P8 - View of Office Area A1/12

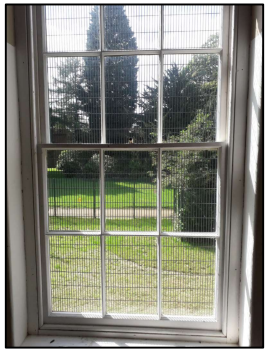
P9 - View of Office Area A1/12
Defective wall plaster to be repaired.

P10 - View of Office Area A1/12 Defective wall plaster at head of window to be repaired.

P11 - View of Office Area A1/12 Door D1 to be replaced with new fire door.

P12 - View of Office Area A1/12 Door D2 to be repaired & upgraded to comply with Building Regulations for fire resistance.

P13 - Internal View of Office Area A1/12 Security boarding to external window WF No.4 to be removed & mesh grille fitted to match adjacent existing windows.

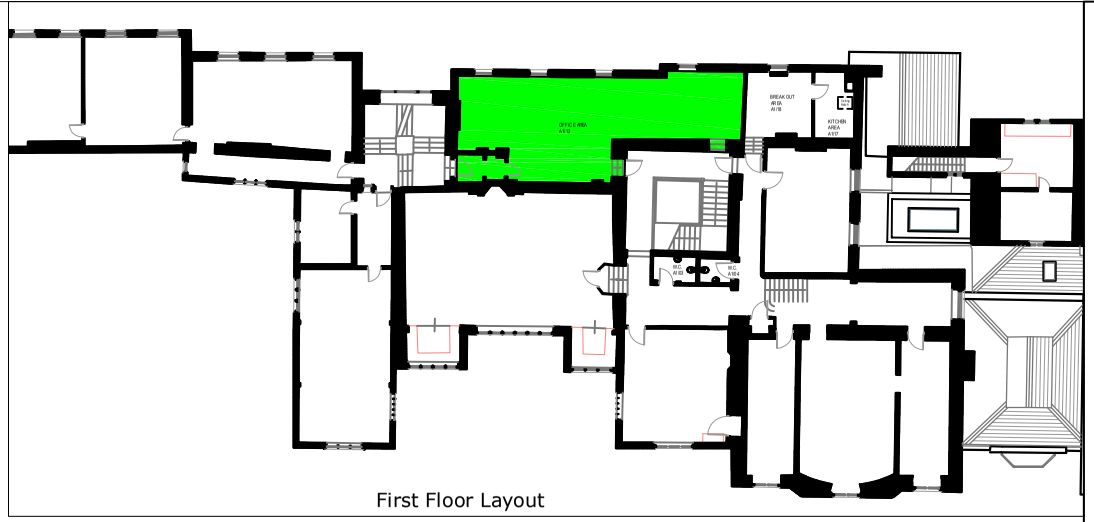


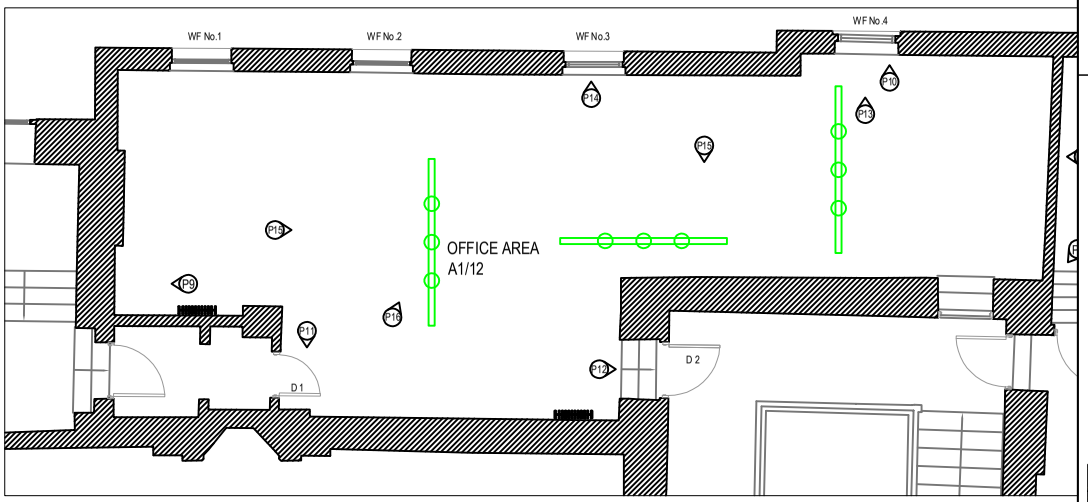
P14 - Internal View of Office Area A1/12 Existing Security mesh to exterior of window WF No.3

P15 - Internal View of Office Area A1/12 Defective floor boards to be repaired and wooden floor to receive a surface treatment.

P16 - View of Office Area A1/12
Spot lights to be replaced.

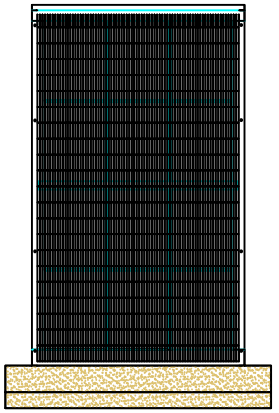
P17 - View of proposed Dimplex CXDE Ceramic Radiant Heaters to be installed at high level within the office area.





View of rear elevation of building. Exterior boarding to be removed from 1st floor windows and mesh grille to be fitted to match adjacent window frame.

View of existing 1st floor window frame to Office Area, with mesh grille fitted to face.



Proposed View of Exterior face of 1st floor window frame WF No.4 - To be protected with a mesh security screen. To be manufactured from welded wire mesh 75 x 12 x 4mm to match existing with a powder coated finish. Mesh to be screwed to the face of the window frame.

SPECIFICATION OF WORKS

WALLS

Internal Patch Plastering to Walls - To hack off isolated areas of damaged wall plaster and dispose of, allow for an approx. area of 5 m2. 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.

FLOORS

Timber Floor Boards - 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.

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

WINDOWS

Security Screen to Window - To remove 1No. external plywood security screen and associated framework to first floor window No.4 and dispose of. To manufacture and fit a mesh security screen to protect the window, to be constructed from welded wire mesh 75 x 12 x 4mm to match existing adjacent windows with a powder coated finish.

DOORS

Door D1 - To remove 1No. existing plywood faced flush door and lining and dispose of. To supply and fit 1No. new internal fire door and frame, door size 1981 x 762 x 44mm thick FD30S Colonial Type 6 panel door, pattern to match the other existing entrance door to the room (D2) Door Ref. DIF0561 UKP as manufactured by Howdens or similar approved. Include for all new door ironmongery, including 1 and half pair of 100mm stainless steel hinges, lever handle set and Briton overhead door closer. Include for fitting to the edge of the door, a 15 x 4mm combined intumescent strip and smoke seal.

Fire Improvement Works to Door D2 - To apply intumescent coating kit to upgrade raised and fielded door. To apply primer, intumescent coating and top coat, as per Envirograf door upgrade kit RFC Ref. ES/RFC/WC - Colour White and finish gloss, to both faces of Door D2. All to be applied in strict accordance with manufacturers instructions. Include for supplying and fitting to the edge of the door, a 15 x 4mm combined intumescent strip and smoke seal.

Overhead Door Closer to Door D2 - To refix defective Briton 2003 overhead door closer whose arm has become detached and test for correct operation.

DECORATION

Internal Redecoration to Office Area A1/12 - To carry out complete internal redecoration to Office Area. To prepare surfaces and to apply a thinned mist coat to newly plastered surfaces. To applying finishing coats comprising 2No. coats of Absolute Matt Emulsion to ceiling and wall surfaces, all as manufactured by Little Greene Paint and Paper, to be applied in strict accordance with manufacturers instructions. All wood , metal and plastic surfaces to be prepared and to receive primer coat where required and 1No. oil undercoat and 1No. coat of Traditional Oil Gloss, as manufactured by Little Greene Paint and Paper.

MECHANICAL

Heating Improvement Works - In order to provide sufficient heating for the office area, to supply and fit 4No. Dimplex CXDE Ceramic Radiant infrared heaters 2KW, with digital controller (electronic thermostat, timer). To be installed at high level within the room.

ELECTRICAL

Lighting Improvement Works - To disconnect and remove the the 3no. sets of tracks containing spot lights and dispose of. To supply and fit Tegan Slim Surface LED luminaire's 601 x 601mm as manufactured by Whitecroft Lighting.

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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
First Floor Office Area A1/12 - Proposed Works

JOB NO.	DATE	REV
LP44862	18/03/2021	01

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

DRAWING NO.: MCC-B01-01-DR-B-0013