

Hollyhedge Court

Hollyhedge Road, Wythenshawe, Manchester M22 4QP



Past Work and Ongoing work / Building Improvement

See below for a table of refurbishment which is a substantial change or alteration to the original build undertaken by WCHG.

Refurbishment activity	Year undertaken	Planning permission	Undertaken by	Information
Balcony enclosures/ entrance foyer	2006	2005	unknown	Application from Willow Park Housing Trust- no further information available.
Biomass installation	2015	2015	Thomas Armstrong and Cenergist	Provision of bio mass boiler and Heat Interchange Units
EWI and window installation/ re-roofing	2017	2015	Wates	Registration of applicant Willow Park Housing Trust.
Fire alarms	2018	2017	Fieldway Group	Full O&M's available
Sprinklers/ tank	2020	2018	Argus Fire	Full O&M's available
Roof Access Works	2022	n/a		

Bio-Mass Installation

A Bio-Mass boiler was installed along with heat interchange units to each flat to further reduce risk of gas provision to the flats. Two flues servicing the new boiler are on the north elevation and extend 3 meters above roof deck.

A ground floor flat has been utilised for the boiler plant and before and after plans can be seen in **Appendix A**

EWI- Enveloping work

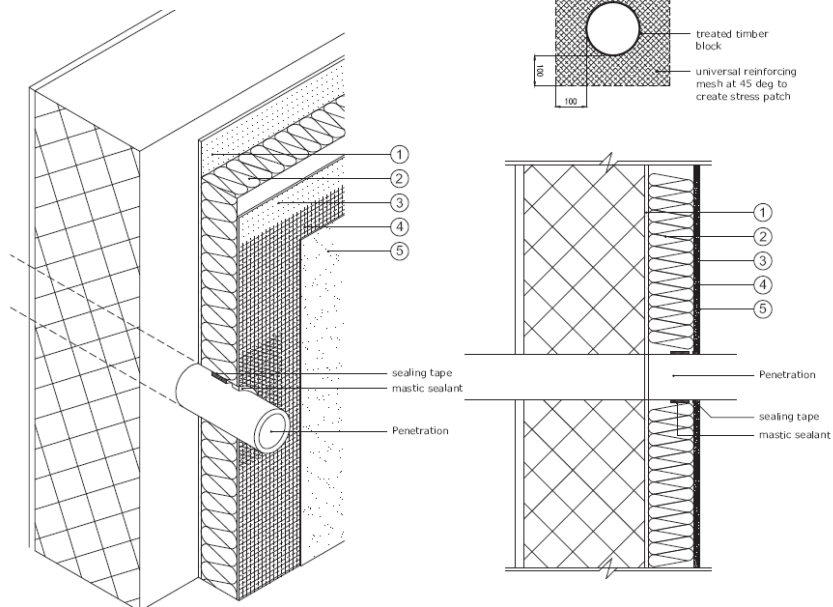
The external wall insulation was installed in 2017 along with windows and new roof covering following the Biomass installation in order to reduce omissions and make the block more energy efficient. The system when tested to BSEN 13501 – reaction to fire achieves a classification A2-s1, d0 and the insulation slab achieves A1

The system used is 'Rockwool' where a mineral wool insulation board was attached to the external masonry façade to which a basecoat of mortar was applied to take a glass fibre mesh onto which the rockwool primer is applied. The top coat is a Rockwool silicone render.

The windows were renewed at the same time as the external wall insulation to A rated PVCu windows. A detailed drawing of the render system can be found in **Appendix A**.

The roof was also re-covered with a warm roof system of tapered S-VAP 5000E SA as a vapour control layer over the concrete deck with 'Decotherm PIR Insulation, then a further membrane with a Sika Liquid applied embedment coat finished with a Sika liquid applied top coat to the full Sika liquid plastics specification. **Appendix B**

- Key:
1. Board Adhesive
 2. Insulation
 3. Basecoat
 4. Universal Reinforcing Mesh
 5. ROCKWOOL® Decorative Finish as specified



Below shows a photo of the EWI work being undertaken

