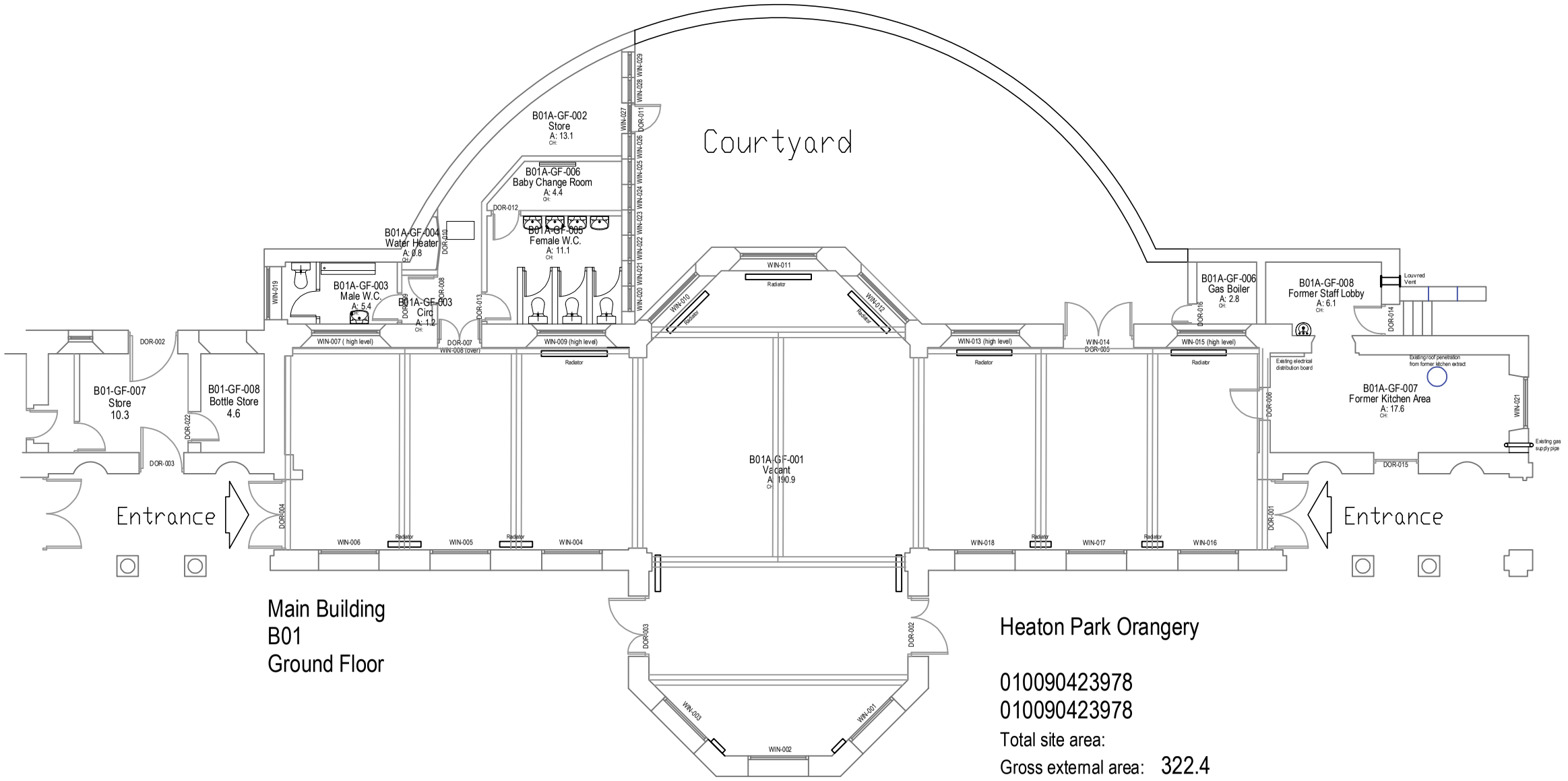

Main Building
B01
Ground Floor

Heaton Park Orangery

010090423978
010090423978

Total site area:

Gross external area:	322.4
Gross internal area:	268.5
Total room area:	254.6
Net internal area:	215.8
Building footprint area:	322.4

ORANGERY FLOOR PLAN AS EXISTING

INTERNAL WORKS STRIP OUT:

Kitchen Area:

Kitchen Walls: Remove existing hygenic wall cladding from former kitchen area.
Kitchen Ceiling: Clean down and repair as necessary
Kitchen Floor: Clean down and repair to receive new floor finish.
Internal Door: Door Ref DOR-006 to be removed and replaced with new, (see Internal Door Schedule).
Drainage: Inspect existing above ground connections from previous Kitchen installation. Repair as necessary and retain for re-use.

Toilet Areas:

Fittings & Fixtures:
Disconnect services and remove all existing fittings and fixtures, including water heater and cupboard .
Floorings: Remove existing floor coverings and prepare floor to receive new finishes as shown on proposal drawing.
Internal Walls: Provide tempory propping and remove all existing internal blockwork walls and partitions. Construct new walls as shown with roof loads transferred onto revised locations with additional support as required by Structural Engineer.
Ceiling: Remove existing plasterboard and skim in ceiling to construct new full height blockwork walls as shown on proposal drawing.
Internal Toilet Doors: Toilet main entrance double doors, (Ref DOR-007) to be carefully removed and retained for reinstatement by specialist with automatic operation to open outwards, (see proposal drawings). All other toilet doors and frames to be stripped out and removed from site.
External Toilet Door & Frame: Door Ref DOR-011 to be stripped out and removed from site.
NOTE: Existing external door and windows appear to be structural and temporary propping will be required until new brick piers and windows are installed as proposal drawing.
Internal Drainage: Existing above ground outlets from the previous toilet installation to be retained and re-used where possible for the new toilet drainage.
Windows: Existing toilet windows overlooking courtyard are all to be removed.

Dining & Event Space:

Floorings: Existing flooring to be cleaned down to recieve new Parquet pattern wood flooring, (dependant upon existing floor height).
Walls: Strip off existing paint finish for re-plastering and redecorating.
Ceiling: Dismantle and remove existing lighting and surface fixed cable supply. Remove existing plasterboard and skim for reinstatement with new.

Staff Lobby:

Disconnect services and remove existing WHB.

EXTERNAL WORKS:

Roof: Roof areas over the lean-to Boiler Room and Staff Lobby are to be completely removed and replaced with new roof structure as described on proposal drawings. A temporary waterproof enclosure will be required to be constructed above this area.
Internal Courtyard Paving: All existing paving to be taken up. Area to be re-paved with Yorkstone paving which is in storage on site.
Walls Facing Courtyard: Remove existing relatively recent render and replace with new finishes as shown on the proposal drawings.
External Doors:
Doors DOR-001 to DOR-004, and DOR-016 to be repaired and repainted, along with external door Ref: DOR-015 which is already blocked off internally.
Door DOR-014 to be replaced, (see External Door Schedule).
Windows: Existing windows to be repaired, broken glazing replaced and solar safety film applied with e-value to Mechanical Engineers requirements.
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 Hargreaves Foundry cast iron gutter and downpipe to match existing Hall fittings, with gully in courtyard, to be provided to drain low level roof over Staff Lobby, Staff Toilet and Boiler Room.

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

Rev			
B	Boiler Room door swing and size corrected. Wall to external stairs and radiators added Overhead steelwork beams added. Wall to external stairs and radiators added	RS	011223
A	Drawing adjusted to survey dimensions	JB	060522

MANCHESTER CITY COUNCIL

Capital Programmes Division

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

DRAWING STATUS: Planning

PROPERTY TITLE:
Heaton Hall Orangery, Heaton Park
Prestwich, Manchester
M25 9WL

UPRN: 010090423976
DFE NO.: 0000

PROJECT TITLE:
Heaton Park Orangery
Internal & External Refurbishment

DRAWING TITLE:
Ground Floor Plan - As Existing

JOB NO.	DATE	REV
LP/45449	28/04/2023	B

SCALE	AUTHOR	CHECKED BY	APPROVED BY
1:50 @ A0	J Brennan	A. Burns	

DRAWING NO.
HPO-MCC-B01-GF-DR-A-0010

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

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1:50
0 1m 2m 3m 4m 5m