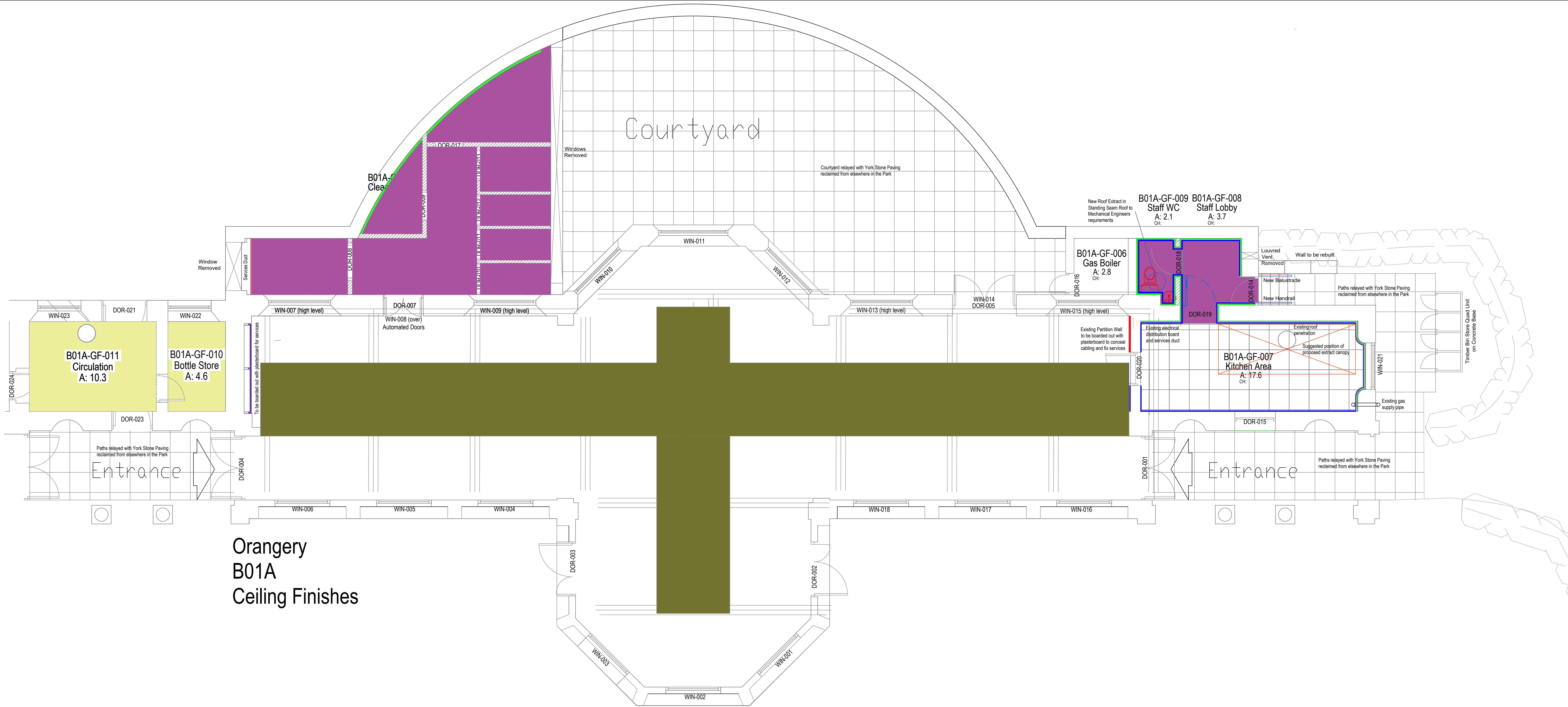
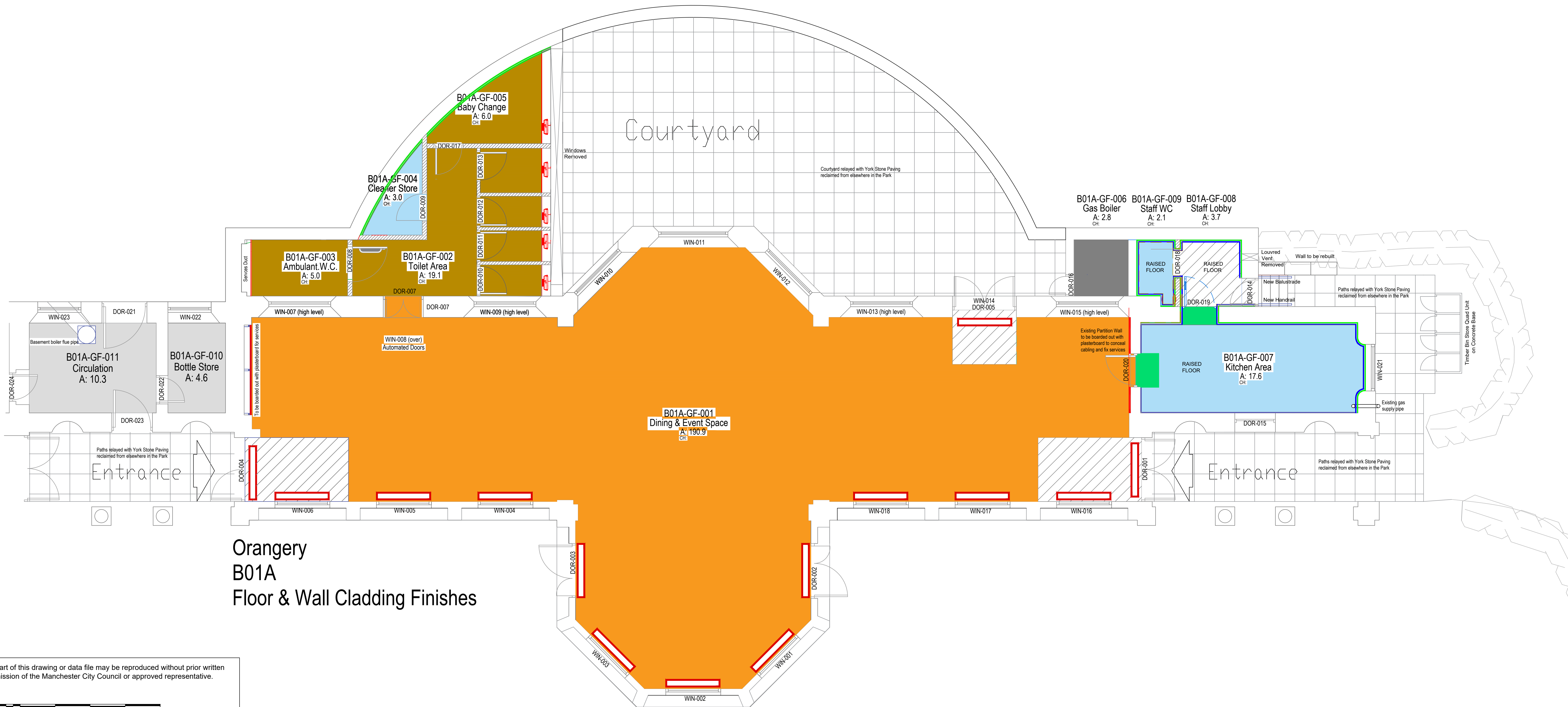




Orangery
B01A
Ceiling Finishes

INTERNAL WORKS:	
Kitchen & Staff Areas:	
Flooring: Polyflor XL Vinyl Sheetting on Laytex Levelling	
Screed on Liquid DPC with Cove Former for integral vinyl skirting at sides. To be laid above modern non-permeable existing Concrete floor.	
Kitchen Walls: Install new Bioclad PVC Hygienic Wall Cladding for Commercial Kitchens. Rear wall and side wall to include for Type "C" membrane and drainage channel behind bioclad cladding as shown. Refer to proposed Kitchen Elevations for relevant height details. Walls to Kitchen to be lime plaster and skim where repairing existing and/or removing modern gypsum plaster.	
Kitchen Ceiling: Armstrong Bioguard 600x600mm square edge plain lites in suspended ceiling grid.	
New Internal Doors: Refer to Door schedule. Door DOR-20 to be hour fire rated fire door in traditional pattern.	
Drainage: Internal drainage where required by Operator to run above ground into existing outlets from previous Kitchen installation, (now stripped out).	
Internal grease traps to be provided by operator.	
Toilet Areas:	
Refer also to Drawing HPO-MCC-B01-GF-DR-A-0013 Existing & Proposed Toilet Block.	
Bottle Store & Circulation:	
Ceiling: Spray concrete to ceiling and beam encasement as Structural Engineers specification. Redecorate.	
Walls: Clean down and brush off any loose decoration. Repair with lime based plaster. Redecorate.	
Floor slab: Existing stone slabs to be carefully cleaned using brushes and water. Joints to be repaired with lime based mortar matching evidence on site.	
External Doors: Refer to repairs schedule.	
Internal Doors & Joinery: Redecorate with eggshell paint.	
Dining & Event Space:	
Internal Doors: Original beveled glazing to DOR-007 to be retained and later additions replaced to match.	
Floorings: 15mm Parquet pattern wood flooring laid on 3mm waterproof cushioning isolation membrane	
NOTE: Contractor to include for 3mm latex levelling screed to existing concrete floor.	
Walls: Carefully remove any non-permeable modern gypsum based plaster and replace with lime based plaster and skim finish to North Elevations. Remaining Elevations with breathable existing Roman cement finish to be skimmed in lime based plaster in preparation for breathable decoration.	
Ceiling: Dismantle and remove existing lighting and surface fixed cable supply. Repair ceiling and beam encasement with renovation plaster. Redecorate to match existing.	
Skirting: Remove existing plaster skirting and replace with new 25mm by 230mm, (9inch), paint grade profiled softwood timber skirting.	
Services Duct: Board out recess behind bar with 2no. layers 12.5mm plasterboard on 19mm ply supported by 50x50mm softwood frame. Decorate to match remaining section of room.	
Staff Lobby & Toilet:	
Rear wall to be prepared to receive new Type "C" membrane fixed to wall behind Bioclad hygienic wall cladding. New drainage channel to be provided to connect into new drainage. Existing extract fan and louvered vent to be removed from external wall and wall repaired.	
Decoration: Walls and Ceilings - Breathable clay paint to agreed colours. Existing & New Decorated Joinery - Eggshell paint.	
EXTERNAL WORKS:	
Roof: The main Orangery roof finish has already been recovered with an insulated Bauder system roof. The sloping sheet metal and flat mineral felted areas over the lean-to Boiler Room, Staff Toilet and Lobby, (which include an internal steel box gutter discharging onto the floor), are to be completely removed and replaced with a new insulated standing seam roof which may require new structural supports set at a lower level to allow for adequate waterproof upstands and flashings, (there is insufficient space available for this on the flat section which is immediately under a window and is to be replaced with an un-insulated Bauder felt roof).	
Courtyard Paving: Existing inappropriate concrete paving to be taken up. Area to be re-paved with York stone paving which is in storage on site. Yorkstone to be bedded and pointed with lime based mortar.	
Entrance Approach Paving:	
Modern inappropriate paving at entrances to be replaced with York stone paving. Intermittent rear entrance paving to be taken up and re-laid with additional York stone added.	
Walls Facing Courtyard:	
Remove existing relatively recent render and replace with lime-based breathable render to Orangery Wall. Refer to external repair drawings and specification. Provide Siberian Larch Vertical Timber T&G weatherboarding including insulation to Toilet and Boiler Room walls.	
External Doors:	
External door Ref: DOR-011 to be removed and opening built up to match existing walls. External Doors DOR-001 to DOR-005, to be repaired and repainted, along with external door Ref: DOR-015 which is already blocked off internally. Original beveled glazing to DOR-005 to be retained and later additions replaced to match. DOR-014 and DOR-16 to be replaced with new door and frame. Structural opening at DOR-16 to be increased by half a brick to 640mm. Glazed doors to East and West elevations to have solar film applied with e-value to Mechanical Engineers requirements. For External Doors please refer to external repairs drawing.	
Windows:	
Existing windows to be repaired, broken glazing replaced and solar film applied to South, East and West Elevations with e-value to Mechanical Engineers requirements. Windows to Toilet Block facing Courtyard to be removed and external wall continued up to underside of roof.	
Modern WIN-019 to be removed from Accessible WC, opening bricked up and rendered externally to match existing. Refer to external repairs drawing.	
External Drainage:	
Refer to Clearways Drainage Survey Report and locations on Topographic Survey. New perimeter drainage channel to be provided up against rendered wall to Orangery, formed with open pipe French Drain set in pea gravel. New aluminum box gutter and square section downpipe set back within timber cladding with below ground connection to new drainage in courtyard to be provided to drain low level roof over Boiler Room, Staff Toilet and Staff Lobby to drain into existing down-pipe alongside rear entrance.	
Stairs to Staff Lobby: Repair brickwork to side wall and refix coping stones. Provide new handrail and balustrade as shown on Courtyard Elevations to match existing 10mm by 50mm flat profiled steel as used on garden approach paths and finished in black. Fix rail to building side into brickwork with fixings concealed by new render finish.	
NOTE:	
Refer to M & E drawings and specifications for Heating, Ventilation and Lighting, CCTV, Intruder and fire alarm proposals.	
TERAZZO EFFECT	
Porcelain Tiles	
POLYFLOR POLYSAFE	
Vinyl Flooring	
PARQUET STYLE	
Timber Flooring	
GRADUS	
Barrier Matting	
STONE FLAGS	
To be cleaned, repaired & repointed.	
CONCRETE SLAB	
Original to be repaired	
TRENCH HEATING	
1700x420 (current selection)	
PLASTERBOARD	
(wall services duct)	
TYPE C MEMBRANE	
(with drainage channel behind bioclad wall finish)	
GREASE MAT	
(in wall opening width)	
BIACLAD	
(hygienic wall finish)	



Orangery
B01A
Floor & Wall Cladding Finishes

TERAZZO EFFECT	
Porcelain Tiles	
POLYFLOR POLYSAFE	
Vinyl Flooring	
PARQUET STYLE	
Timber Flooring	
GRADUS	
Barrier Matting	
STONE FLAGS	
To be cleaned, repaired & repointed.	
CONCRETE SLAB	
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TRENCH HEATING	
1700x420 (current selection)	
PLASTERBOARD	
(wall services duct)	
TYPE C MEMBRANE	
(with drainage channel behind bioclad wall finish)	
GREASE MAT	
(in wall opening width)	
BIACLAD	
(hygienic wall finish)	

NOTES	
1. All dimensions are in millimetres unless otherwise stated	
2. This drawing is to be read with all other relevant documentation	
3. Do not scale from this drawing, all measurement data should be taken directly from the model	

MANCHESTER CITY COUNCIL	
Capital Programmes Division	
Drawing Status: Planning Issue DRAFT	
Property Title: Heaton Hall Orangery, Heaton Park, Prestwich, Manchester, M25 9WL	
Drawing Title: Finishes Schedule Plans	
Drawing No: HPO-MCC-B01-GF-DR-A-0031	
Date: 23/07/2024	
Author: R. Broadbent	
Checked By: APPROVED BY	