



1 Internal window clean



2 Reach and wash



3 Scissor lift

1 Tenant Balconies

Access is required for cleaning, maintenance and replacement purposes.

Options for method of access:

- Access from balcony and internal opening windows

1 Main building facade

Access is required for cleaning, maintenance and replacement purposes.

Options for method of access:

- Internal opening windows

2 Podium and Ground floor

3 Access is required for cleaning, maintenance and replacement purposes.

Options for method of access:

- Reach and wash
- (scissor lift) MEWP



Axo - access and maintenance

8.6 Refuse & servicing

Refuse and general servicing arrangements for Berol Yard and Berol House are illustrated on the right and summarised below.

Berol Yard

Retail waste and Residential waste bin stores are located on the northern side of the building. Entrances to the bin stores are located on Gessner Lane, which allows the refuse collection vehicle to position itself with a 10m drag distance.

Servicing vehicles for retail units 1 and 2 will be able to use the existing servicing bay on Watermead Way.

Servicing vehicles for retail units 2, 3 and 4, and the residential lobby will be able to use the servicing bay on Ashley Road.

A fire appliance will be able to access the northern side of Berol Yard via Gessner Lane, the eastern side via Watermead Way, and the southern and eastern sides via Berol Square.

Berol House

The retail and office waste bin store is located on the northern part on Berol House and will be accessed via an entrance on Ashley Road. A servicing bay will be located on Ashley Road as part of the ongoing S106 works.

Servicing vehicles for the retail units and office will be via the servicing bays on Ashley Road.

A fire appliance will be able to access the northern

8.7 Security

The proposed scheme is designed with regard to the principles of Secured by Design and crime prevention. The residential portion is designed to comply with Building Regulations Approved Document Part Q “Security - Dwellings”.

At the next stage, the design will be developed in detail with support and advice from the Security Consultant. They will lead consultation with the Secured By Design officers.



Ground Floor - Servicing