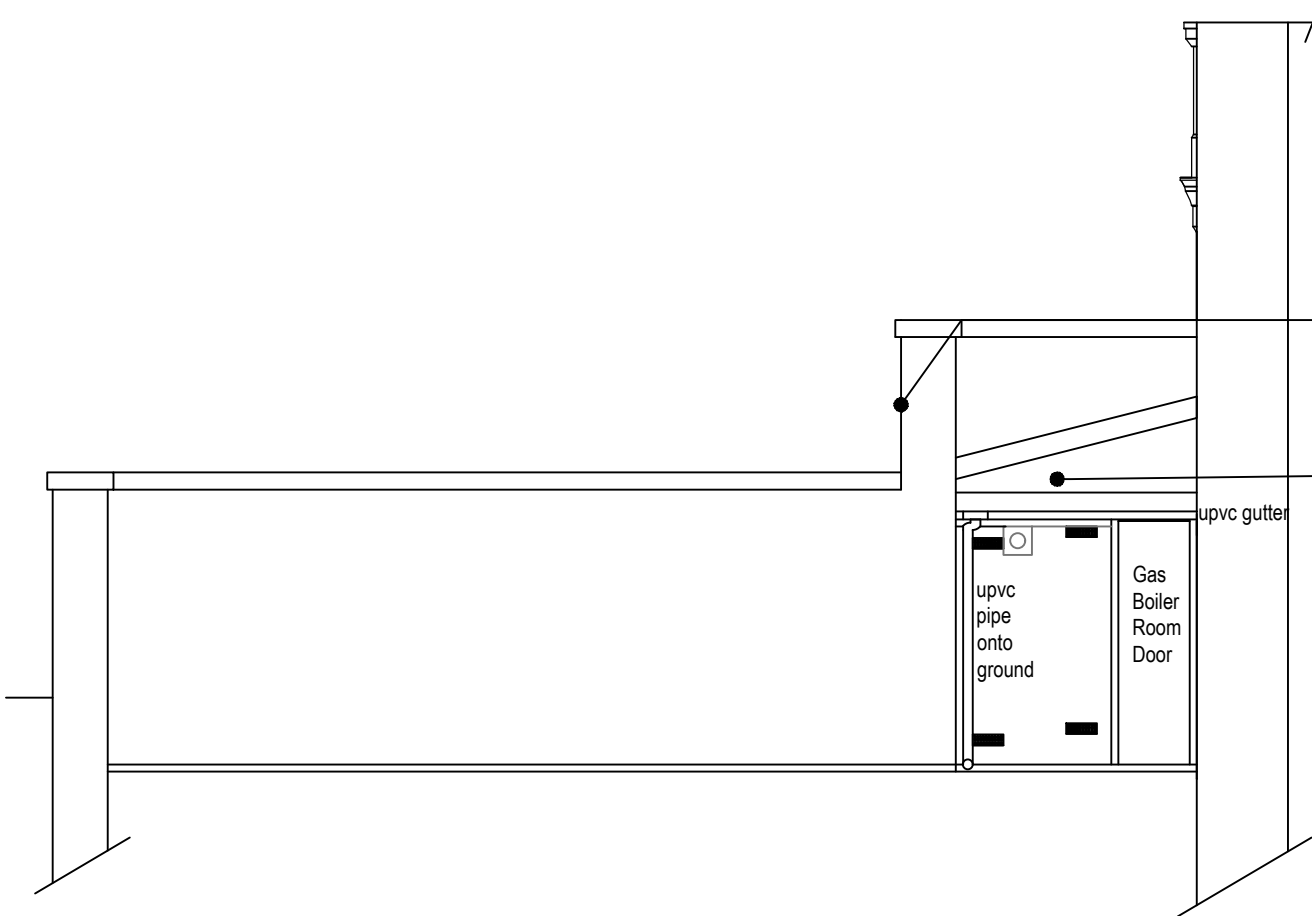
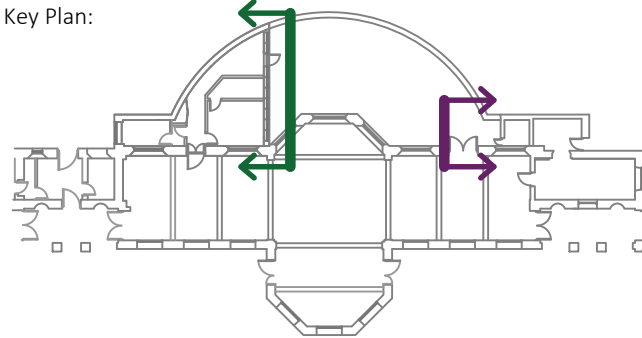




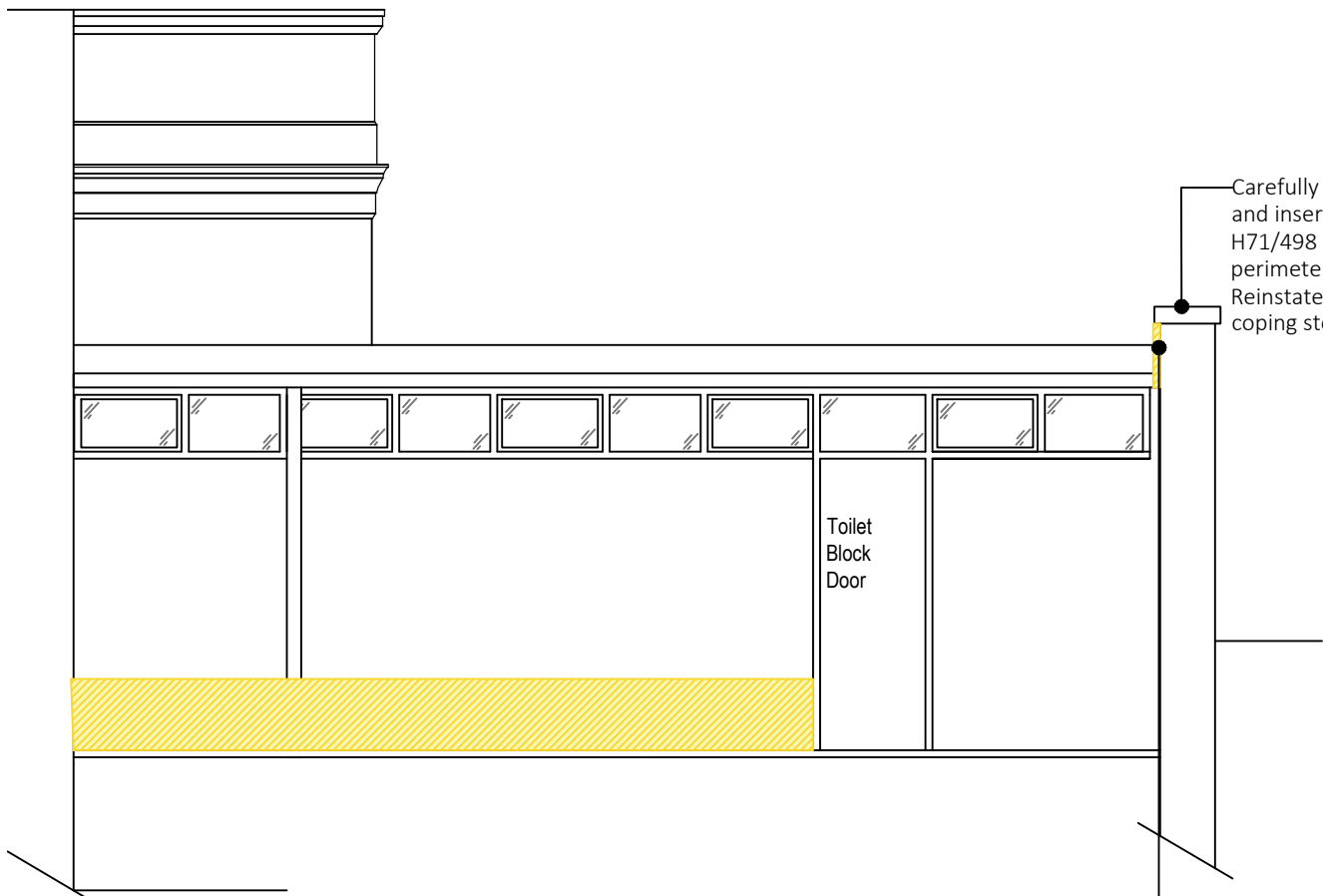
Note:
Do not scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.

Key Plan:



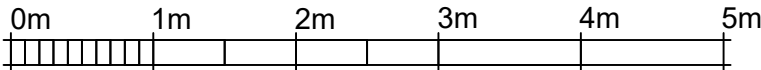
Remove/cut back vegetation growing adjacent to the perimeter wall. Extent to be agreed by Architect prior to works commencing.

Allow provisional sum for replacing and reconfiguring the flat roofs above the boiler and lobby, including the formation of a direct drainage route from the Orangery main roof to below ground drainage. Refer to Architectural proposals



Carefully remove coping sto and insert lead DPC as NBS H71/498 to section where perimeter wall meets extens. Reinststate and repoint existir coping stones.

Remove cracked render to boundary wall and rerender.



VISUAL SCALE 1:50 @ A2

01
2004
Elevation 05 - (West Elevation)

02
2004
Elevation 06 - (East Elevation)

Rev Date/Intls Details

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General Notes

For information on the following, please refer to the relevant sections;

- General Information regarding the works NBS BUT01
- Removal of any items NBS BUT05
- Protection / opening up and investigative works as NBS BUT06
- Access Scaffolding as NBS BUT03
- Asbestos / Hazardous Materials as NBS BUT04
- Reintroduction of heat nearing practical completion as NBS BUT28.

General External Allowances

- Perimeter dwarf walls to front of Orangery - Allow to Doff clean all sides. Allow to lift and rebed 12 loose coping stones. Rake out and repoint 100% of all joints in NHL3.5. All exposed copes to be completed in NHL5.
- To the Orangery stone architrave, parapet walls and coping stones, doff clean all surfaces. Allow to rake out and repoint 100% of Ashlar joints all sides. Where inner face is rendered, carefully remove all cracked render and render as NBS M20/C330
- To the Orangery lead weathering to the cornice, allow for adjustments as required to ensure the lead weathering is clipped and secured to the full length. Allow for 25% replacement as NBS H71/250.To sandstone flags, allow to Doff clean as NBS C40/31
- To front and rear of the Orangery up to boundary walls (including ramps, steps and walkways). Allow 50% repoint following clean and rebedding of any loose slabs.
- Redecorate exterior rendered sections of the Orangery and Heaton hall walls and Loggia Ceilings as NBS M60/170. Redecorate rear of orangery parapet, and interior and exterior face of north courtyard wall as NBS M60/ 171
- Allow to remove all burnt sand mastic present on the Orangery and replace with new to match adjacent stone colours as NBS BUT13/150.
- Clear all RWG of debris, rod all downpipes and allow for CCTV Survey to ensure drainage runs are clear and operational. Form 6no. bespoke leaf catches to sit within the sumps on the Orangery roof to prevent blockages.
- To the Orangery primary elevation, open horizontal and vertical joints present on stone piers between windows. Allow to repoint 50% of joints. Gaps to be filled with mix of horse hair and mortar to fill void prior to pointing joint.
- Remove/cut back all vegetation growing on or adjacent to the Orangery as NBS BUT10, perimeter walls and the east wall of Heaton Hall. Extent to be agreed by Architect prior to works commencing.
- Remove all modern M&E fixtures and fittings and redundant wiring. Where required replace with new fittings appropriate for the building (specified by others).

General Internal Allowances

- Lead paint analysis to be undertaken on existing surfaces to determine final removal method. Analysis is to be undertaken on the existing render on the south façade to ensure a suitable finish can be allowed for.
- Secondary glazing dropped due to the weight of the casements. Upgrade to hinges to better support the modern secondary glazing. Details to be provided by specialist sub-contractor approval.
- Secondary glazing to Win 015 has smashed. Allow for replacement glazing.
- Within former kitchen, plaster has cracked above window. Allow to remove existing plaster from wall and complete investigations. Allow for structural engineer to inspect lintel above once plaster has been removed.
- North internal wall or main orangery space currently saturated. Existing cementitious render is to carefully removed, with new breathable lime plaster applied as NSB BUT20. All details to windows to be recorded prior to works, and re-instated with samples provided. Subject to finding from analysis of plaster analysis.
- Remaining sections of internal walls within orangery to receive a stucco finish topcoat following analysis of existing backing board and trials. Smooth finish to receive future decoration.
- Interior plastered walls ceiling and corning to receive breathable paint finish as NBS M60/165. Final specification to ceiling and beams to be determined following investigation works to finishes below paint.

Provisional Sums

- Allow provisional sum for making good of substrate following removal/upgrade of M&E as specified by others.
- Hairline cracks to cementitious infill panels on Orangery primary elevation assumed to be sound. Reinspect and tap test with elevated access and allow provisional sum for removal and replacement of render as required.
- Remove sand and cement fillet between stone pier and infill panels to side of WIN 016, 017, 018. Allow provisional sum for patch repair to render.
- Allow provisional sum for additional repairs to Orangery stone architrave, parapet and coping stones following doff clean. Specifications to match relevant repairs types.
- Allow provisional sum for assessment of movement and cracking by Structural Engineer on the Orangery.
- Allow provisional sum for removing modern concrete cill below existing door in East Loggia and replace to match existing profile and size with stone cill.
- Allow provisional sum to lift paving slabs and bury existing lighting protection 500mm below ground level within protective conduit, including potential relocation of existing earthing. Relay existing paving slabs. Allow for input from specialist installer or consultant.
- Modern roofs above boiler house and staff areas to be repaired. Refer to main architectural drawings.

Repair Key

Masonry Repairs

- Carefully remove existing render where loose and re-render as NBS M20/310 for the Orangery.
- Stone Indent to stonework as NBS C41/331 (G)
- Rake out and repoint with lime mortar as NBS BUT25
- Lift and re-bed stone. Repoint with lime mortar.
- Defrass/Descal existing stonework as NBS C41/338
- Defrass / Descal existing stone as NBS C41/338 and redress as NBS C41/331H
- Allow for stitch repair as NBS C41/331

Metal Repairs

- Carefully remove render and allow to stitch crack with stainless steel bars and lime pointing as NBS C41/331J

Timber Repairs

- Cut out timber and complete splice repair as NBS BUT13/150
- Prep and Redecorate previously decorated windows / doors as NBS M60 /150 (paint), NBS M60 (varnish)
- Remove defective putty and re-putty window as NBS BUT15
- Replace broken/cracked glazing as NBS BUT15. Note: majority of glazing is modern.

Other Repairs

- Remove/cut back vegetation as NBS BUT10
- Doff clean areas identified prior to all other repair works as NBS C40/315
- Remove fixing and make good substrate as relevant specification
- Repair existing rendered profile section as NBS CM20/350
- Allowance to repair cementitious render panel following analysis of material and tap test. Repairs to be in lime based render.
- Remove burnt sand mastic and replace with new to match adjacent stone colour as NBS BUT13/150

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Project Title Heaton Hall Orangery
Client Manchester City Council
Location Heaton Hall, Manchester

Drawing Title Existing Elevation with Repairs
Elevation 05 & 06
-

Date 09/02/2024
Checked DW
Scale 1:50
Orig Paper Size A2

Status **Issued for LBC**

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

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