DO NOT SCALE FROM THIS DRAWING - USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES. COPYRIGHT OF KEPCZYK SANDERSON + ASSOCIATES LTD.

Take down and rebuild lantern to match existing structure, materials and quality, replace deteriorated timber elements and redecorate.

Replace timbers and cill profile, install new Code 6 lead flashings to roof Junctions. Install new lead on new wood core roll to cill using Code 6 or 7. Fix lead with clips in stainless steel or copper on each side. Maximum length to be 2m for code 6 or higher, min overlap to be 200mm. Refer to attached specification and Lead Sheet Association recommendations.

Replace existing slates with the Permavent Easy Slate System suitable for low pitch roofs. Include for inspection of damaged timber elements affected by rot and replace where required. REF: 2225 Robinsons Timber Rot Survey Report
Replace existing battens and roofing felt. Install new Skytech PRO XL Insulating Breathable Membrane as Permavent specification. Install new underlay support tray to eaves/gutter on new continuous tilting fillet. Refer to specification of works and Permavent installation guideline.

Replace existing timber gutters with cast iron 125mmX100mm G46 ~~moulded~~ gutter by Hargreavesfoundry as specification.
Allow for nozzle pieces to suit existing downpipes and hopper heads connections.
Install new rise and fall brackets mounted on the top section of the existing metal ornamental brackets to support new sections of gutters. Assess existing rain goods, hopper heads and downpipes for faulty sections, repair where required and redecorate.

Refer to appendix document A: Repair works to building fabric.
Generally: remove organic growth, redress or set new indent replacement to damaged stones affected by erosion or severe delamination.
Repoint all open joints with lime mortar as specification.

Existing metal brackets to be retained.

Redecorate hopper heads and replace fixings if damaged. Fixings positions to coincide with mortar joints to brick wall, avoid fixings to stone face.

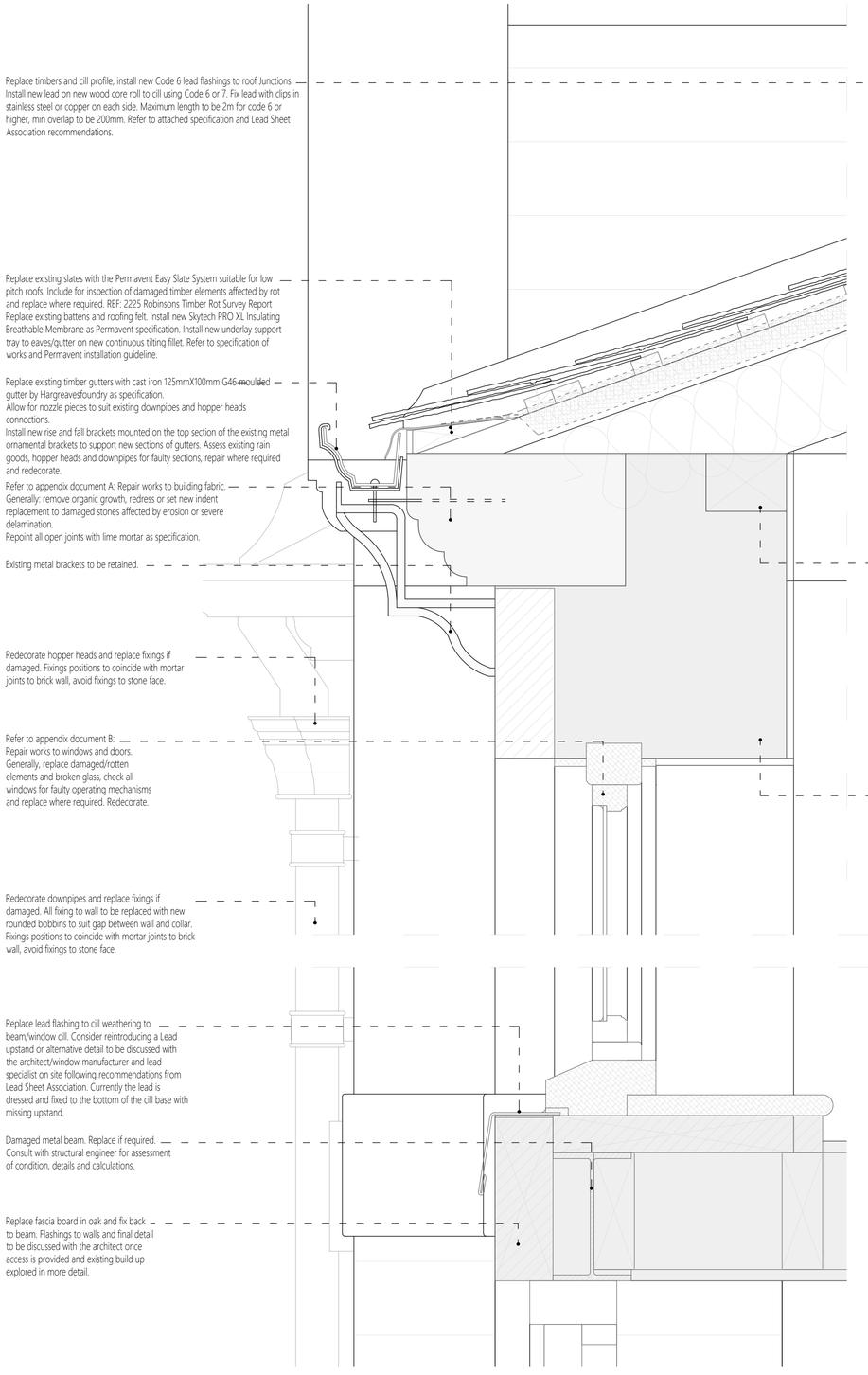
Refer to appendix document B:
Repair works to windows and doors.
Generally, replace damaged/rotten elements and broken glass, check all windows for faulty operating mechanisms and replace where required. Redecorate.

Redecorate downpipes and replace fixings if damaged. All fixing to wall to be replaced with new rounded bobbins to suit gap between wall and collar. Fixings positions to coincide with mortar joints to brick wall, avoid fixings to stone face.

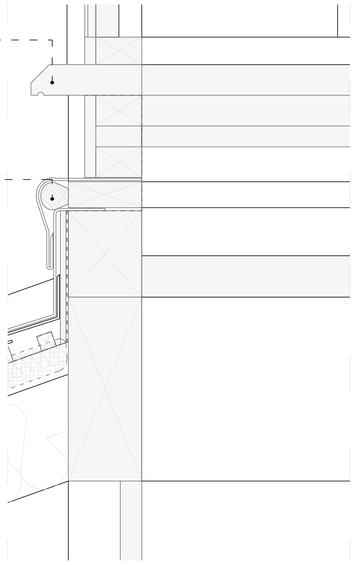
Replace lead flashing to cill weathering to beam/window cill. Consider reintroducing a Lead upstand or alternative detail to be discussed with the architect/window manufacturer and lead specialist on site following recommendations from Lead Sheet Association. Currently the lead is dressed and fixed to the bottom of the cill base with missing upstand.

Damaged metal beam. Replace if required. Consult with structural engineer for assessment of condition, details and calculations.

Replace fascia board in oak and fix back to beam. Flashings to walls and final detail to be discussed with the architect once access is provided and existing build up explored in more detail.



DETAIL 01 - EAVES AND BEAM



DETAIL 02 - ROOF/LANTERN JUNCTION

Inspect the condition of the wall plates and replace where required.
Condition of roof structure to be assessed by a structural engineer.

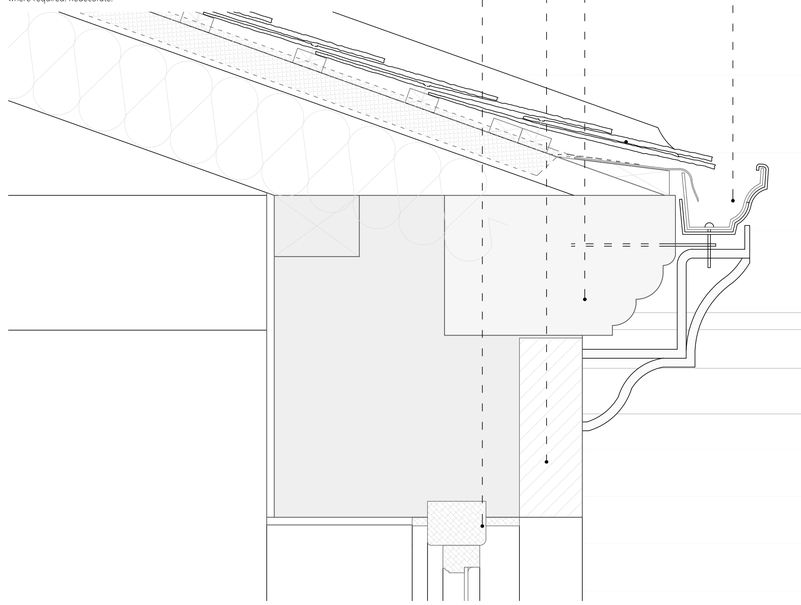
Check structural opening to windows and repair as required.
Final decoration of areas to first storey central pavilion to be agreed with the client.

Replace existing timber gutters with cast iron 125mmX100mm G46 moulded gutter by Hargreavesfoundry as specification.
Allow for nozzle pieces to suit existing downpipes and hopper heads connections.
Install new rise and fall brackets mounted on the top section of the existing metal ornamental brackets to support new sections of gutters. Assess existing rain goods, hopper heads and downpipes for faulty sections, repair where required and redecorate.

Refer to appendix document A: Repair works to building fabric.
Generally: remove organic growth, redress or set new indent replacement to damaged stones affected by erosion or severe delamination.
Repoint all open joints with lime mortar as specification.

Rake out cementitious mortar and repoint open joints with lime mortar as specification.

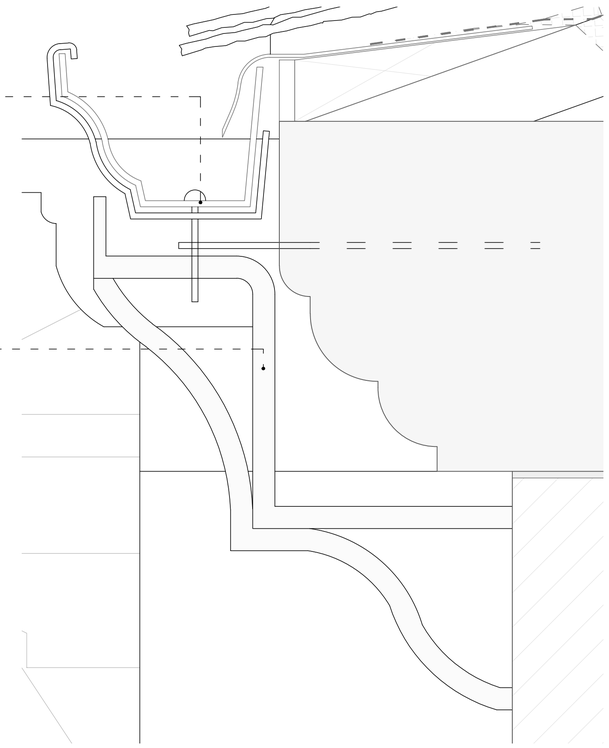
Refer to appendix document B: Repair works to windows and doors.
Generally, replace damaged/rotten elements and broken glass, check all windows for faulty operating mechanisms and replace where required. Redecorate.



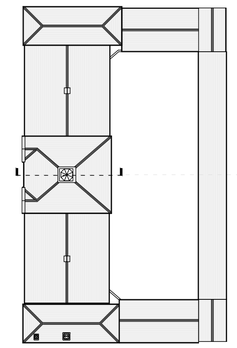
DETAIL 03 - EAVES DETAIL

Install new cast iron gutter as specification. Fix new rise and fall bracket to existing ornamental metal bracket. Adjust to suit eaves detail on site.

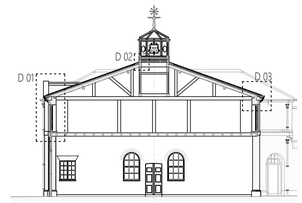
Existing ornamental metal bracket to be retained.



DETAIL 04 - RISE AND FALL BRACKET



KEY PLAN



KEY SECTION

scale 1:5

0m 100mm 500mm

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Client:	Manchester City Council - Heaton Estate			2225	
Drawing Title:	Central Pavilion Details scale 5			Drawing No:	Rev.
Date:	Sep 2026	Drawn By:	FDS/DK	12	/
		Scale:	1:5 @ A1		