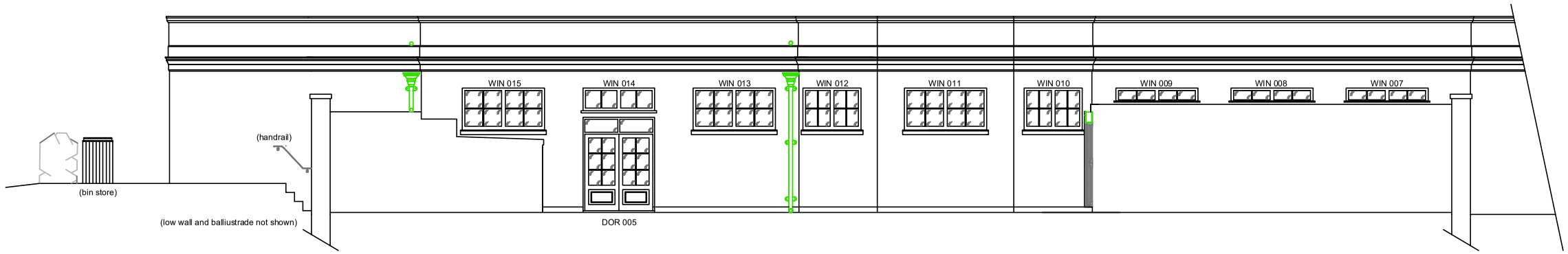
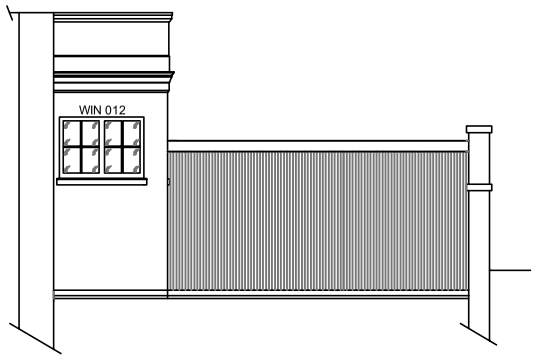
Orangery Elevation (North East)



Rear Steps(retaining wall not shown)

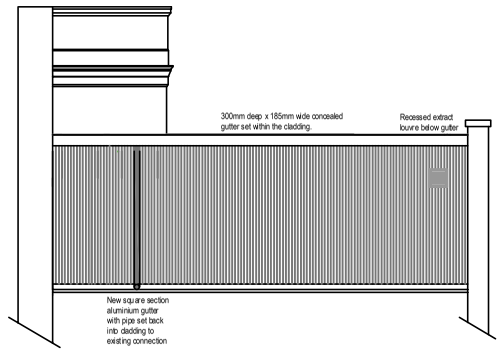
Orangery Courtyard Elevation (Northerly)

Siberian Larch Cladding Example

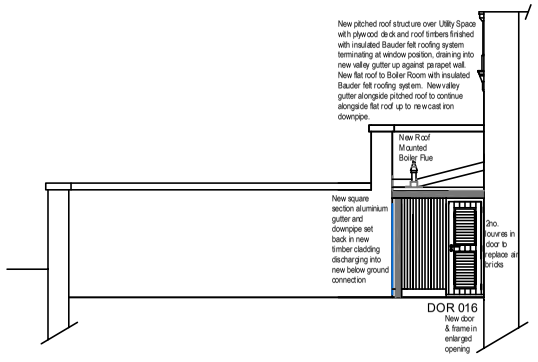


Orangery Courtyard Elevation (Westerly)

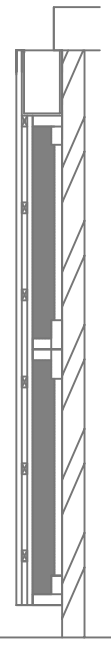
Orangery Courtyard Elevation (Easterly)



Orangery Courtyard Elevation (Westerly)



Orangery Courtyard Elevation (Easterly)



1:12.5 Cladding Section @ AO

EXTERNAL WORKS TO COURTYARD:

Roof: Roof areas over the lean-to Boiler Room and Staff Lobby are to be stripped off and replaced with new. Provide new Bauder Roofing system (excluding insulation) to Gas Boiler Room as already provided over the Toilet Block. Replace Standing Seam Roof over Kitchen Lobby and Staff Toilet with new, including roof ventilator as Mechanical Engineers detail. Insulate internal steel gutter and reconnect to external drainage.

Courtyard Paving: Existing paving to be taken up. Levels reduced to 150mm below finished floor to avoid ground being higher than threshold level except at entrance door where paving is to be splayed up to finish level with entrance, (Boiler room entrance door to step up). Area to be re-paved with Yorkstone paving which is in storage on site.

Orangery Wall:
Carefully remove existing relatively recent render at low level approximately 1500mm above ground level and replace with new lime mix render in keeping with the age of the building, finished 150mm above finished ground level.

Toilet Wall: Carefully remove existing relatively recent render 150mm above finished ground level and clad entire wall with Siberian Larch 55mm timber weatherboarding made up as follows:
Breather membrane as NBS P10/320. 25x50mm battens and counterbattens at 400mm centres fixed by stainless steel screws into timber framed studs. 50x75mm gallows brackets to supports boards off wall. Boarding standard to BS-EN 14915, quality of timber to Grade FAS/FAS1F. 55mm face cover (finished face), slats. Decorate with Osmo 420 UV Oil, (to be re-applied every 2-5 years to prevent boards turning silver)
Insulate with 100mm foil-faced Unilin PIR rigid insulation board.
Remove existing gutter and replace with new 300mm deep by 185mm wide aluminum box section to be concealed within the cladding as detail opposite.

Boiler Room Wall:
Brickwork wall to Boiler Room to be clad with timber boarding as Toilet Block. Existing Boiler Flue to be relocated to roof. Air bricks to be over-clad and ventilation provided by louvered vents in new door.

External Doors: External door Ref: DOR-011 to be removed and opening built up to match existing walls. External Doors DOR-001 to DOR-004 to be repaired and repainted, DOR-014 & DOR-016 to be replaced along with the frame, (see External Door Schedule). External door Ref: DOR-015 which is already blocked off internally to be repaired and repainted.

External Drainage: Remove gully and downpipe from Toilet Block roof into courtyard and replace gully with new below ground connection located closer in to the corner with new square section cast aluminum downpipe sunken into the new timber cladding. Replace upvc gutter and downpipe from low-level Boiler Room roof currently discharging onto ground with new aluminium square section downpipe discharging intro new below ground connection. Any damaged gutters and downpipes to be replaced with Hargreaves Foundry round sections discharging above ground into gullies to match existing original details. Provide french drain along rear wall of Orangery and Toilet Block.

NOTE: Refer to M & E drawings and specifications for Heating, Ventilation and Lighting, CCTV, Intruder and fire alarm proposals.

Rev			
D	Boiler room door revised and toilet block downpipe retained over original outlet .	RB	070524
C	Boiler flue relocated from wall to roof. Downpipe relocated to end of wall .	RB	080224
B	Windows removed from Toilet Block and cladding extended to conceal gutter .	RB	190124
A	D0014 & D0016 to be replaced. Cladding added to Boiler Room wall.	RB	241123

MANCHESTER CITY COUNCIL

Capital Programmes Division

Manchester City Council
P O Box 532, Town Hall
Manchester
M60 2LA

DRAWING STATUS: Planning Issue

PROPERTY TITLE:
Heaton Hall & Orangery
Middleton Road, Higher Blackley
Manchester M25 2SW

UPRN: 010090423976 & 010090423978
DFE NO.: 0000

PROJECT TITLE:
Heaton Park Orangery
Internal & External Refurbishment

DRAWING TITLE:
Courtyard Elevations & Side Entrance As Proposed

COST NO	DATE	REV
LP145449	18/10/2022	D

SCALE	AUTHOR	CHECKED BY	APPROVED BY
1:50@A0	R. Broadbent		

DRAWING NO:
HPO-MCC-B01-XX-DR-A-0016

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