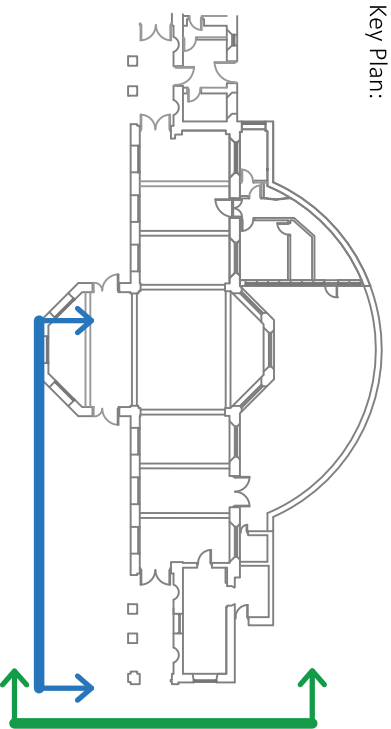
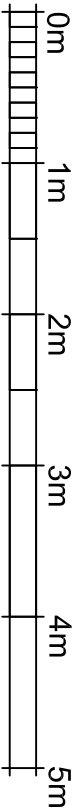


Note:
Do not scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.

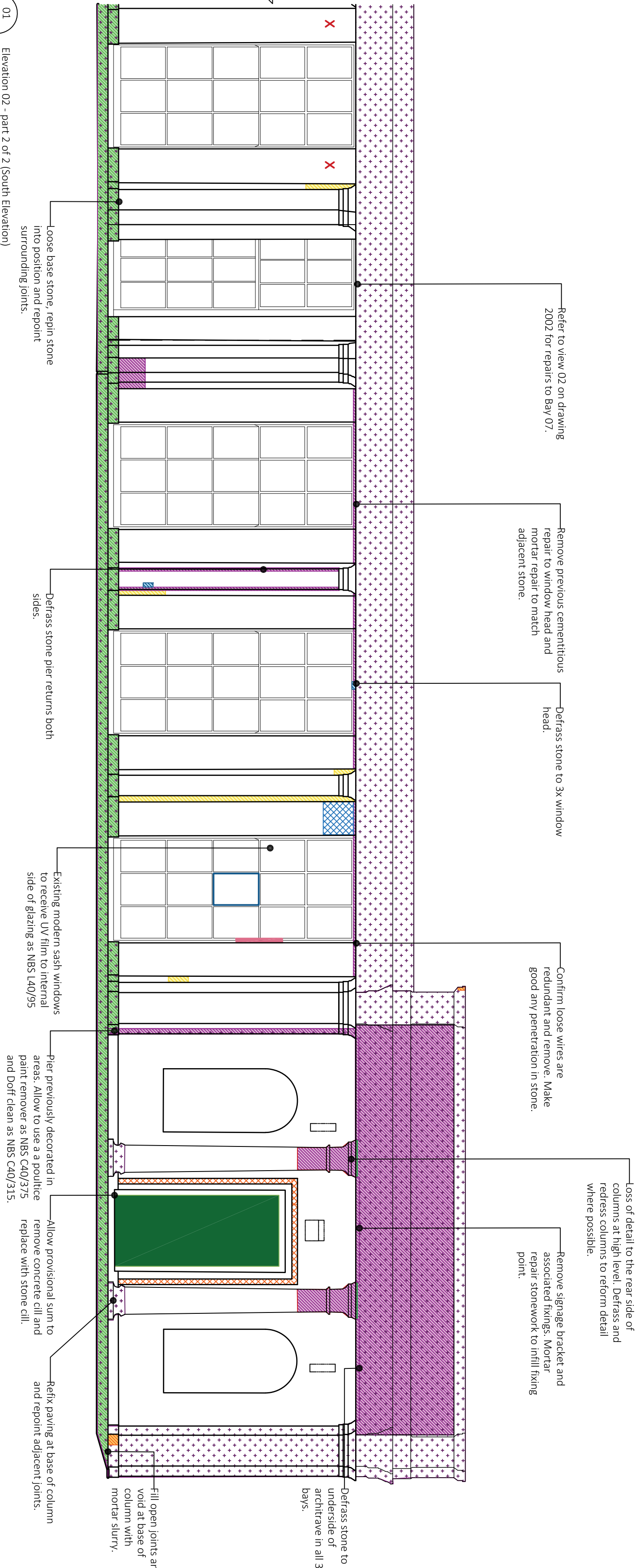
Key Plan:



Refer to drawing 2004 for all general notes and allowances.



VISUAL SCALE 1:50 @ A2



01
9752
Elevation 02 - part 2 of 2 (South Elevation)

Evidence of previous structural movement. Allow provisional sum for assessment by Structural Engineer. Allow for rake out of previous mortar repair, pin crack with stainless steel bar, and repoint joint.

Replace cracked render to door reveal at head and RHS jamb.

Remove existing flood light. Redress and consolidate stone to u/s architrave.

Window boarded up during inspection. Assumed non-original window inserted in the mid 20th century. Overhaul window, remove window bars and allow for 25% replacement timber repairs as BUT13. Replace glazing with 4mm clear glass. Add security rated secondary glazing internally.

Remove SVP if redundant and make good fixing points.

On return wall:
- to parapet, architrave and copings, doff clean, rake out and repoint.

Replace cracked render on return wall.

Clear debris from gutter and downpipe. Check connection to below ground drainage. Allow for new grated gully.

Carefully remove commemorative plaque, undertake specialist restoration and reinstate.

Remove modern vent if redundant and infill wall with masonry. Render and decorate. Lift and re-bed coping stone. Repoint joints.

Remove existing render to wall. Rake out and repoint joints to all sides.

Refer to proposed architectural drawings for detail of new door.

Remove cracked and damaged section of rendered plinth to LHS door jamb and remodel to match existing profile.

Allow provisional sum to lift paving slabs and bury existing lightning protection 500mm below ground level within protective conduit. Allow for relocation of existing earthing if required. Relay

Allow to replace cast iron grate cover to match pattern of original adjacent grate.

02
9752
Elevation 03 (East Elevation)

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 for repair cementitious render panel following analysis of material and tap test.
- Remove burnt sand mastic and replace with new to match adjacent stone colour as NBS BUT13/150

Rev Date/Ints Details

P01 14/02/24 Issued for LBC

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41 Bengal St
Manchester
M4 6AF
T 0161 236 3303
E contact@buttress.net
W www.buttress.net

Buttress

Project Title
Client
Location

Heaton Hall Orangery
Manchester City Council
Heaton Hall, Manchester

Drawing Title

Existing Elevation with Repairs

Elevation 02 & 3

Date
Checked

09/02/2024
DW

Scale
Orig Paper Size

1:50
A2

Status Issued for LBC

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

9752 - BA - ZZ - 00 - DR - A - (20)002 - P1