

# Westview Court

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

## Building Description

West View 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 1965 which is also when the first building regulations came into force to consider dead and imposed loading however it was constructed before the regulations which considered disproportionate collapse introduced in 1970.

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 and continue to review the information obtained and plan for further checks or work to keep people safe.

West View Court contains a total of 73 self-contained flats and constructed of a concrete frame with masonry infill panels, concrete floors and single stairway which serves all floors. There has been recent scheme to renew balcony panels and under window infill panels along with a roof insulation and covering in 2023.

The main entrance to the building is accessible via a covered area underneath the upper floors of the building, and opens into the lift lobby where there are two lifts, one of which has been adapted for use by fire fighters, and a single staircase serves the upper floors. A door from the lift lobby provides access into a small lobby, adjoining which is a cleaner's cupboard. Through a further lobby is a laundry.

On each of the upper floors, the layout is the same with the lift adjoining each stair landing and a door from the landing onto an open deck of which the flats and riser cupboards are located.

There is a common fire alarm system of LD1 standard which links to each flat and also a sprinkler system also serving the non-domestic areas excluding circulation spaces.