

Victoria House – Servicing and Access Strategy

In line with Condition 7.

Working in partnership with our client, Salboy, urbanbubble will be providing building management for Victoria House. Our brief has been to create a comprehensive management regime to be implemented upon completion and handover. As part of this exercise, we have considered the waste management strategy, parcel and large delivery strategy, move in strategy, window cleaning/maintenance and visitor strategy, in order to create the Servicing and Access Strategy.

The development does not benefit from on site parking and so any visitors to the site will utilise public realm roads for servicing and access. The closest roads are Longacre Street, Adair Street, and Chapeltown Street.

Victoria House - Waste Management Proposal

Proposed Waste Management Company: Evolve Waste Management, Liverpool Film Studios, 105 Boundary St, L5 9YJ

Address of development: Victoria House, Great Ancoats Street,

Unit Numbers: 177

Residential Waste Management

We propose that our Building Services Assistant manage the bin store for the block and organise refuse stores on the dedicated day for each waste stream for efficient collection.

Within the design of the scheme, residents will use a bin chute to dispose of their waste and the onsite staff will rotate bins in the bin store.

The number of bins provided are as follows:

X18 1100lt – General Waste

X18 1100lt – Mixed Recycling

X4 240lt – Food Waste

As a starting point all waste streams will be collected once per week until occupancy levels dictate an increase in the collections schedule.

Collection times will be after 9am to avoid highway disturbance at peak travel times and to ensure any disturbance from bin movement to local residents is kept to a minimum.

The bins will be presented by the Building Services Assistant onto Longacre Street on collection day. As soon as the bins have been collected, the on site staff member will return the bins to the bin store, which is located on the ground floor of the development. This will minimise disturbance to other local residents as the bins won't remain in the public realm for longer than necessary, or overnight.

Commercial Waste Management

The commercial unit will need to manage their own waste collections and present the bins on Longacre Street for relevant collection.

Post, Parcel, and Large Delivery Strategy

The dedicated Royal Mail post-man will receive a fob for access into the reception area so that they have access to the postboxes. This will work on both the entrance from Great Ancoats Street or the rear entrance, near Epworth Street. This will enable them to park on any nearby public road in order to deliver post.

All other delivery companies will need to be granted access to the building by the concierge, or the resident.

At Victoria House we have the benefit of a dedicated Parcel Safe Place room, located behind the reception desk, within the lobby area.

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Once scanned correctly into the room the parcel no longer becomes the responsibility of the courier, nor of urbanbubble's. Parcel Safe Place have cameras and a managed access control system to monitor the room, all residents can report lost or missing parcel directly to them via their support function.

This room can be accessed by a master code, retained by the FoH team for emergency use.

Food deliveries are recommended to be delivered directly to the customer and should not be stored in the parcel room. The Parcel Safe Place system is autonomous, allowing residents to collect their parcels 24/7 without the need for a staff member to be present.

Larger deliveries, such as furniture or appliances, should be delivered straight to the resident and not stored in the dedicated parcel room.

Any commercial deliveries for the commercial unit will need to be delivered via their rear service entrance, near Epworth Street. The management of these deliveries will need to be coordinated with neighbouring buildings so as to ensure minimal disruption to local residents.

Window Cleaning

The 3rd Party Contractor will need to park on one of the nearby public roads (Longacre Street, Adair Street, Chapeltown Street) Access to the building will be granted by the on-site concierge via the ground floor reception area. Access will only be granted to allow works to happen if we have received RAMS and insurance documents prior to the works.

There will be three annual accessible external window cleans and monthly ground floor amenity internal & external window cleans.

In order to clean the windows, access through the external terraces of the penthouses will be required. The windows will be cleaned via rope abseil from Davit Arms and so the Davit Arms will be stored on site and taken to the roof access by the contractor for required use. The window cleaning will happen between 9am-4pm to limit the disruption to other local buildings and to local residents, both of Victoria House and the surrounding area. We will also notify residents of Victoria House prior to the works commencing.

General Access Strategy

The general access strategy covers, but is not limited to, the move in process, visitor access and maintenance access.

Parking will be on close public realm streets and access to the building reception will be granted by concierge, this can also be allowed via the resident through the intercom system. There is a secondary access control point outside the lift lobby so the resident will need to come down to the reception to meet their visitor.

Move In Process

During the move in process we anticipate that residents will be moving large amounts of furniture and belongings. Residents and delivery companies will be required to park on Longacre Street for the unloading of furniture. This will minimise the disruption to other local buildings. urbanbubble are the appointed managing agent for other local developments, such as Chapeltown, Phoenix and Crusader and we will therefore be able to ensure disruption is minimised.

This document has been shared with relevant parties of nearby buildings, these are as follows:

- Leonardo Hotel ,Fusion Apartments, Native Residential (The Castings)