

Comprehensive facade access  
for 80 Fenchurch Street

**Facts & Figures**

<b>Commencement</b>	May 2018
<b>Completion</b>	2020
<b>Building Height</b>	45m
<b>Floor Count</b>	15
<b>No. of BMUs</b>	2
<b>Outreach</b>	41m
<b>Building Type</b>	Commercial

The carefully considered design of this new 15-storey office building by architects, TP Bennet required the expertise of CoxGomyl to develop an equally well thought out and executed facade access solution. Among a number of key factors, the building access system would need to provide practical and reliable access to varied facade surfaces for the exterior and interior of the building.

The building design is conceptually based on a Foster scheme with additional refinement and intelligent use of space which provides 250,000 square feet of flexible floor space within a 45 metre square site. One of the most important features is a central atrium structure which playfully weaves and spirals through the building itself. Not only does this enhance the aesthetic appeal and allow for natural light to flow into all areas, it also underpins the active experience of the building from the entrance foyer. The development also features the attraction of six landscaped terrace areas located at various levels. The client required a comprehensive building access solution for complete coverage of external and internal surfaces while overcoming a series of challenging practical and spatial limitations arising from its unique shape.

The solution that CoxGomyl provided is primarily based around a multi-stage telescoping Building Maintenance Unit which delivers a colossal outreach of 41 metres from a fixed position on the level 15 roof area. This involved delivering a high functionality BMU that would fit within a designated and extremely limited parking area necessarily limited by ducts, plant equipment and other immovable roof features. A unique nonsymmetrical BMU support layout was required to shoehorn the machine into the predefined and limited parking zone. A soft rope system was also required to allow the cradle to navigate the multiple terrace areas and ensure complete and flexible coverage while being suitably and safely restrained. In addition to the BMU, a travelling beam gantry is located at level 14 of the atrium, also providing access to its interior surface areas. A complex pull-in restraint system allows flexible positioning of the cradle. The Beam gantry is cleverly designed to disappear behind a ledge in the atrium when not in use.

CoxGomyl was the preferred choice for this project due to a strong reputation as a leading provider of facade access solutions. A successful previous collaboration, recognising CoxGomyl's extensive design experience and their willingness to go on the design journey with the clients team, resulted in a fully integrated, carefully considered solution which has a minimal visual impact on the building, while still providing complete access to all of the necessary areas.

