

## Superior technology drives the facade access solution for One Braham

Built directly above Aldgate East London Underground Station, One Braham provides 18 storeys of premium office facilities and ground floor retail space which is set back to form a colonnade connecting the building with existing amenities and a new park. Additional green space has been created by roof terraces at levels 15 and 17 as well as a winter garden. The building forms a key ingredient of the wider redevelopment taking place under the masterplan for London's Aldgate area and attracting an emerging tech, media and telecoms industry. The facades are also noteworthy with a fully glazed design and vertical Brise Soleil on the east, west and south elevations. An effective facade access solution which provide safe and efficient access to the entire external façade was therefore vital to the building and the area's continued success.

The building access system CoxGomyl developed for this project needed to meet strict weight and load limitations while delivering comprehensive facade coverage. A single track mounted Building Maintenance Unit located on the terrace at level 19 provides a complete range of functions and manoeuvrability to facilitate all access tasks from its elevated position. A telescoping jib provides for an outreach of up to 36 metres while a telescopic mast with slewing and head turning capabilities allows for access to the higher level 20 garden area, as well as discreet parking. The telescopic parking capability of the BMU also allows for it to achieve a compact form when not in use and park below the line of the parapet. The limited space available and surrounding building features such as flues and generators mean the BMU is carefully calibrated to operate safely within appropriate working zones and incorporates movement limitations which prevent access to the various zones. Further cradle manoeuvrability is provided by a soft rope restraint system which allow the cradle to navigate the stepped areas of the façade, while an auxiliary material hoist provides for glass panel replacement work with a maximum load of up to 800kg.

Successfully working within challenging parameters for space, weight and load, CoxGomyl's comprehensive building access solution has once again met the client and consultants demanding brief, and will help maintain and preserve the pristine external façade of One Braham as the building and reinvigorated area continue to thrive.

## FACTS & FIGURES

Commencement	April 2019
Completion	May 2020
Building Height	74m
Floor Count	19
No. of BMUs	1
Outreach	36m
Building Type	Commercial

