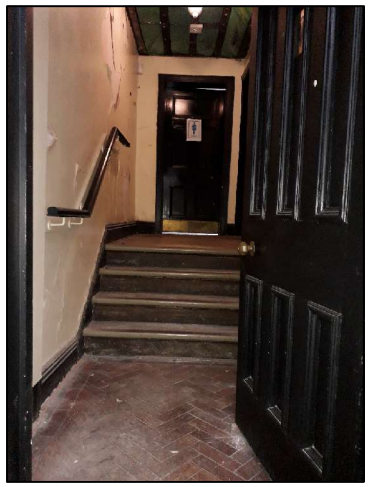
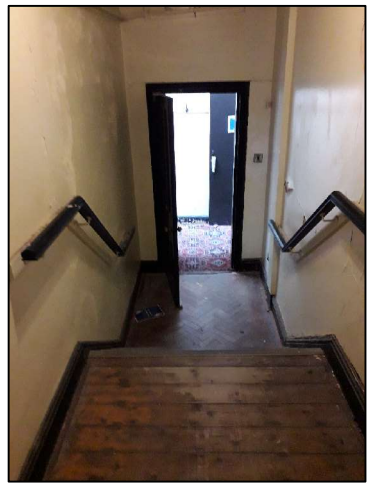
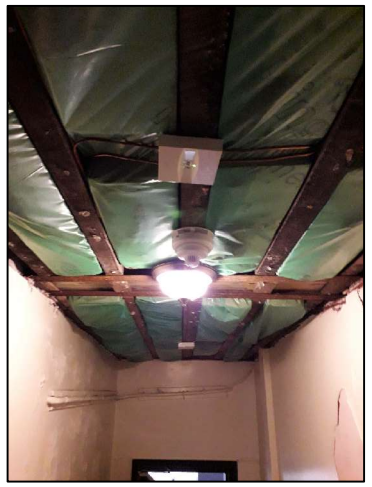


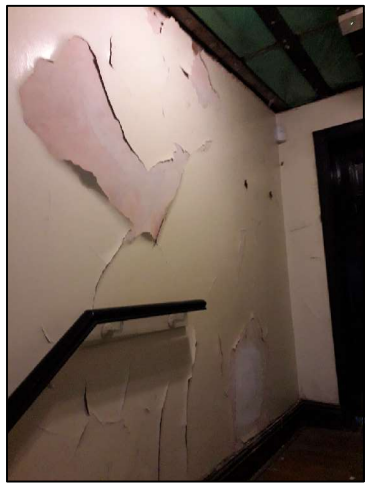
P63 - View of Circ. Area A0/30 wood block flooring to be repaired & sealed.



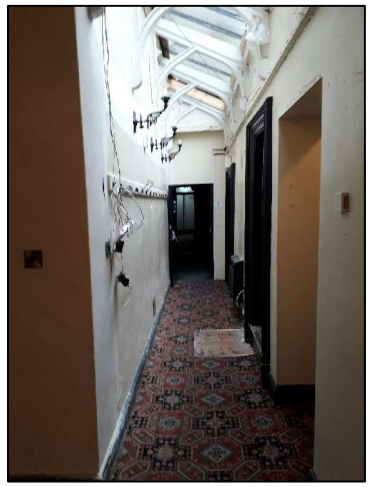
P64 - View of Circ. Area A0/30 floor boards to be sealed.



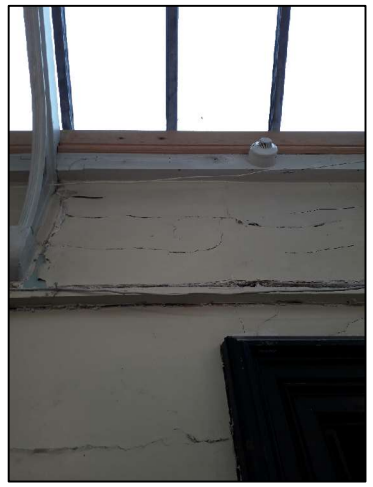
P65 - View of Circ. Area A0/30 complete new ceiling required.



P66 - View of Circ. Area A0/30 patch plaster repairs required & redecoration.

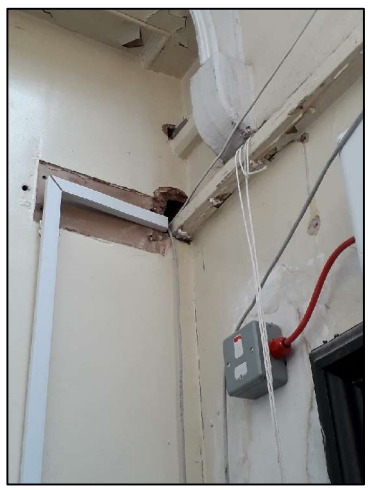


P67 - View of Circ. Area A0/35a



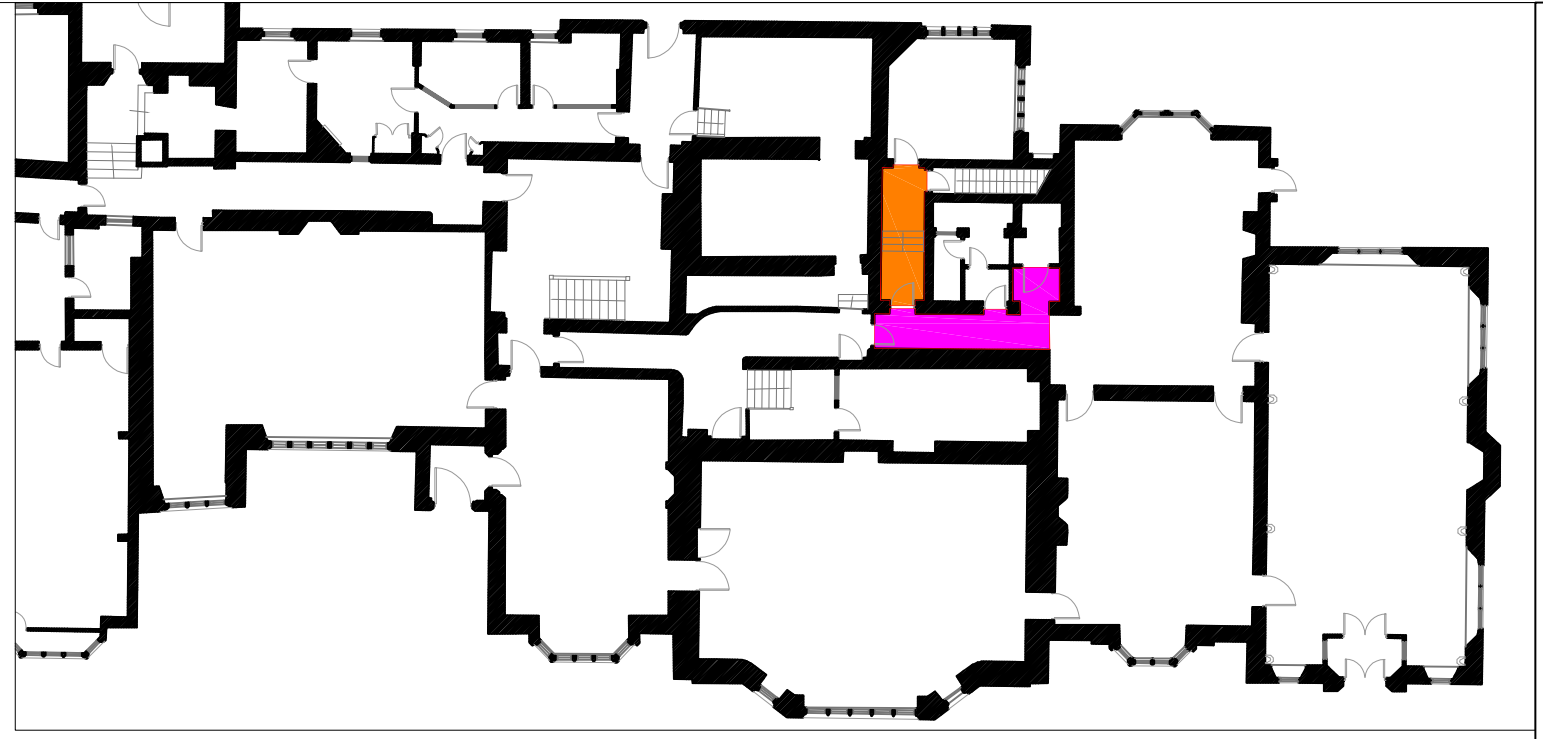
P68 - View of Circ. Area A0/35a damaged wall plaster at high level.

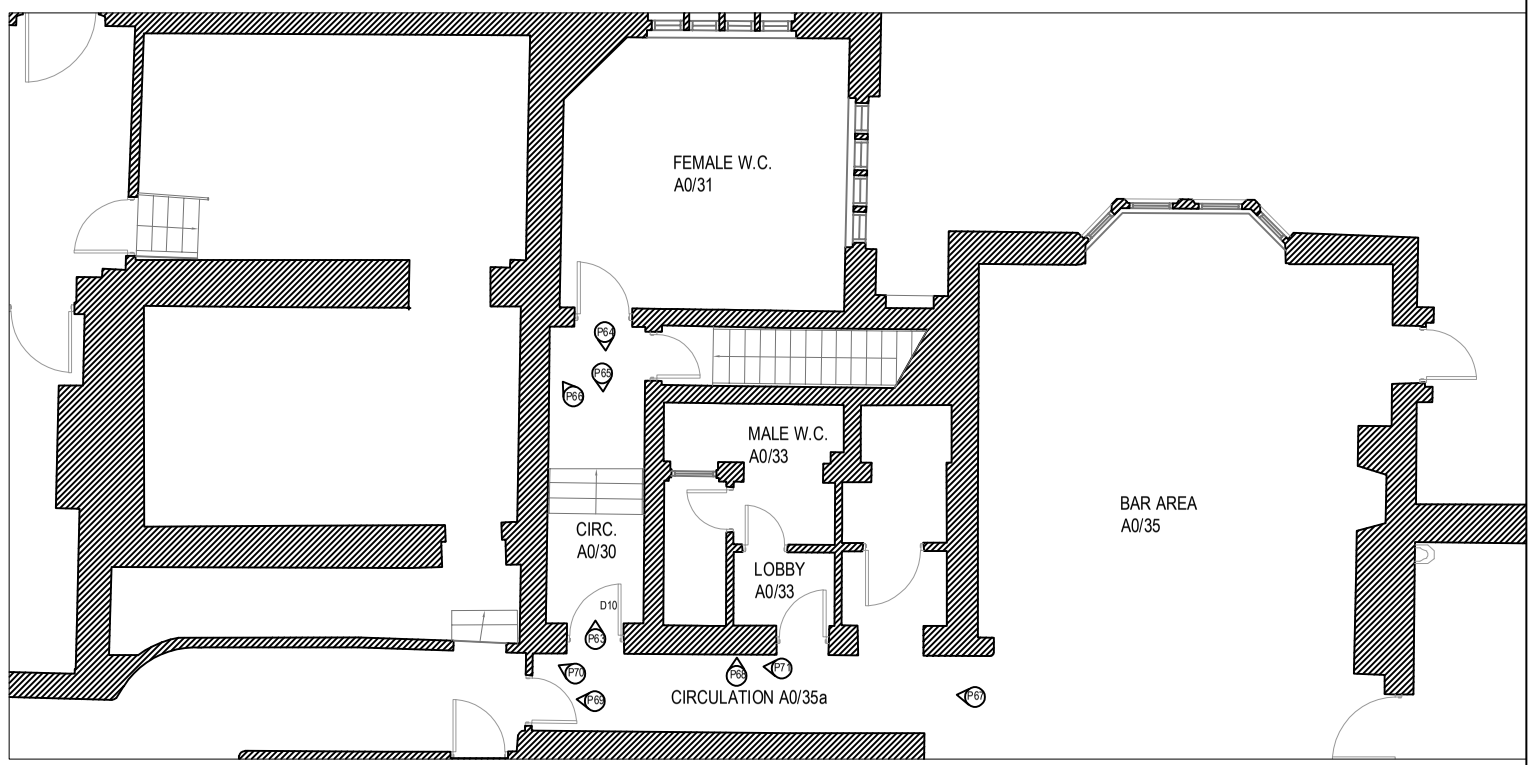
P69 - View of Circ. Area A0/35a damaged wall plaster at high level.



P70 - View of Circ. Area A0/35a holes in wall to be made good around services.

P71 - View of Circ. Area A0/35a section of carpet to be reinstated over service hatch.





SPECIFICATION OF WORKS

WALLS

Internal Patch Plastering to Circulation Area Walls A0/30 and A0/35a - To hack off isolated areas of damaged wall plaster and dispose of. To apply new lime plaster finish to damaged areas, comprising undercoat / scratch coat, float coat and Heritage lime plaster finishing coat, as manufactured by Mike Wye & Assocaites Ltd. , Buckland Filleigh Sawmills, Shebbear, Beaworthy EX21 5RN. Allow for the following wall areas: 2.50m2 to the right hand side of the corridor A035/a wall at high level above the picture rail, 4.00m2 of general wall plaster repairs to isolated wall areas to Circulation Area A0/30 and A0/35a. Isolated holes in the wall plaster along the corridors which have been left following removal of redundant electrical fittings.

FLOORS

Timber Floor Boards to Top Landing of Circulation Area A0/35a - To check the floor surfaces for any protrusions. Any nail heads or screws that stand proud of the the floor boards shall be lifted and then countersunk into the floor board. Where floorboards have shrunk or have been cut in the past, allow for putting purpose cut solid wood fillet strips in between the gaps. Allow for using reclaimed pine strips, they are to be cut to size, covered in animal glue and knocked firmly into the gaps. To be left overnight to dry and excess material shall be chiselled away and sanded smooth. Allow for refixing 6No. loose floor boards.

Floor Cleaning - To thoroughly clean the floor surfaces by sweeping / hoovering all dust and debris from the floor surfaces. Allow for wiping over the floor boards with a slightly damp (not wet) cloth to remove heavy dirt. The floors shall be dried immediately after cleaning and no amount of water shall be allowed to stand on the surface for a prolonged period of time. An approved / agreed proprietary cleaner should be used.

Floor Treatment to Floor Boards - Allow for applying 2No. coats of Fiddes Hard Wax Oil - Satin Finish, to be applied strictly in accordance with manufacturers instructions.

Parquet Wood Block Flooring at Bottom of Steps to Circulation Area A0/30 - Allow for taking up 6No. loose wood blocks and cleaning the underside surface of bitumen before reaffixing the blocks securely using suitable adhesives. Where gaps are evident between the blocks, to fill them with sand from the sanding process, mixed with a cellulose hardener. To remove redundant carpet gripper rods to the edges of the wood block flooring and dispose of. Include for carrying out mechanical sanding of the whole of the wood block floor, approx. area 2.50m2 To be lightly sanded with fine grade sand paper. The contractor should allow for sanding through the grades to achieve a smooth finish (allow 3) with the intension that the last grade is undertaken in a straight line to smooth out the sanding caused by previous sanding. An even finish should be achieved across the whole surface area.

Floor Treatment to Parquet Wood Block Flooring - Allow for applying 2No. coats of Fiddes Hard Wax Oil - Satin Finish, to be applied strictly in accordance with manufacturers instructions.

Carpet Transition / Edging Strip - To supply and fit 1No. new polished brass carpet to wood edging strip 30mm x 900mm to be fitted at the threshold of Door D10. Allow for reducing in size to suit the door opening width.

Floor Access Panel to Circulation Area A0/35a - To remove existing damaged carpet edging strips to three sides of the access hatch and dispose of. To supply and fit new polished brass carpet edging strips to match previous. To supply and lay new piece of carpet over the top of the access hatch approx. size 790 x 630 mm with 2No. lifting holes cut in it. N.B. see I.D. Risk item for purchase of a new piece of carpet / underlay, type / pattern to be confirmed by client.

CEILINGS

New Ceiling to Circulation Area A0/30 - To isolate existing light fitting and 3No. detectors and set aside for re-use. Allow for any temporary lighting which may be required to carry out the works. To supply and fit oak sawn laths approx. size 25mm x 6mm in 1.2m lengths to the underside of the existing ceiling joists, approx. size of ceiling 4.45m (L) x 1.44m (W). To apply a new plaster finish to the ceiling of Circulation Area A0/30 in a haired limed mortar. To include for applying an undercoat / scratch coat consisting of one part fat lime to two and a half parts grit sand. Just before the mortar is ready for application horse hair or other suitable animal hair should be added to the mix approx. 0.5 kg per 100 litres. Allow for a thickness of between 10 -12mm. Provide a crises cross key creating 25-35mm diamonds. Float Coat - To apply a float coat which is to be applied 4 -5 days or more. The second coat should consist of one part fat lime to 2 and a half parts well graded sand. Before mortar is ready for application animal hair shall be added to the mix approx. 0.5 kg per 100 litres. The thickness should be kept between 9 - 11mm. Finishing Coat - To apply a 3mm thick finishing coat of Heritage lime plaster to the ceiling. All lime mortars / plasters to be supplied by Mike Wye & Associates Ltd. Buckland Filleigh Sawmills, Shebbear Beaworthy, Devon EX21 5RN

DECORATION

Internal Redecoration to Wall and Ceiling Surfaces in Corridor Areas A0/30 and A0/35a - To thoroughly wash down all surfaces to be painted with sugar soap to remove dirt, grease, powdery or dusty residues. To rinse with clean water and allow to dry. To seal any surfaces which remain powdery after preparation with an appropriate sealer. Also, all ceiling / wall surfaces that have been subject to previous water damage. To remove flaking paint / friable surfaces, flatten off any remaining edges with sandpaper. Seal newly plastered or bare surfaces with a thinned first coat of Absolute Matt Emulsion .To apply finishing coats comprising 2No. coats of Absolute Matt Emulsion to all ceiling and wall surfaces, all as manufactured by Little Greene Paint and Paper, to be applied in strict accordance with manufacturers instructions.

Redecoration Works to Previously Painted Woodwork and Metalwork in Corridor Areas A0/30 and A0/35a - To carry out all necessary preparation works to remove flaking paint / friable surfaces, flatten off any remaining edges with sandpaper. To fill in any holes / cracks with an appropriate filler, flatten off and remove all dust. To apply 2No. coats of Flat Oil Eggshell (Interior) to all existing woodwork and metalwork within the two circulation areas as manufactured by Little Greene Paint and Paper, all in accordance with manufacturers instructions.

MISCELLANEOUS

Ornamental Rooflight Support Brackets to Circulation Area A0/35a - Allow for supply and erecting suitable mobile access tower to enable an inspection to be carried out of 2No. ornamental support brackets which are showing signs of movement and cracking is evident where they abut the wall. N.B. See I.D. Risk item for further works which may be required following the inspection of the support brackets.

Holes in Corridor A0/35a Wall at High Level - Where existing electrical services pass through the corridor wall at 2No. points in the corner at high level, to infill the openings with intumescent sealant / pillows as manufactured by Rockwool. Allow for 4No. intumescent pillows 300mm (L) x 100mm (W) x 35mm thick Ref. Item No. 128028

Electrical Wiring Hanging Loose to Corridor Area A0/35a - Where existing electrical wiring is hanging down loose on the left hand wall area, allow for cutting back all redundant wiring to a suitable position and re-clipping to the wall any wiring which is still live and enlcosing in suitable pvc trunking to tidy it up.

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1:125

0 1m 2m 3m 4m 5m 10m

MANCHESTER CITY COUNCIL

Capital Programmes Division

Manchester City Council
PO Box 532, Town Hall
Manchester
M60 2LA

DRAWING STATUS: LISTED BUILDING

PROPERTY TITLE
Wythenshawe Hall
Nathans Road, Wythenshawe,
Manchester M23 0AB

UPRN: 000077247513
DFE NO.: -

PROJECT TITLE
Wythenshawe Hall - Refurbishment Works

DRAWING TITLE
Ground Floor Circulation Areas A0/30 & A0/35A - Proposed Works

JOB NO.: LP44862
DATE: 18/03/2021
REV:

SCALE: N.T.S.
AUTHOR: A. Johnson
CHECKED BY:
APPROVED BY:

DRAWING NO.: MCC-B01-01-DR-B-0021