

Birch Tree Court

Rowlandsway, Wythenshawe, Manchester M22 5RY

Compartmentation Surveys

The Fire Strategy Report carried out in 2023 with accompanying Fire Strategy drawing advises that compartmentation is provided by way of flat entrance fire doors into individual flats that are regularly inspected and each flat has a compartmented party wall adjoining the neighbouring flat.

All floors are constructed as compartment floors achieve the minimum recommended fire resistance.

The panels and balustrades to the balconies that provide access to the flats have had a full inspection and report from consultants 'Tenos' who have identified the panels are a High-Pressure Laminate construction but are acceptable for use in this location.

As all floors are compartment floors and compartmentation is provided within each riser duct for any service penetrations, fires may be assumed to be confined to a single compartment at a single storey.

The bin in use is located adjacent to a lid that has a fusible link which enables the lid to self-close over the bin should a fire occur. The fusible link is checked annually by an appointed contractor and a label provided to show when this was last carried out.

The bin chute hoppers on each of the upper floor are metal and self-closing, with rubber seals fitted, and with labels affixed indicating when they were last cleaned.

Every effort has been made to prevent fire spread by way of compartmentation, housekeeping, utilising Class '0' paint in the stairwells and lobbies and the use of fire-retardant information boxes in the communal area.

A full compartmentation survey was undertaken by 'Sureserve' where it identified areas requiring attention. The resultant work was carried out by 'Knightsbridge Fire Group Ltd'.