

Strategic Design - Residential Façade Access System

The Problem/Challenge

Landlord controlled window cleaning access to high value flats with balconies to main elevations. Impractical to use a suspended access cradle due to the need to climb out of cradles and over balconies. Access via flats not acceptable to tenants for security reasons. Access from common parts not possible, and balconies not continuous for security reasons.

The Risks

Falls from height during window cleaning operations.

The Solution

Roped access solution for operatives to access each balcony area from which safe cleaning operations can take place.

The Benefits

Landlord can ensure all **windows cleaned at regular intervals**. Operatives clean most windows from safe balconies.

Key Points

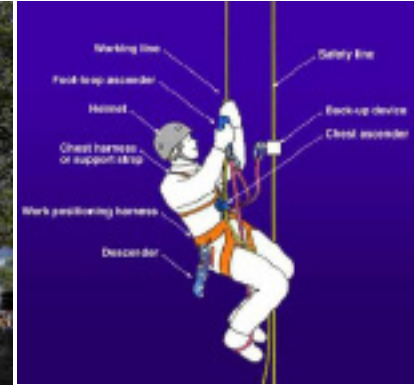
IRATA registered company consulted on rope attachment design and details.

IRATA trained rope access operatives employed to ensure safe systems of working.

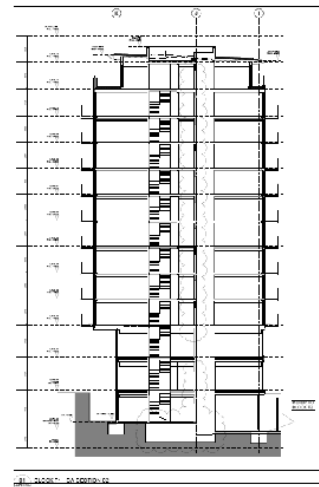
Highly specific project details justified a roped access solution, which would need to be equally justified if proposed on other projects.



Full length but separated balconies



IRATA guidelines used



Section and Elevations analysed for appropriate systems