

Brookway Court

30 Bideford Dr, Wythenshawe, Manchester M23 0GL

Building Description

Brookway Court is a high-rise residential block built in 1971, which contains a total of 95 self-contained flats. It is constructed in a concrete frame with brick infill panels and a curtain wall glazing which includes spandrel panels which have been recently replaced and a flat roof also recently replaced.

Each of the upper floors, aside from the very top (sixteenth) floor, has the same layout. This consists of a central lift lobby containing 2 lifts, off which are lobbies providing access to 3 flats either side. In one of the lobbies is a sprinkler stop valve and in the other lobby is access to the refuse chute room and an electrical cupboard. A dry riser outlet is on each floor, located within the lift lobby. The single staircase serving all floors is also lobbied from the lift lobby on each floor level. The sixteenth floor is of a slightly different arrangement. This floor is not served by either of the lifts, instead being served by a continuation of the single staircase. To account for this, the staircase itself has been lobbied at fifteenth floor level.

The lift motor room has 2 access points, either at the very head of the single stair at sixteenth floor level or via a door from the lobby serving flats on the sixteenth floor. The tank room adjoins the lift motor room, as does parts of the roof. The ground floor is also of a different layout, this consisting of a lift lobby off which are 2 flats, a laundry and access to a series of short corridors leading to an old caretaker's office, meter room and pump room. The refuse and boiler rooms are externally accessed at ground level. Final exits from the building for the residents are provided from the base of the single staircase and from the lift lobby at ground level. An additional exit is located to the rear of the pump room however is not for resident use.

The flats are heated by a communal heating system, the boilers for which are located in an externally accessed boiler house, heating vessels are located within each flat. Recently renewed roof and communication equipment has been installed.

The flat tenure and capacity can be seen in the table below:

Beds	No of	Person capacity	Actual no of residents
1 Bedroom	33	66	33
2 Bedroom	62	248	64
	95	314	130

All of the one bedroom flats are reported as occupied by one person but have capacity of two. The two bedrooms are both doubles so can cater for 4 people. The occupation rate is at 41% as of July 24. There are no leaseholders in this block, no blocks or buildings attached and only on AP who is the PAP.