



**CASE STUDY.**

# ARBOR.

BANKSIDE YARDS, **LONDON**





**Arbor Bankside Yards is part of the UK's first fossil-fuel-free mixed-use development with net-zero carbon. Designed by PLP Architecture, this stunning smart building comprises 223,000 sq. ft. across 19 floors. It features a dramatic triple-height reception, light-filled, health-centred workspaces, best-in-class amenities, and incredible city views.**

Arbor is a future-focused workplace that prioritises sustainability, wellness, and technology to improve the user experience, enhancing comfort and productivity for its occupants. Having reached practical completion at the end of 2022, Arbor has already acquired impressive credentials, including WiredScore Platinum and BREEAM Excellent, underpinning its commitment to sustainable design and occupant well-being.

## SCOPE

The primary objective was to implement a layered entrance control solution that would serve a dual purpose; to enhance security at vulnerable access points on the ground floor and mezzanine while simultaneously offering a contactless entry experience for the building's occupants.



During the initial design process, it became evident that the client's vision revolved around human-centric technology, aiming to provide frictionless access to enhance comfort and productivity. One of the crucial aspects of this vision was integrating QR reader technology, which played a pivotal role in aligning with Arbor's building management app. Utilising QR codes facilitates a seamless user experience enabling authorised users to enter secured areas without the need for traditional security passes – a step towards eliminating the inconveniences and security vulnerabilities often associated with lost or stolen passes.

After a detailed evaluation of the building's capacity, intended use, and the desire for cutting-edge access control, Boon Edam proposed two automatic revolving doors and three banks of speed gates.

## SOLUTION

The installation of two Crystal Tourniket automatic revolving doors at the main entrance marks a significant step towards achieving the project's design and functionality goals. With a towering height of 3.7 meters and a spacious diameter of 2.5 meters, these doors exude a sense of grandeur while facilitating smooth, hands-free entry for occupants.

The doors are thoughtfully designed with satin stainless steel framed doorsets, trim and a solid soffit that seamlessly blends with the building's façade. Beyond aesthetics, the revolving doors play a vital role in enhancing the building's environmental comfort. Renowned for their energy efficiency, these doors align with Arbor's emphasis on sustainability and efficiency, making them an essential component of the project.







In response to the specific access control requirements, Boon Edam installed three banks of Lifeline Speedlane Swing speed gates. As per the specification, each speed gate underwent adaptations to facilitate the integration of QR readers, a crucial component of the contactless access experience sought by the client.

Strategically positioned ahead of the lift lobbies and escalators on the ground and first floors, these speed gates are instrumental in deterring intrusion. The configuration forms a secure barrier preventing unauthorised users from accessing other floors within the building. Tailgating and jump-over detection sensors provide additional protection against unauthorised access attempts, notifying building management and security personnel of any potential breaches.

The speed gates were designed to harmonise with the building's aesthetic. Boon Edam's attention to detail extended to the finishing touches, with each speed gate coated in Business Edition Black RAL to create a striking visual contrast against the building's lighter stone and wood finishes, contributing to the overall ambience of the space.

## RESULTS

Boon Edam's attention to detail and commitment to client satisfaction was evident throughout the project lifecycle, from design and manufacturing to project management, installation, and maintenance.

The entrance control solution at Arbor Bankside Yard leverages technology and design to fulfil security and access needs. The project stands as a testament to Boon Edam's expertise in delivering tailored and innovative entrance control solutions that harmonise with the vision and objectives of its clients.

# OUR REACH IS GLOBAL.

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We have been in business for 150 years, manufacturing premium aesthetic and security entrance solutions in The Netherlands, the United States of America and China. We can confidently say that we cover every corner of the globe with subsidiary companies in major cities across the globe. Furthermore our global export division not only partner with our distributors, but also offer direct sales and service to every territory. This wide net allows us to have a strong global footprint and a personal grasp of local markets and their unique entry requirements.

To find your closest Boon Edam expert, please go to:  
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YOUR **ENTRY** EXPERTS.