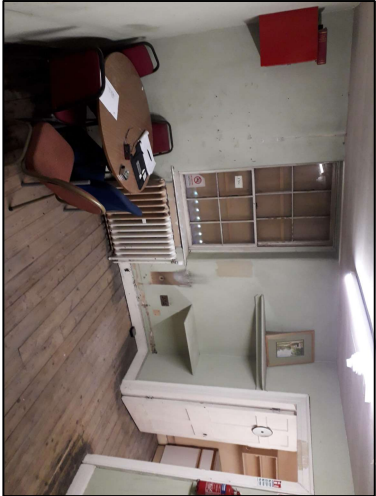




P18 - View of Break Out Area A1/18



P19 - View of Break Out Area A1/18 To infill holes in base of wall where services penetrate and to fit new section of timber skirting, section and profile to match existing.



P20 - View of Break Out Area A1/18 hole in plasterboard ceiling to be made good.



P21 - View of Break Out Area A1/18 water damaged plasterboard ceiling to be replaced.



P22 - Internal View of Break Out Area A1/18 Security Boarding to external window WF No.5 to be removed & mesh grille fitted to match adjacent existing windows.



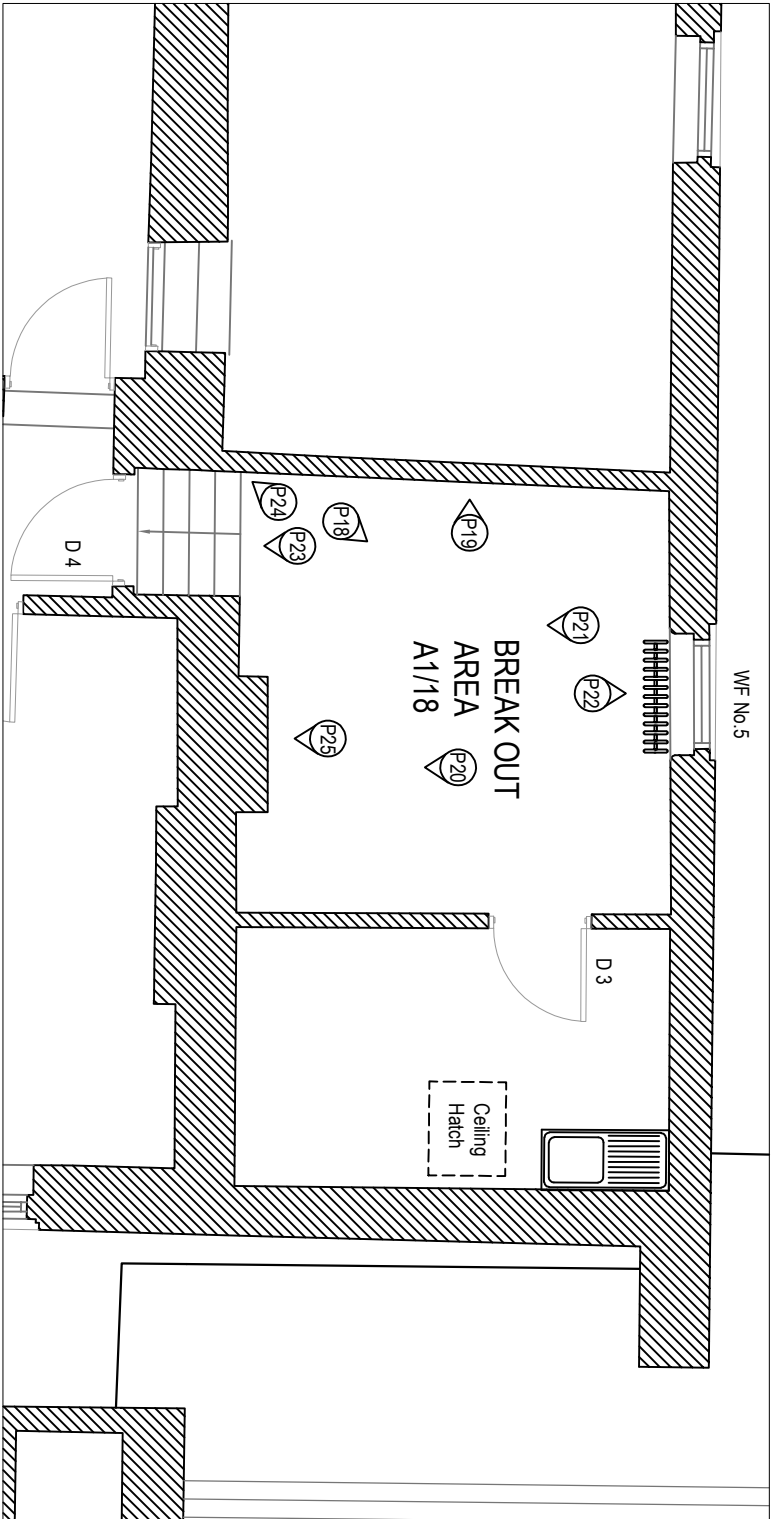
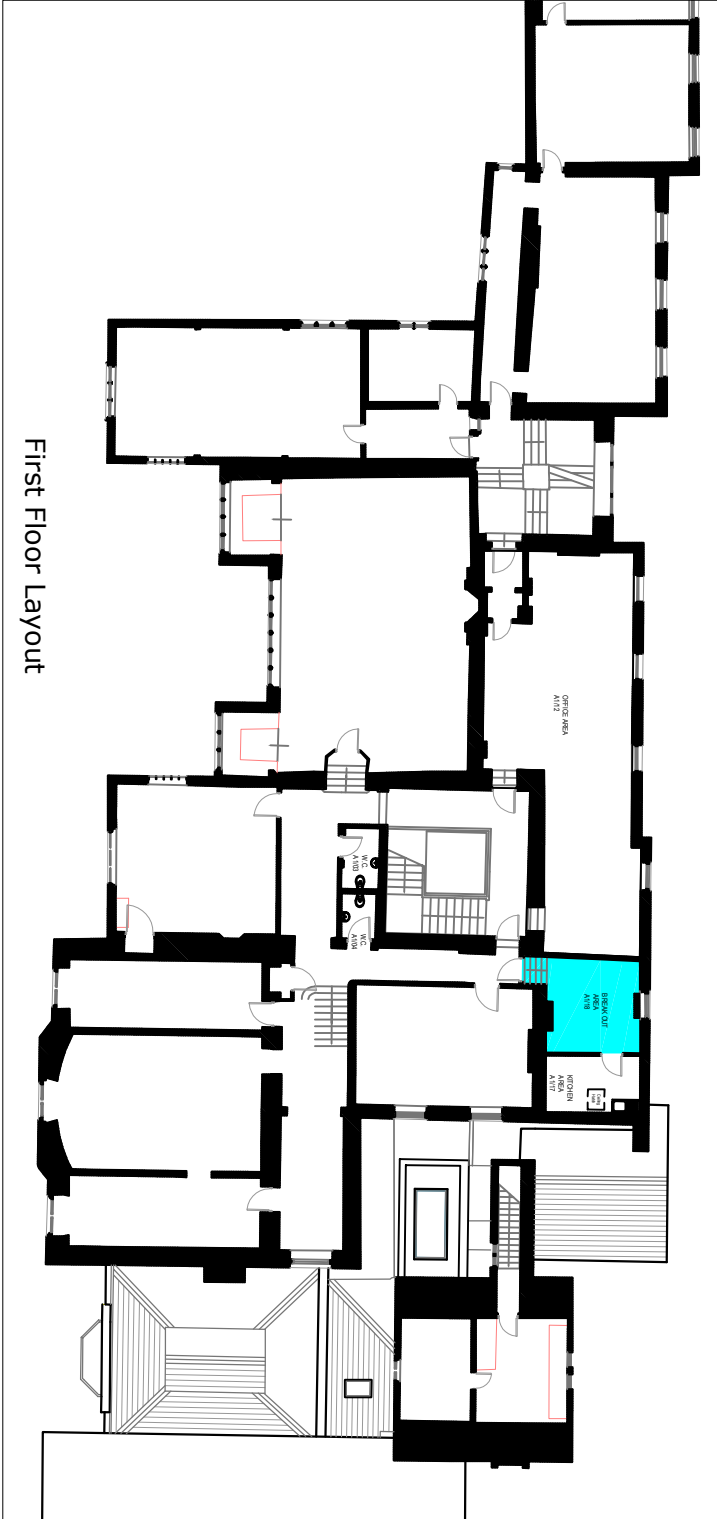
P23 - View of Break Out Area A1/18 Linoleum to treads of steps to be removed and replaced with new covering and nosings.



P24 - View of Break Out Area A1/18 To refix loose section of moulding above string to steps.



P25 - View of Break Out Area A1/18 To fit replacement vent to chimney breast.



SPECIFICATION OF WORKS

WALLS

Internal Plaster Patching to Walls - To patch off isolated areas of damaged wall plaster and dispose of, allow for an approx. area of 1m². 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 Hyde Associates Ltd., Stockport (High) Systems, Stockport, Cheshire SK2 5RN.

FLOORS

Timber Floor Boards - To check the floor surfaces for any protrusions. Any nail heads or screws that stand proud of the floor boards shall be filed and then countersunk into the floor board. Where floorboards have shrunk or have been cut in the past, allow for pulling purpose cut solid wood filler strips in between the gaps. Allow for using reclaimed pine strips, they are to be cut to the length of the gap and be a minimum of 25mm deep. Allow for a thickness of between 10-12mm. Provide a criss cross saw cut every 250mm diagonally. Patch Coat - To apply a float coat which is to be applied 4-5 days or more. The second coat should consist of one part filler to 2 and a half parts well graded sand. The sand is to be of a medium grade and the filler is to be a good quality. The thickness should be kept between 5-7mm. Finishing Coat - To apply a well mixed coat, finished into a even grain using a long pole to one part filler to 2 and a half parts well graded sand. Floor Cleaning - To thoroughly clean the floor surfaces by sweeping / hosing wet all dirt and debris from the floor boards with a slightly damp (not wet) cloth to remove heavy dirt. The floor 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 proprietary cleaner should be used.

Floor Treatment - Allow for applying 2lbs coats of Fiddes Hard Wax Oil. Safe Finish to be applied strictly in accordance with manufacturers instructions.

Steps - Allow for removing the nosings and the existing program finish from the heads of the also, steps and dispose of all materials arising. To prepare steps and lay 3mm thick hardboard sheet to 4No. treads, size 280mm (W) x 620mm (L) to supply and lay Sawnup Original safety vinyl flooring to also, treads, to be 200mm thick, as manufactured by Finto Flooring UK Ltd. Colour to be agreed with Client / Conservation Officer. To supply and fit 6No. new aluminium nosings to the existing steps, Ref: SP726, Lip Back Star Nosing, gauge 2mm, tread 6mm, rise 20mm, inset colour to be confirmed. All as manufactured by Quantum Profile Systems Ltd.

CEILING

Existing Damaged Plasterboard Ceiling - To remove the existing plasterboard ceiling complete and dispose of all materials arising. Allow for an area of approx. 12.50m²

New Ceiling to Break Out Area - To supply and fix oak sawn latex approx. size 25mm 60mm x 1.2m lengths to the underside of the existing ceiling joists. To apply a new plaster finish to the ceiling of Break Out Area A1 / 18 in a shaded lined finish. To include for applying an undercoat / scratch coat consisting of one part filler to two and a half parts grit sand. Just below the nosing is a heavy for application to nose and other visible areas that should be sanded to the max approx. 10-12mm. Allow for a thickness of between 10-12mm. Provide a criss cross saw cut every 250mm diagonally. Patch Coat - To apply a float coat which is to be applied 4-5 days or more. The second coat should consist of one part filler to 2 and a half parts well graded sand. The sand is to be of a medium grade and the filler is to be a good quality. The thickness should be kept between 5-7mm. Finishing Coat - To apply a well mixed coat, finished into a even grain using a long pole to one part filler to 2 and a half parts well graded sand. The sand is to be of a medium grade and the filler is to be a good quality. The thickness should be kept between 5-7mm. Finishing Coat - To apply a well mixed coat, finished into a even grain using a long pole to one part filler to 2 and a half parts well graded sand.

WINDOWS

Security Screen to Window No.5 - To remove 1No. external plywood security screen and associated framework to first floor window No.5 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.

Glazing to Window No.5 - To remove 1No. existing panels of polycarbonate glazing to the vertically sliding sash window and dispose of. To re-glaze with 1No. panes of float RT - single glazing 4mm thick clear float glass and bugscreened, as manufactured by Hedges. Approx. size of each pane 260 x 260mm, including all necessary new leading and putty.

DOORS

Fire Improvement Works to Door D4 - To apply intumescent coating kit to upgrade raised and beveled door. To apply primer, intumescent coating and top coat, as per Envirogard door upgrade kit RFC Ref: ESIFRCWC. Colour White and keep good, to both bases 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.

DECORATION

Internal Redecoration to Break Out Area A1/18 - To carry out complete internal redecoration to the Break Out Area. To prepare surfaces and to apply a bonded mist coat to newly plastered surfaces. To apply finishing coats comprising 2No. coats of Absolute Matt Emulsion to ceiling and wall surfaces, all as manufactured by [Mike 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. of undercoat and 1No. coat of Traditional Oil Based, as manufactured by Mike Greene Paint and Paper.

MISCELLANEOUS

New Section of Skirting to Break Out Area A1 / 18 - To supply and fit replacement section of softwood skirting board. Allow for removal and refixing of an existing adjacent section of skirting board for manufacturing purposes. Allow for a new section of skirting approx. 2.80m long x 150mm high x 22mm thick and profile to match existing.

Loose Section of Moulding to Skirting Steps - Allow for refixing a section of moulding to the top of the skirting board to the skirting steps to the room.

Note at Base of Hall - Where existing electrical services pass through the base of the wall to with the opening with intumescent plates as manufactured by Redwood. Allow for 4No. intumescent plates 300mm (L) x 60mm (W) x 25mm thick Ref: Item No. 10208

Vent to Chimney Breast - To remove the remains of the existing damaged plaster vent and dispose of. To supply and fix a replacement boarded plaster vent with 150mm approx. size 230 x 225mm



MANCHESTER
CITY COUNCIL
Capital Programmes
Division

LISTED BUILDING

PROPERTY TITLE
Wythenshawe Hall
Wythenshawe,
Manchester M23 0AB
UPRN
000077247513
OFF NO.
-

PROJECT TITLE
Wythenshawe Hall - Refurbishment Works

DRAWING TITLE
First Floor Break Out Area A1/18 - Proposed Works
DATE
18/03/2021
REV
01
AUTHOR
A. Johnson
CHECKED BY
APPROVED BY

DRAWING NO.
MCC-B01-01-DR-B-0014



No part of this drawing or data file may be reproduced without prior written permission of the Manchester City Council or approved representative.

1:125
0 1m 2m 3m 4m 5m 10m