

High level facade elements cleaning, inspection, repair, and replacement (first floor and above): the building facade has a maximum working height of maximum 110m (from ground), and will be reached with a cherry picker (up to 20m). A track-mounted BMU (Building Maintenance Unit) with retractable boom will be permanently housed at roof level or demountable crane with perimeter track. This will be used to reach all levels of the facade from first floor to roof level. Cleaning will occur several times a year, as recommended by the cladding supplier. For roof access there will be defined walkways and a mansafe system (all details to be confirmed and approved at detail design stage).



EXAMPLE OF HIGH REACH CHERRY PICKER



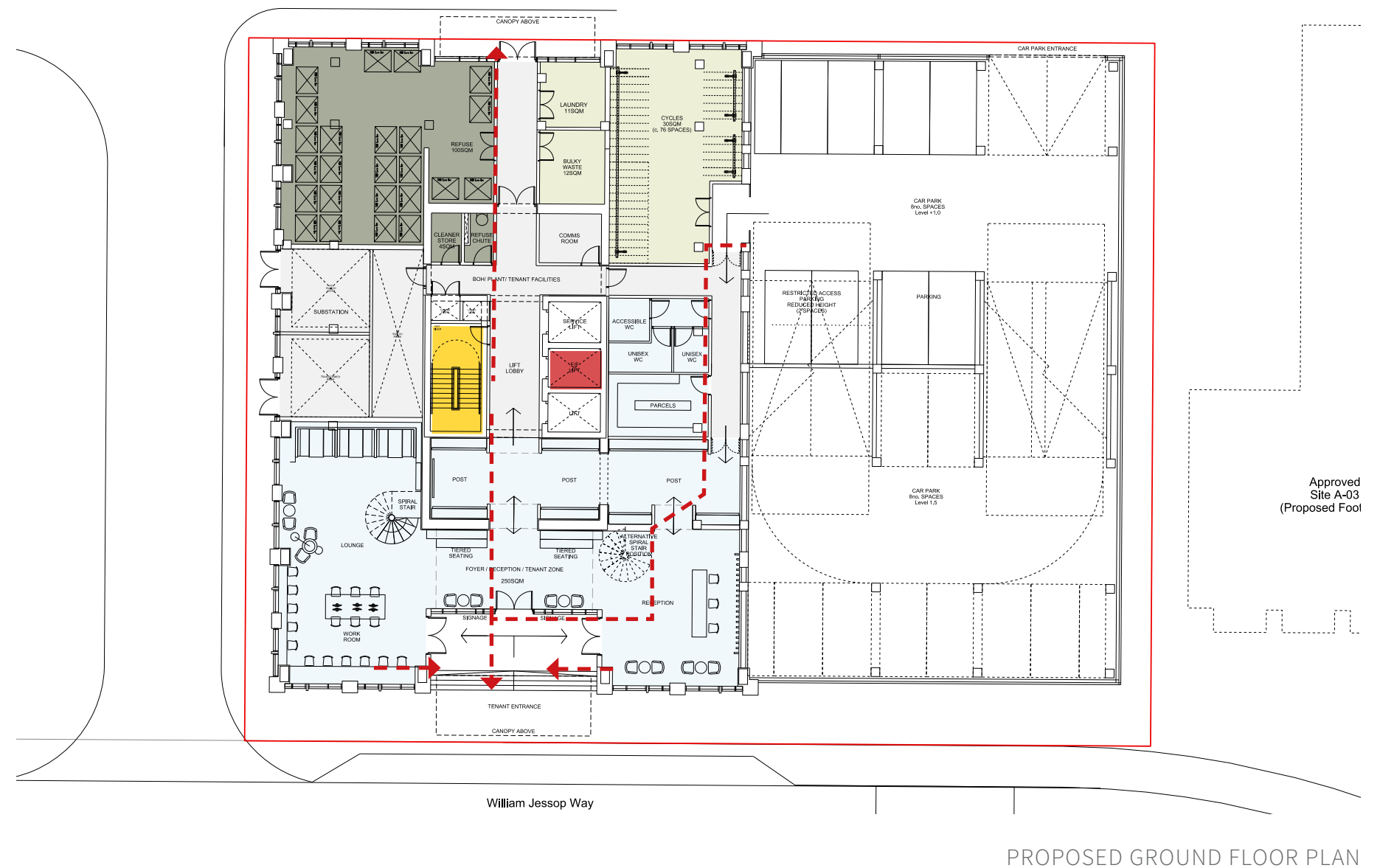
- KEY
- High level
 - Low level

9.2 FIRE STRATEGY

As the scheme develops, a fire safety strategy will be provided to set out how the requirements of the Building Regulations and any other relevant fire safety legislation will be satisfied by the design. The principal design guidance that will be considered is Approved Document B (ADB) 2006 Edition with 2013 amendments.

Fire Safety Design Summary

- The building will be served by one fire fighting stair providing a clear width of 1m. The escape stair will discharge via protected corridor to ground floor.
- The main fire fighting core is designed to Part B Building Regulations standards and houses a fire-fighting lift, as required for a building of this height. The lift can be used for evacuation purposes, where required as part of the approved fire strategy.
- There will be smoke detection and alarm systems within each apartment and also within the communal spaces where applicable.
- The refuse chute will be accessed via a ventilated lobby.
- A wet riser outlet is to be located within the fire fighting stair at each level and a wet riser main will be located at lower ground floor level, clearly visible and accessible within 18m of the building.
- Compartmentation will be in line with current Building Regulations:
 - *all floors are to be compartment floors.*
 - *any areas of high risk will be constructed as separate fire compartments.*
 - *automatic fire curtains will be used where compartmentation is not achieved by doors.*
 - *all internal surfaces will achieve an appropriate surface spread of flame requirement commensurate with standard guidance.*
 - *the external walls of the building will be formed from non-combustible materials.*



9.3 STRUCTURAL STRATEGY

The structural foundations and framing solution have been developed such as to consider the most appropriate response to the site specific constraints, construction sequence, building use and operation, and architectural requirements.

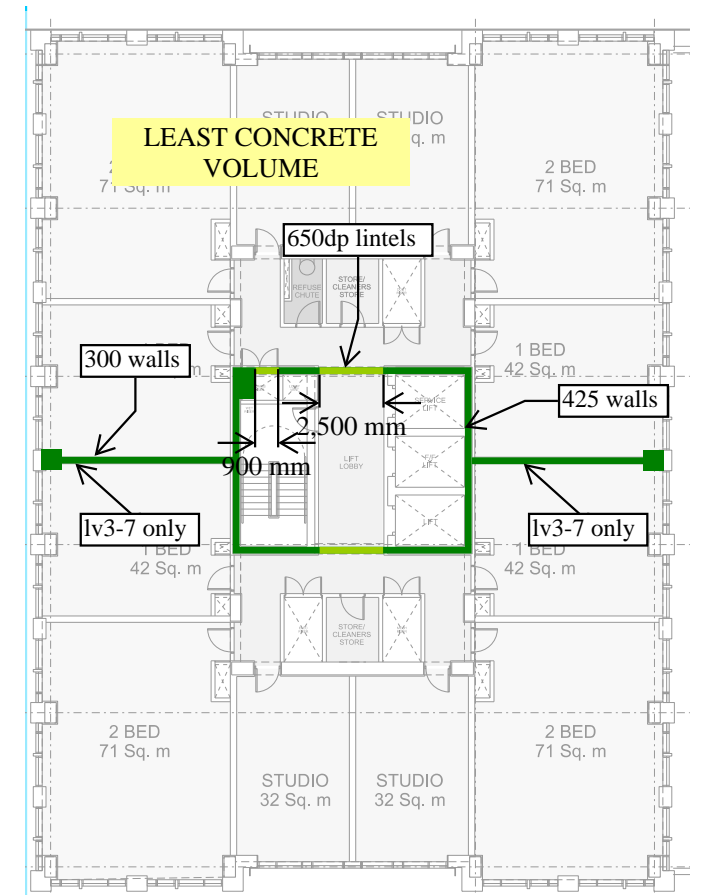
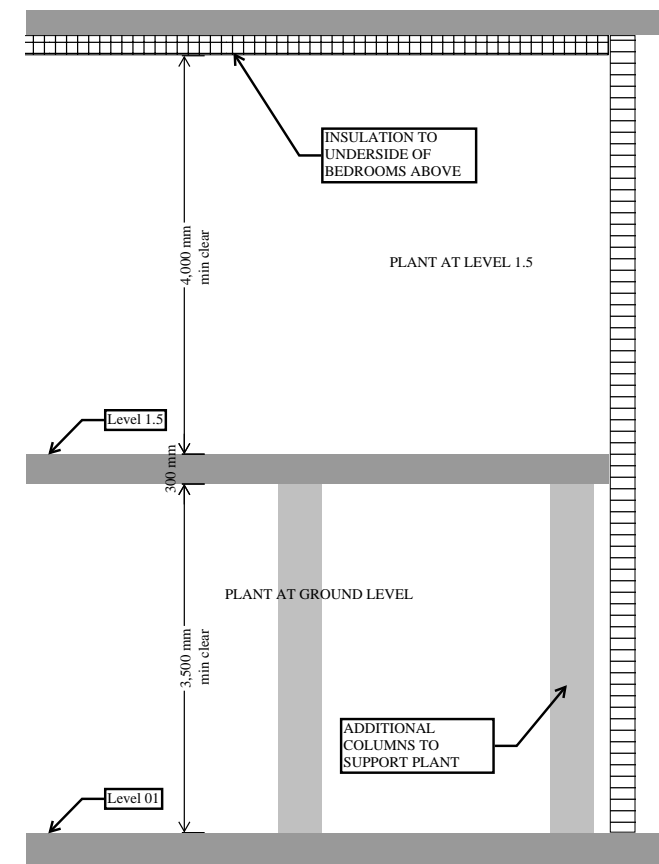
A piled foundation arrangement and substructure will consider the findings of intrusive site investigations, which have been able to confirm the location and extent of historic dock wall and buried obstructions. Where feasible, measures will be taken to minimise the need to disturb features of an archaeological value and interest, and the omission of any basement levels further support this approach.

A central concrete stability core, with the opportunity to mobilise a number of internal party wall lines, has been developed in coordination with the requirements of architectural internal space planning, lift and stair positioning, and the distribution of mechanical services across the building floor plate. Fire protection will be inherent within the concrete frame and cover provided to reinforcement. The primary stability core elements will equally be self-supporting in the temporary condition during construction.

Typical residential floors, in order to optimise slab thickness and minimise material use, are proposed to be Post Tensioned concrete with localised conventional reinforcement as necessary. Where increased loading from plant rooms and amenity space is proposed, either additional columns or an increased slab depth will be used.

Facades will be supported from the slab edges, and due consideration has been given to limiting movement and tolerances in the design coordination of that interface.

The adjoining Car Park structure will align with the floor levels of the main residential tower, but may be constructed on a different programme to allow the contractor to best plan their site logistics. The structural frame of the car park may, as such, be either steel or concrete to best serve the constraints of a constrained site.



9.4 SAFER PLACES

The core principles set out by Secured by Design and Safer Places will be adopted in order to reduce and prevent crime within the proposed development and immediate context.

Measures include:

1. Integral Approach
2. Environment quality and sense of ownership
3. Natural surveillance
4. Access and footpaths
5. Open space provision and management
6. Lighting
7. Environmental quality and sense of ownership

Integral Approach

In order to achieve a scheme that provides a safe and secure environment an integral approach to design has been adopted by considering the layout and arrangement of the block in this application.

Natural Surveillance

The building has been designed in such a way to encourage natural surveillance and active frontages. The public realms around the proposal will be overlooked by residents up to 24 hours a day, improving the extent of surveillance of the public spaces. The scheme will provide a high level of visual security to both William Jessop Way and Bath Street as well as to the proposed road link flanking the site.

The scheme incorporates residential accommodation from level 2 and above, whilst

providing a residents' reception, lounge, work spaces and ancillary at ground floor level. This use will bring with it a variety of people at different times of the day and, along with pedestrian movement around the site, will create natural surveillance. In addition extra precaution will be adopted in areas where higher security is needed. CCTV cameras will be provided at all entrance/ exit points for both vehicular and pedestrian access and also at strategic locations around the site.

Access and footpaths

Access points and footpaths are both convenient and accessible but at the same time, it has been considered not to over-provide such easy access and means of escape for intruders and burglars.

The scheme opens up the site to all sides, creating a safe, active pedestrian route along William Jessop Way and associated links around the site. All the main access doors are located off the public frontage off William Jessop Way.

There is a carpark access route from ground floor via a new road link with William Jessop Way. The number of access points into the residential facilities has been limited as a crime prevention measure. The external doors will operate on individual key/fob systems to control the access.

The residential lift and stair core, as well as the corridors, will be well lit to ensure security to the residents. There are a number of residential units off each corridor, this will encourage a sense of ownership by the homeowners and therefore create defensible spaces which will help to deter crime.

Lighting

To help reduce the fear of crime and increase security, lighting will be provided along pedestrian routes. Increased lighting levels mark the main pedestrian and vehicle entrances to the site. The communal terrace space will be well-lit to prevent danger zones.

Security and CCTV

As previously stated the access points will be CCTV monitored.

Environmental quality and sense of ownership

The overall high quality of the landscape proposals will help to create a sense of space and will strengthen community interaction and ownership.

In summary the nature of the site ensures a degree of natural surveillance at all times of the day. Security has been further enhanced by introducing the appropriate lighting along pedestrian and vehicular routes. Finally, CCTV surveillance is proposed to key locations.

