

Moorcot Court

Bideford Drive, Wythenshawe, Manchester M23 0QW

Building Description

Moorcot Court was acquired in 2006 following a stock transfer from Manchester City Council and is a high-rise, general needs, residential block. The block was constructed in 1969 so likely fell under the 1965 Building Regulations in the UK came into force so it is likely that the construction of this block pre-dated the building regulations and instead was led by byelaws and guidance.

There was little information passed on with the block on transfer however after reviewing old planning approvals and drawings and with the new information obtained, we are able to understand the construction, environment and usage of the block to keep people safe.

Moorcot Court contains a total of 70 self-contained flats and constructed in a concrete frame with brick and concrete outer walls, concrete floors and single stairway which serves all floors. There has been recent renewals of balcony panels and under window infill panels along with a roof insulation and covering in 2023.

The block is a general needs residential block which is rectangular in shape and each upper floor is the same layout. This layout consists of a lift lobby incorporating the single staircase adjoining all floors. A door from each lift lobby opens onto the open deck area serving flats, adjoining which are 2 flats to one side of the open deck and 6 flats to the other. A refuse chute room is accessible via a door on each open deck as is a service riser cupboard adjacent to the refuse room.

Additional service riser cupboards are located next to flats, adjoining the open decks. On the Ground floor the layout is slightly different, with a laundry room and old caretakers office adjoining the lift lobby. A rear exit from the building provides access to some ground floor flats, in addition to the mains gas meter cupboard, a tank and bin room.

There is a common fire alarm system of LD1 standard which links to each flat and also a sprinkler system also serving the non-domestic areas excluding circulation spaces.

The roof level is accessible from the lift motor room door which provides permanent ventilation into the room and there is also permanently open vents at the head of the stairs which serves as smoke ventilation.