



Intelligent access system for the terracotta facade of One Crown Place

Facts & Figures

Commencement	August 2020
Completion	July 2021
Building Height	140m & 120m
Floor Count	36
No. of BMUs	2
Outreach	29.86m & 23.25m
Building Type	Mixed-Use/Residential

Like the unique energy of London itself, One Crown Place is a striking mixture of the old and the new. The two-tower development is a modern, vibrant new city block in the Borough of Hackney and pays homage to the history and architectural character of the local area.

A vital aspect of the aesthetic vision for the architects KPF, was the glazed terracotta facades of the external perimeter. This distinctive choice of material echoes the masonry of the surrounding heritage listed Victorian warehouse and glazed brick buildings. It also celebrates the strong tradition of artisanal craft in the area, with an irregular layout of terraces at various levels and elevations.

An effective facade access solution providing comprehensive coverage was of paramount importance. The facade access system needed to deliver comprehensive cleaning and maintenance without negatively impacting the carefully considered aesthetic of the two towers.

CoxGomyl developed a system utilising a Building Maintenance Unit (BMU) for the roof of each tower. The taller, 140-metre-high structure is serviced by a BMU fixed in a permanent position. This features a hydraulic ram and an impressive outreach of up to 29.86 metres, plus a 500-kilogram auxiliary hoist and one-tonne lifting beam for flexible functionality with a detachable cradle.

The 120-metre-high tower presented the additional challenge of concealing the Building Maintenance Unit from sight. This was achieved with a track based BMU and a lifting table that allows it to be parked in an extremely tight space. Beyond the concealment of the unit when not in use, the BMU also offers an outreach of 23.5 metres and the same heavy lifting capabilities as the other building maintenance unit.

Both systems provide soft rope technology, allowing for the cradle's safe and secure horizontal movement as it navigates the facade and its numerous terraces.

CoxGomyl delivered a configurable facade access solution, with the BMUs specifically chosen to meet the maintenance needs whilst maintaining the striking visual aesthetic of the building.

