

BUILDING LAYOUT	
Size	Approx. 55m x 35m
Construction	<p>Walls Masonry</p> <p>Floors Concrete</p> <p>Stairs Concrete</p> <p>Roof Pitched tiled</p>
Numbers of floors	3
Layout	<p>Main access point opens into a small lobby containing an office and store. This leads to a large communal area which has stairs to floor 1 and 2.</p> <p>There are two corridors leading off the communal area. The right-hand corridor serves 4 flats and has another stair serving all 3 floors at the end of it. The left-hand corridor serves 4 flats and leads to a common room, which contains stairs to floors 1 and 2. The corridor also has a lift serving floors 1 and 2. A further corridor leads from the common room and serves 4 flats and has another stair serving floors 1 and 2 at the end of it.</p> <p>On floor 1, the layout is replicated and in addition to 12 flats, there is a reading room, laundry, store, plant room and boiler room.</p> <p>On floor 2, the layout is slightly different because it is not possible to access all flats on floor 2 without going back down to floor 2. There are 12 flats and 2 guest rooms of floor 2.</p>
Lifts	1 passenger lift
Types of Front Entrance Doors	Notional 30-minute fire-resisting doors.
Rubbish chutes/bin rooms	Bins are stored externally.
Common voids	None identified.
Access to roof/service rooms	Plant room and boiler room on floor 1. Lift motor room on ground floor next to lift.
Occupants	1 or 2 per flat. Residents may have dementia or other disabilities and may need rescue by the Fire and Rescue Service.
Fire alarm system	Fire alarm in communal area.
Evacuation strategy	Stay put

FIREFIGHTING SYSTEMS	
Water Supplies	<p>Hydrants</p> <ol style="list-style-type: none"> 1. Roberts Road (35 metres) 2. Lesley Street at junction with Roberts Road (75 metres) 3. Roberts Road outside No. 17 (100 metres)
Fire Mains	None.
Firefighting Lifts	None.
Firefighting Shafts	None.
Smoke Control Systems	Openable vents to rear staircases at upper floor levels.
Sprinkler Systems	None.

DANGEROUS SUBSTANCES	
Location, type and quantity	None

SERVICES	
Electricity	Electrical isolation point is in plant room on floor 1.
Gas	Gas Isolation point is in access room to boiler room on floor 1.

Address: Griffen Court
Roberts Road
Queenstown
PF2 3LF

Survey Date:
2nd October 2024

ON-ARRIVAL INFORMATION