



LERCH BATES

Building Insight

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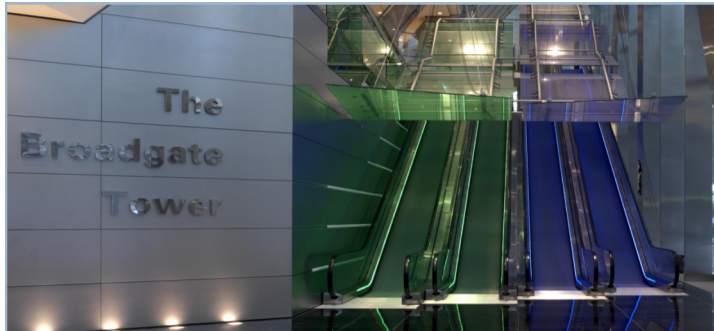
Issue 3
Summer 2009

Consulting Engineers for Moving People and Materials

- Vertical Transportation
- Façade Access
- Maintenance Management
- Materials Management
- Materials Handling
- Horizontal Transportation

In This Issue

- A World's First at the Broadgate Tower in London
- Lift Modernisation Helps Maintain Glasgow's Heritage
- Lerch Bates Feature in Documentary about Servicing Modern Facilities
- Lerch Bates' Programme of FREE Seminars



World's 1st at London's Broadgate Tower!

Thanks to Lerch Bates London's latest skyscrapers are leading the world with the next generation of lift technology.

The City of London has limited opportunities to build large floor plate buildings within its densely developed confines. Thus there is a need to build tall if large scale buildings are to be accommodated. One such tower is the recently completed Broadgate Tower.

If these buildings are to be commercially viable then maximum handling capacity for every lift shaft is critical and that is why double deck lifts with destination control have been invented by Lerch Bates.

Computer simulations have indicated that Destination Double Deck (3-D) control can boost "up peak" handling capacity, typically by 10% with no corresponding degradation in quality of service. In addition, the resilience of the system to deal with very large handling capacity requirements and to cope with one car being out of service is increased.

When adopting double deck lifts within a building the design of the main entrance circulation and access to the dual main floor lobbies is critical.

Circulation of building users needs to be as direct and obvious as possible with the minimum walking distances possible. The route to lower and upper lobbies must be easy to determine visually by the user.

In addition the route must be reinforced by simple signage. Normal booking of users' destinations takes place at the security turnstile by reading the user's security card with their normal floor of work encoded upon it.

The Broadgate Tower lifts have just reached completion and this is yet another example of innovation successfully delivered by Lerch Bates for its clients.

Lerch Bates feature in TV Documentary

Lerch Bates have been filmed for inclusion in a documentary, due to be aired in August 2009, which focuses on the subject of "Servicing Modern Facilities."

The documentary will examine the financial, environmental and social issues surrounding the management of buildings and commercial properties and aims to show those responsible for running buildings a range of innovative solutions.

The programme will be broadcast on Sky digital and the BBC and ITV free-sat service.

Lift Modernisation Breathes New Life into Iconic Building

The completion of a major lift modernisation project marks an important step in the history of a well known Glasgow building.

Lerch Bates was commissioned by Drivers Jonas LLP, on behalf of their client WH Bothwell, to design and project manage the installation of new lift equipment in The Scottish Legal Life Building on Bothwell Street, Glasgow.

This iconic building stands as testament to the glory days of Art Deco styling and architecture. The challenge of this modernisation project was to blend the new technology, including the most energy efficient lift equipment, with the existing finishes and architectural details that would be sympathetic to the building.

Aileen Gomes, Head of Construction Consultancy with Drivers Jonas commented:

"It was important for us and our client to ensure that we were able to bring reliability and accessibility to our tenants and to make sure that they were not compromised in any way during the project."

"I'm pleased to say that this has been achieved and that the lift replacement works have been carried out within budget and to the agreed time-scales."





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6 0 Y E A R S O F E X C E L L E N C E

Lifts & Escalators Minimising Costs, Maximising Serviceability FREE Half Day Seminar

This seminar is designed as an introduction to all the statutory and recommended health and safety obligations of property and facilities managers. There will be a strong focus on reducing operational costs and this will include ideas to save energy, cost-effective maintenance contracts, the business case for modernisation and web-based solutions.

Topics covered include:

- Obligations of lift owners—the basics
- Maintenance contracts and cost savings
- 50 ways to reduce energy consumption
- Lift modernisation—the business case
- Solutions to cost-effective compliance
- On-line monitoring and maintenance... the future

The speakers will be senior consultants who have an in-depth knowledge of industry practical solutions and many years experience.

Who should attend?

Facilities managers, building owners and property managers within both the private and public sector.

Seminar Dates & Locations:

Edinburgh
15th September 2009

Glasgow
16th September 2009

Manchester
30th September 2009

Leeds
6th October 2009

Birmingham
27th October 2009

Bristol
28th October 2009

London
3rd November 2009

Seminars commence at 9.45am and finish at 12 noon. Tea/coffee & pastries will be served.

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For further details or to book a place please contact the seminar organiser, Libby Crew, by email: libby.crew@eu.lerchbates.com or telephone: 01483 215215.



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