

# Birch Tree Court

Rowlandsway, Wythenshawe, Manchester M22 5RY

## Building Description

Birch Tree Court was built in 1967 and is a high-rise residential block of 85 self-contained flats for general needs use, with open deck balconies providing access to the flats.

It is constructed with concrete floors and stairs and has a flat roof which was renewed in 2022. Portions of the building are covered by curtain wall glazing.

The construction is of an 'L' shape and consists of 2 open deck areas per floor forming part of this 'L' shape. The open decks are accessible via lift lobbies at each floor level, which contain 2 lifts. Also, on each floor is a refuse chute room which is lobbied from the lifts, except for the ground floor.

There is permanent ventilation at the head of the single stair. There is a common fire alarm located within flats consisting of both heat and smoke detectors as well as common areas which is monitored via an alarm receiving centre and each flat and some common areas have sprinklers installed.