

Birch Tree Court

Rowlandsway, Wythenshawe, Manchester M22 5RY

Key Building Information

Key Building Information	
Evacuation strategy	
What is the evacuation strategy in place (simultaneous, phased, stay put)	Stay put (Defend in place)
passive and reactive control	
What equipment is in residential units (heat/smoke/sprinklers)	smoke and heat detection/ sprinkler system
What equipment is in parts shared by all residents	smoke detectors/Fire alarm/dry riser
Where are the alarm sounders connected to detectors	rooftop/shared space with equipment / motor room
Where are the dry risers (bin store/common corridor/lobby etc)	Lobby areas
Where are the smoke detectors (lobby, Meter room, laundry etc)	Service Riser, refuse room, stairwell, lobby areas, laundry, scooter store, community room, server room, kitchen, access area to lift motor room
Types of lift	2 passenger lifts
number of residential unit front doors with fire resistance identified	85
number of fire doors in common parts residents can walk through (30/60 min)	41 non-certified but checked annually
Energy and storage	
Types of Energy Storage	none
Types of onsite energy generation	
Type of energy Supplies (district/mains Elec/mains gas etc)	Electric main/ Gas Main
Structure and Materials	
Structure Type (composite steel/large concrete panel/masonry etc)	Hybrid-Large panel concrete, concrete floors and flat roof
Type of Roof (flat/pitched/mix)	flat
Does roof structure have layer of insulation (top of roof/below roof)	yes, on top
what material covers the largest surface area (rolled bitumen felt, rubber etc)	Rolled bitumen felt
Total number of staircases	1
what materials are visible on the outside walls (ACM, other composite etc)	Concrete / glass
Aluminium Composite material (ACM) certification	No ACM
percentage of each material on the outside (from mentioned above)	100%
what type of insulation is used in the outside walls (EPX, PUR, Mineral wool)	None (core drill video available)
Features/ machinery for heat, ventilation or energy generation	Balconies, service riser, lift motor room, tank room
Which materials are used most in the machinery in a room on the roof	masonry
Primary use for the court (office/residential/shop etc)	Residential- no secondary use
Number of flats below ground level	none