

Birch Tree Court- Fire Exits:

From common areas, escape from the flats is provided via an open-air balcony that connects to a corridor which leads to a protected stairwell.

The stairways have a minimum clear width of 1.5m for adequate escape.

The stairwell is provided with a POV at the head of the stair which was the requirement at the time of build.

Notional fire doors are provided throughout enclosing service risers, common corridors and the protected stairwell. Fire doors are provided to enclosed ancillary areas.

At the ground level, escape from the ancillary areas is via external exit doors direct to the outside or via the internal protected corridors.

The internal layout of the non-residential areas such as ancillary rooms and communal areas have travel distances within limits.

Emergency lighting is provided for external escape routes also which are not suitably lit by surrounding street lighting.