

Bagnall Court

Greenway, Northenden, Wythenshawe, Manchester M22 4LT.

Building Description

Bagnall Court was acquired in 2006 following a stock transfer from Manchester City Council and is a high-rise, general needs, residential block. The block was constructed in 1964 which was the year the Building Regulations in the UK came into force so it is likely that the construction of this block pre-dated the building regulations and instead was led by byelaws and guidance.

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 to keep people safe.

Bagnall Court contains a total of 62 self-contained flats and constructed in a concrete frame with brick and concrete outer walls, concrete floors and single stairway which serves all floors. Recently the balcony panels and windows with spandrel panels as well as roof insulation and covering in were renewed in 2023.

The main entrance to the building is front facing and opens into a lift lobby containing 2 lifts providing access to all resident flats, a telephone cupboard, mains electrical cupboard, the laundry corridor and the caretaker's areas. The laundry corridor itself has several storage cupboards located off it. The caretaker's area consists of a corridor used for storage of cleaning materials, with storage cupboards adjoining in addition to a pump room. Also, at ground floor level, the bin room is accessed externally.

The roof level is accessible via a door at the head of the staircase and by use of a ladder. The lift motor room and ventilation extraction area is located at roof level, as is a boiler room and a radio transmitter room.

The layout of each upper floor is similar. On every floor, in the lobbies serving the flats, false ceilings are installed, with solid ceilings in rooms and areas adjoining. A number of riser cupboards lead onto the lobbies. The flat lobbies are permanently ventilated and a door from these lobbies opens onto a small open deck area, off which is a refuse chute hopper and a door into the staircase. At the base of the staircase is a final exit leading directly to fresh air.