

CASE STUDY



BMU Cradle Overview

Building Maintenance Unit (BMU) cradle systems provide a safe, and efficient method of accessing building façades at height. Commonly used on mid- to high-rise commercial properties, BMUs allow operatives to work vertically with precision, ensuring full coverage of glazing and external surfaces.

This method is suited to buildings with complex architectural designs, where traditional access methods may be limited. The stability of the cradle allows operatives to carry out detailed work to a high standard, even across large surface areas.

BMU systems also support planned maintenance programmes, regular cleaning schedules that preserve the appearance and longevity of building façades.

DOC Vertical teams are experienced in delivering BMU-based access solutions, with a strong focus on safety, efficiency, and quality across every project.

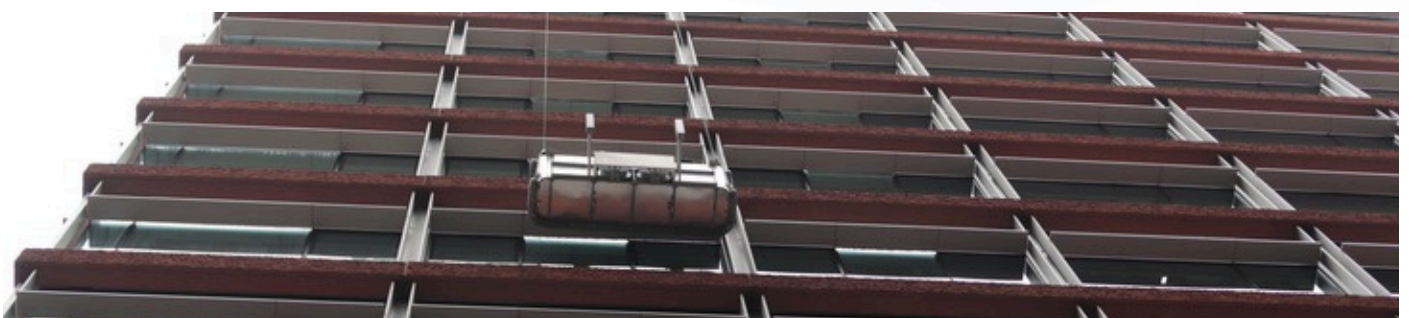
100 Fetter Lane

100 Fetter Lane is a prominent commercial building in central London, featuring a contemporary façade design with a combination of large glazed panels, recessed window sections, and horizontal architectural fins.

The building's varied façade presents specific access and cleaning challenges. The mix of materials and detailing requires a tailored approach to ensure all surfaces are effectively maintained without compromising the building's design features.

The site also requires careful planning to manage pedestrian interference. Consideration was also given to neighbouring buildings and public areas.

Our approach was tailored for safe, efficient access maintaining presentation standards expected of a flagship commercial property.



Access Strategy & Equipment

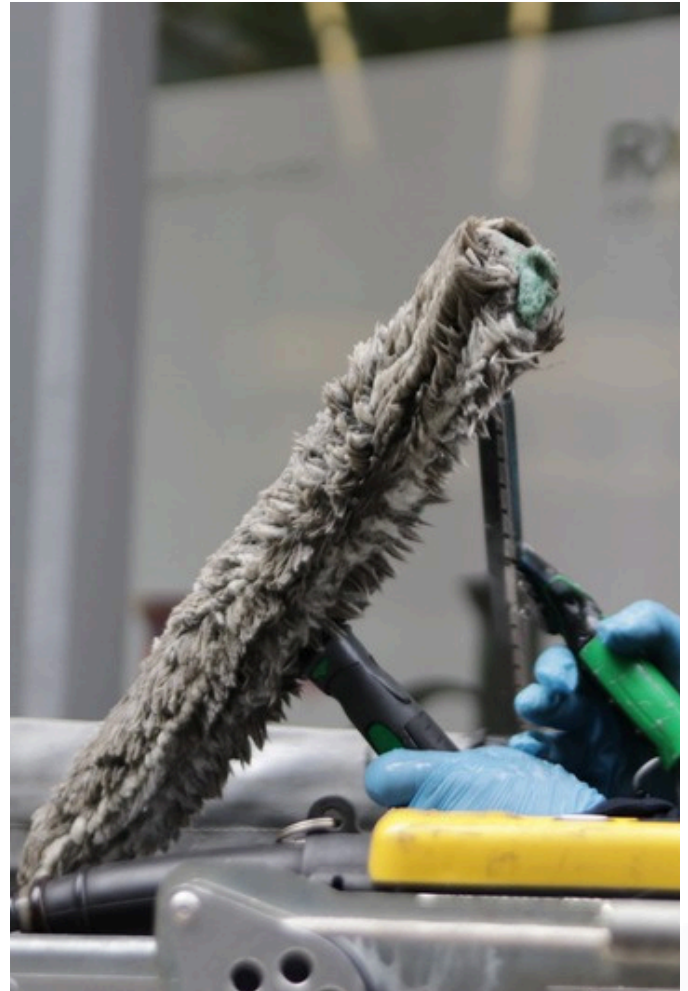
Access to the façade was achieved using the building's integrated BMU cradle system, a stable and controlled platform for operatives to work across the full height and width of the structure. The cradle can precisely position along each elevation, ensuring all glazing and façade elements are reached safely and efficiently.

All works are carefully coordinated with site management to plan the movement and positioning of the BMU, with minimal disruption to building occupants and the surrounding environment.

Within the cradle, operatives use professional window cleaning equipment including squeegees and applicators to achieve a clear, streak-free finish on all glazing.

Microfibre sleeves are used to lift dirt and environmental residue, while pure water systems when appropriate enhance results and reduce spotting on glass surfaces.

All operatives are secured using certified harnesses and safety attachments throughout the works, ensuring full compliance with working-at-height requirements while allowing the flexibility needed to carry out detailed cleaning across the building's varied façade.



Cleaning Methodology

The cleaning process is carried out using a structured, top-to-bottom approach, ensuring that each section of the façade is completed systematically and without cross-contamination from upper levels. This method allows for consistent results across the entire building.

Operatives begin by applying cleaning solution to the glazing using applicators, loosening and lifting built-up dirt, dust, and atmospheric pollutants. Microfibre sleeves are used to work the solution into the surface, particularly around edges and corners where debris tends to accumulate.

Once prepared, the glass is carefully finished using professional squeegees to achieve a clear, streak-free result. Attention is given to detailing, including window edges, frames, and seals, ensuring a uniform finish across all visible elements.

The building's recessed glazing and horizontal fins require a more considered approach, with operatives adjusting their technique to reach into deeper sections and clean around architectural features without leaving residue or water marks. Regular visual checks are carried out to maintain quality control and ensure DOC Cleaning's standards are consistently met.

Safety & Compliance

Safety is central to all DOC Cleaning operations, particularly when working at height using BMU systems. All works are carried out in full compliance with current health and safety legislation, supported by comprehensive risk assessments and detailed method statements specific to the site.

Prior to commencement, all equipment, including the BMU cradle and associated safety systems, is subject to thorough pre-use inspection to ensure it meets operational and regulatory standards. Operatives are secured at all times using certified harnesses and fall arrest systems, providing continuous protection while allowing the mobility required to carry out detailed façade cleaning.

Work areas at ground level are carefully managed to maintain a safe perimeter, with appropriate signage and exclusion zones in place to protect pedestrians and building occupants. Clear communication between operatives and site contacts ensures that lifting operations and cradle movements are carried out in a controlled and predictable manner at all times.

In addition to operational controls, DOC Cleaning places strong emphasis on training, supervision, and continuous improvement. All operatives are competent in working-at-height procedures and are regularly assessed to ensure adherence to best practice. Toolbox talks and on-site briefings are used to reinforce safety protocols and address any site-specific risks as they arise.

DOC Cleaning's operatives are trained in specialist access and working-at-height disciplines, with emphasis on safe systems of work. Our IRATA probationary membership further demonstrates our commitment to recognised industry standards and continuous development of access capabilities. Supporting our wider investment in specialist access services to align operations with established rope access best practice.



Conclusion

The works at 100 Fetter Lane deliver a clear improvement in the overall appearance and presentation of the building's façade. The BMU cradle system allows for efficient coverage of complex architectural features, ensuring no areas are overlooked despite the building's varied design.

DOC Cleaning provides a reliable and high-quality service tailored to modern commercial building requirements. Reinforcing our capability to deliver consistent façade maintenance solutions and long-term upkeep of the property.

About DOC Cleaning

DOC Cleaning is a family-owned business with over 50 years of experience delivering professional cleaning services, with a portfolio spanning cultural landmarks, corporate headquarters and commercial spaces across the UK. As we continue to grow, we remain committed to building trusted partnerships, investing in our people and innovating for a cleaner, more sustainable future.

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