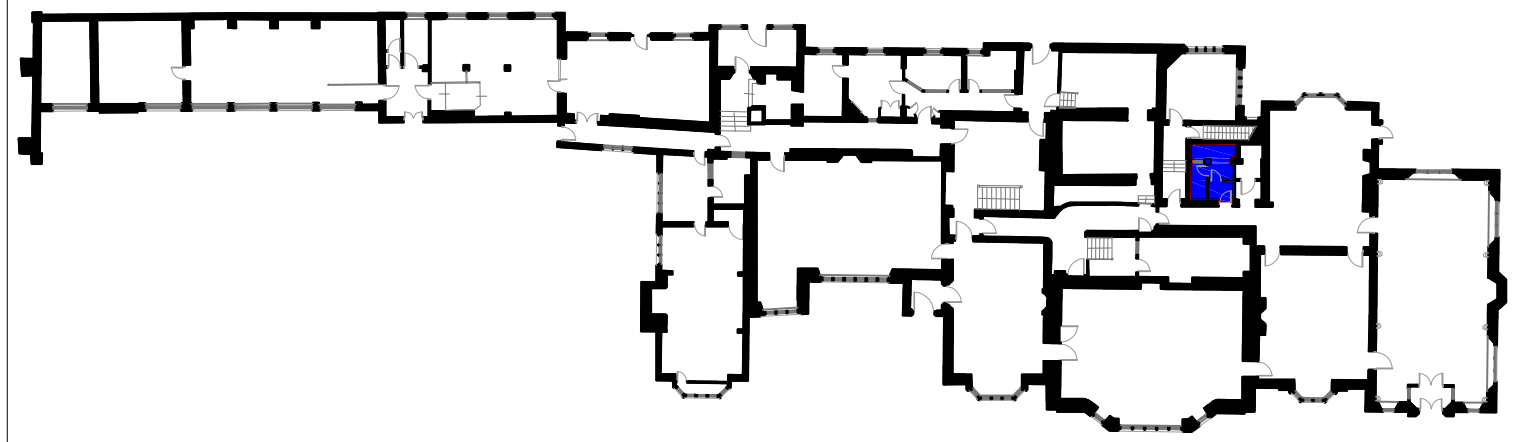
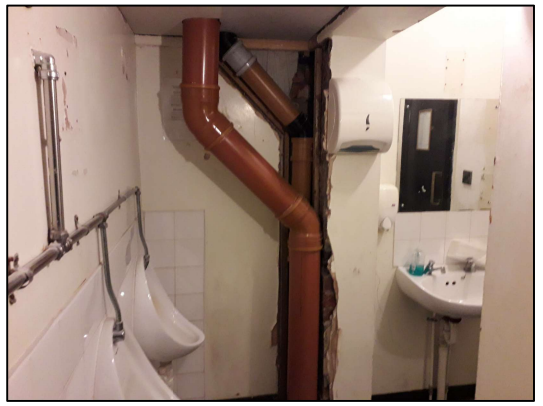
Wythenshawe Hall

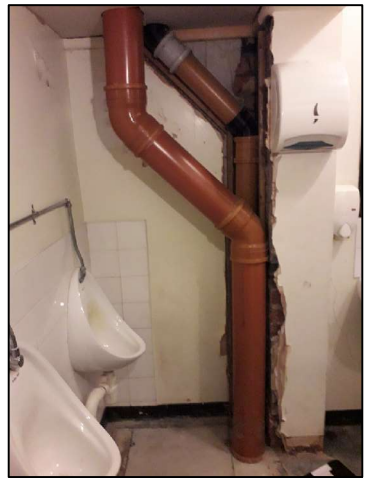
Ground Floor Layout - Male W.C. Area



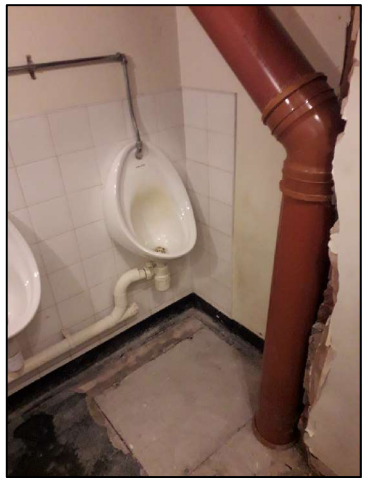
P72 - View of Male W.C. Area A0/33



P73 - View of Male W.C. Area A0/33



P73 - View of Male W.C. Area A0/33 internal R.W.P. / soil pipework to be enclosed by forming new service void.



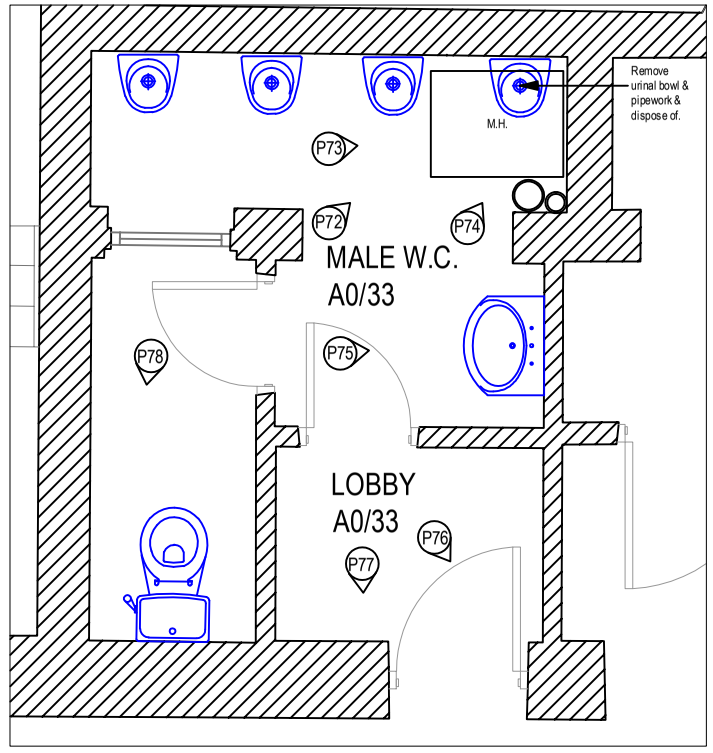
P74 - View of Male W.C. Area A0/33 end urinal bowl to be removed to enable formation of service void.

P75 - View of Male W.C. Area A0/33 ceiling plaster above W.H.B. area cracked & requires replacement.

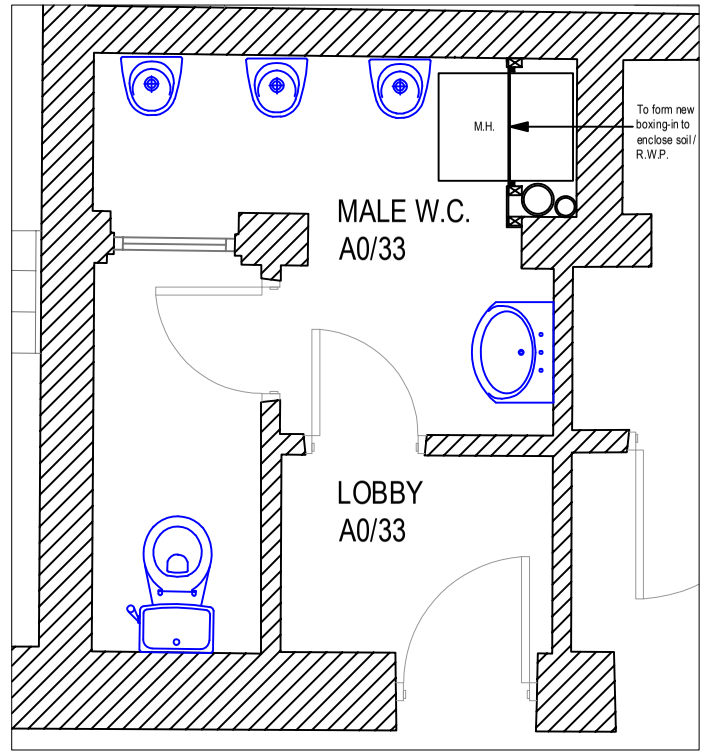
P76 - View of Male W.C. Lobby Area A0/33 repairs to ceiling plaster required following removal of redundant electrical fixtures.

P77 - View of Male W.C. Lobby Area A0/33 repairs to wall plaster required following water damage.

P78 - View of Male W.C. A0/33 ceiling plaster cracked above toilet & requires replacement.



Plan View of Existing Male W.C.Layout



Plan View of Proposed Male W.C.Layout

SPECIFICATION OF WORKS

WALLS

Internal Patch Plastering to Wall Areas in Male W.C. A0/33 - To hack off isolated areas of damaged wall plaster and dispose of. Include for removing 2No. rusting metal angle beads each approx. 2.03m (L) 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 & Associates Ltd. , Buckland Filleigh Sawmills, Shebbear, Beaworthy EX21 5RN. Allow for 3.00m2 in total to wall areas.

FLOORS

New Sheet Vinyl Floor Covering to Male W.C. A0/33 - To strip up an area of approx. 2.0 m2 of existing damaged sheet vinyl floor covering and dispose of. To prepare the sub-floor by applying a latex screed and to supply and fit Surestep Original Safety vinyl flooring, to be 2.00mm thick, as manufactured by Forbo Flooring UK Ltd. Colour to match existing. Include for all seam welding with matching coloured rod and sealing all abutments / protrusions with a suitable silicone sealant. Allow for new PVC sit on skirtings where required, to match existing, colour to be black. There is an existing access cover set into the floor, allow for cleaning off the edges of the access cover and lifting eye holes to ensure free lifting and level seating. Allow for forming a cut out in the sheet vinyl around the access opening and lifting holes. To supply and fit new brass effect cover strips over the joints to the access cover. To be screwed into position to enable easy removal when access is required and to be mitred at the corners.

CEILINGS

Repairs to Damaged Ceilings to Male W.C. & Lobby Area A0/33 - To hack off isolated damaged areas of ceiling plaster and dispose of, allow for approx. 2.0m2. To isolate any existing fittings on the ceilings which may obstruct the works and refit on completion of repairs. Allow for any temporary lighting which may be required to carry out the works. To apply a new plaster finish to the damaged ceiling areas 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

Existing Unfinished Plasterboard Ceiling to Urinal Area of Male W.C. A0/33 - To prepare the unfinished plasterboard ceiling to the urinal area to receive a lime plaster skim. Allow for scrimming all joints, with a thin coat of gypsum plaster to secure the scrim tape. Apply DG27 primer over the whole surface before lime plastering. 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. Allow for an approx. area of 2.20m2

DECORATION

Internal Redecoration to Wall and Ceiling Surfaces in Male W.C. & Lobby Area A0/33 - 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 Male W.C. & Lobby Area A0/33 - 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 as manufactured by Little Greene Paint and Paper, all in accordance with manufacturers instructions.

MISCELLANEOUS

Existing Paper Towel Dispenser - To remove the existing paper towel dispenser and to reposition in the W.H.B. area, exact position to be confirmed.

Removal of Urinal Bowl & Associated Pipework - Allow for disconnecting the sparge pipework feeding the right hand urinal bowl and capping off the supply. To disconnect the waste pipework and trap and cut back the waste pipework and reform the rodding point. To remove the urinal bowl and all associated fixings from the wall and dispose of. To make good any redundant holes in the ceramic wall tiles.

New Boxing-in to Enclose Soil / R.W.P. in the Urinal Area - To supply and fit new softwood PAR studwork in 75 x 50mm to form framework for boxing-in. Include for fitting 25 x 25mm softwood to form rebates for the access door opening. To face the new studwork with 9mm thick Moisture Resistant MDF and to form an access panel in 9mm thick Moisture Resistant MDF approx. size 665mm (W) x 2000mm (H). Access panel to be fixed with brass cups and screws at 400mm centres. All new boxing-in to receive decoration as previously described.

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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 Male W.C. & Lobby A0/33 - Proposed Works

JOB NO.	DATE	REV
LP44862	18/03/2021	

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

DRAWING NO. MCC-B01-01-DR-B-0023