

# Brownley Court

100 Brownley Rd, Wythenshawe, Manchester M22 8UD

## Building Description

Brownley Court was acquired in 1999 following a stock transfer from Manchester City Council and is a high-rise, general needs, residential block. The block was constructed in 1962 so likely pre-dates the building regulations to consider dead and imposed loading and disproportionate collapse introduced in 1970.

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 and continue to review the information obtained and plan for further checks or work to keep people safe.

Brownley Court is a purpose built block and contains a total of 46 self-contained flats constructed of a concrete frame with masonry infill panels and has a mineral wool external wall insulation with render system and curtain wall glazing. There are concrete floors and a single stairway which serves all floors with false ceilings only to the ground floor. Each of the upper floors has the same layout with the exception of the first floor. The block has a flat roof with adequate falls and a Sika roof covering carried out in 2017.

A common BS5839-1 fire alarm system is installed which spans throughout the building's common areas, including many electrical cupboard risers. The system has been configured to be silent and to function as an emergency alert system for use by the Fire and Rescue Service. This system will also serve to open the smoke vents on the first floor. There is a separate BS5839-1 fire alarm system installed in the biomass boiler room that is monitored by AARHUS Contractors. They will contact the warden/CCTV service, Assure24 who in turn will check CCTV and know of any work being undertaken and contact the fire service if required.

A fire alarm system extends to each flat which is to BS5839-6 D LD1 standard with the exception of the enclosed balconies where no detection is installed. A heat detector is installed in each hallway which is linked to the communal fire alarm system.

The ground floor is unique in layout in that it consists of a lift lobby with adjoining flats, an old caretaker's area, service/electrical room, water tank room, cleaners room, general storage, cupboards, and server room.

Each of the upper floors with the exception of the first floor, have the same layout. This consists of a lift lobby off which 4 flats are directly accessed. Also adjoining this lobby are 2 electrical cupboards, a sprinkler valve cupboard, a pipe service riser cupboard, and a dry riser cupboard.

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The first floor is slightly different in layout in that it has an additional staircase at the other end of the lift lobby and also has a toilet adjoining the lobby. The alternative staircase serves only the ground and first floor and contains an AOV, the controls for which are in the aforementioned first floor toilet.

The twelfth-floor functions as the lift motor room and is accessed via a hatch on the eleventh-floor landing.

An FD30 is provided from each lobby for access to a permanently vented corridor off which area further FD30 door to a bin chute and the staircase. The bin room itself is accessed externally at the front of the building.

Emergency lighting is installed throughout the buildings escape routes.