

Westview Court

West View Rd, Northenden, Wythenshawe, Manchester M22 4LQ

Compartmentation Surveys

Compartmentation is provided by way of a single protected staircase leading from the protected lobby area. The lobby area leads to external balconies from which each flat can be accessed and has newly fitted front entrance doors in 2023 and all walls which form each flat are also compartmented.

Each riser cupboard located on the walkway and lift shaft is also compartmented as well as the lift shafts and service areas. This compartmentation is shown on the Fire strategy drawings marked in red lines which has also been shared with colleagues to ensure they are aware of where compartmentation is.

The refuse chute is protected within the bin room by means of a spring-loaded gate, connected to a fusible link. The metal gate slides across the base of the refuse chute to provide fire separation if the temperature from a fire in a bin causes the link to melt. The operation of the spring-loaded gate is checked and serviced six-monthly by a contractor.

The riser ducts running the full height of the building are protected at floor level and via fire rated riser doors and where these have been accessed for Fire alarm and Sprinkler work, any breaches through floor slabs have also been sealed and signed off by a third-party inspector 'Flamehold' who are a member of the Fire Protection Association and FIRAS accredited, this also applies to the wires or pipework entering each flat.

The riser doors along with the Communal pedestrian 30min fire doors off the common areas are checked monthly for any issues and checked within the annual FRA.

Any compartmentation breaches picked up on the Fire Risk Assessments are sent to a competent contractor for remediation work. .