

Benchill Court

Benchill Court Road, Wythenshawe, Manchester M22 4QL

Building Description

Benchill 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.

Benchill Court contains a total of 45 self-contained units and is a purpose-built block of 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 single stairway which serves all floors with false ceilings only to the ground floor. Each of the upper floors has the same layout.

The twelfth-floor functions as the lift motor room accessed via a hatch on the eleventh landing or via an observation deck on the eleventh floor.

The floor layouts consist 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.

FD30 doors from each lobby provides access to a permanently vented corridor, off which are further FD30s doors to a bin chute and the staircase which serves all floors. At ground floor level the staircase discharges into the main entrance lobby, from which there is a final exit.

The ground floor is of a unique layout, consisting of the lift lobby with adjoining flats, an old caretaker's area, service/electrical risers, community facilities, and a biomass boiler room. The old caretaker's room is made up of a corridor which is an electrical room, water tank and pump room, sprinkler tank room, and toilet. The community facilities area consists of a corridor located off the lift lobby area, which in turn provides access to a scooter storage and charging room, community room, and electrical room.

The community room consists of a seating area and kitchenette. Adjoining the community room is a server room. An additional final exit is provided from the community room. The bin room is externally accessed to the front of the building.

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A common BS5839-1 fire alarm system is installed which spans throughout the building's common areas, including many electrical cupboard risers. This system also extends into flats as detailed in section 11. The alarm has been configured to be silent and to function as an emergency alert system for use by the Fire and Rescue Service. There is a separate BS5839-1 fire alarm system installed in the biomass boiler room.

Emergency lighting is installed throughout the building's escape routes.

A sprinkler system is installed which extends throughout each resident flat and also covers some of the plant and community areas on the ground floor, also detailed in Section 11.