

Edwards Court

Rowlandsway, Wythenshawe, Manchester M22 5SF

Building Description

Edwards Court was built in 1967 and is a high-rise residential block of 87 1 double bedroom self-contained flats for general needs use, with open deck balconies providing access to the flats. It is constructed with concrete floors and stairs and has a flat roof which was renewed in 2022. Portions of the building are covered by curtain wall glazing.

The construction is of an 'L' shape and consists of 2 open deck areas per floor forming part of this 'L' shape. The open decks are accessible via lift lobbies at each floor level, which contain 2 lifts. Also, on each floor is a refuse chute room which is lobbied from the lift area, except for the ground floor.

There is permanent ventilation at the head of the single stair.

The plan shows the ground floor layout which continues through upper floors. A larger view of the plan can be found in Appendix A. The block is residential only with common areas and no commercial units or integrated parking

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

Beds	No of	Person capacity	Actual no of residents
1 Bedroom	87	174	140 Fobs issued

All the flats have double capacity however not all flats have double occupancy and 140 fobs are in operation as of 11th July 2024 so there is 890% occupancy. There are no leaseholders in this block and no buildings attached to it with only one AP.

There is a common fire alarm located within flats consisting of both heat and smoke detectors as well as common areas which is monitored via an alarm receiving centre and each flat and some common areas have sprinklers installed.