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.

Rake off cementitious mortar to brick work to all elevations. Doff clean and repoint in lime mortar as specification.

Take off vents and rebuild in timber of matching material, quality and colour. Replace lead flashings to roof junction as specification.

Strip off existing roof slates, battens and underlay. Install new Permavent Easy Slates System on new battens with new Skytech PRO XL roofing membrane as "Permavent" specification. Replace lead flashings to ridge and abutments as specification and Lead Sheet association recommendations. Install new underlay support tray to eaves/gutter on new continuous timber tilting fillet.
Replace gutter with cast iron profile. Assess rainwater goods, clean from blockages, repair where required and redecorate.

Replace timber gutter with new cast iron profile and metal rise fall brackets to suit new gutter section as architects' drawings and specifications.

Set new indents to damaged corbel stone and stone plinth and dress all loose face of stone as shown on appendix document A: Repair works to building fabric.
Remove organic growths, redress or set new indent replacement to damaged stones affected by erosion or severe delamination.
Repoint all open joints with lime mortar as specification.

Lift copings and replace dpc, strip off lead flat roof and inspect underlay. Replace damaged elements as required. Install new lead roof with wood cored roll on new penny gaps boarding. Replace flashings to abutment walls, lead gutter and lead chute as specification.

Strip off existing roof slates, battens and underlay. Install new Permavent Easy Slates System on new battens with new Skytech PRO XL roofing membrane as "Permavent" specification. Replace lead flashings to ridge and abutments as specification and Lead Sheet association recommendations. Install new underlay support tray to eaves/gutter on new continuous timber tilting fillet.
Replace gutter with cast iron profile. Assess rainwater goods, clean from blockages, repair where required and redecorate.

Replace ridge, hips and lead flashings as architects' details, specifications and Lead Sheet Association recommendations.

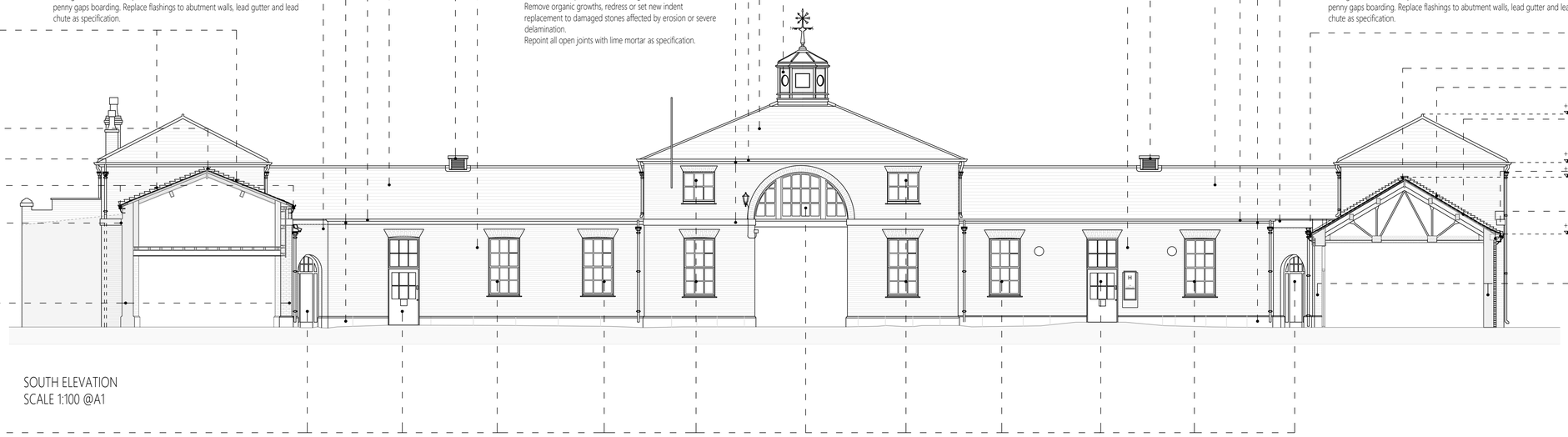
Hopper heads and downpipes to be cleaned from debris.
Replace fixings where damaged and redecorate.

Replace gutters in cast iron profile, modify the existing rise and fall brackets to suit new section as drawings and specification.

Remove paint from stone stringcourse, set new indents to damaged stone and dress all loose face of stone as shown on appendix document A: Repair works to building fabric.
Remove organic growths, 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 off cementitious mortar to brick work to all elevations.
Doff clean and repoint in lime mortar as specification.

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



SOUTH ELEVATION
SCALE 1:100 @A1

Take down and rebuild lantern to match existing structure, materials and quality, replace lead flashings to roof junctions.
as architect's details and specification.
Carefully remove ornate wrought iron weather vane, refurbished and redecorate. Include for treatment of corroded sections and replace fixings to roof.

Strip off existing roof slates, battens and underlay. Install new Permavent Easy Slates System on new battens with new Skytech PRO XL roofing membrane as "Permavent" specification. Replace lead flashings to ridge and abutments as specification and Lead Sheet association recommendations. Install new underlay support tray to eaves/gutter on new continuous timber tilting fillet.
Replace gutter with cast iron profile. Assess rainwater goods, clean from blockages, repair where required and redecorate.

Replace timber gutter with new cast iron profile and metal rise fall brackets to suit new gutter section as architects' drawings and specifications.

Set new indents to damaged corbel stone and stone plinth and dress all loose face of stone as shown on appendix document A: Repair works to building fabric.
Remove organic growths, 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 off cementitious mortar to brick work to all elevations. Doff clean and repoint in lime mortar as specification.

Take off vents and rebuild in timber of matching material, quality and colour. Replace lead flashings to roof junction as specification.

Strip off existing roof slates, battens and underlay. Install new Permavent Easy Slates System on new battens with new Skytech PRO XL roofing membrane as "Permavent" specification. Replace lead flashings to ridge and abutments as specification and Lead Sheet association recommendations. Install new underlay support tray to eaves/gutter on new continuous timber tilting fillet.
Replace gutter with cast iron profile. Assess rainwater goods, clean from blockages, repair where required and redecorate.

Replace timber gutter with new cast iron profile and metal rise fall brackets to suit new gutter section as architects' drawings and specifications.

Set new indents to damaged corbel stone and stone plinth and dress all loose face of stone as shown on appendix document A: Repair works to building fabric.
Remove organic growths, redress or set new indent replacement to damaged stones affected by erosion or severe delamination.
Repoint all open joints with lime mortar as specification.

Lift copings and replace dpc, strip off lead flat roof and inspect underlay. Replace damaged elements as required. Install new lead roof with wood cored roll on new penny gaps boarding. Replace flashings to abutment walls, lead gutter and lead chute as specification.

Replace timber gutter with new cast iron profile and modify metal rise and fall brackets to suit new gutter section. Redecorate timber fascia board to front elevation.

Install new wood cored rolls with lead flashings to ridge.

Replace existing lead flashings to abutment walls as specification and Lead Sheet Association recommendations.

+ 8.35

Carefully strip off existing slates, battens, flashings and roofing. Include for inspection of damaged timber elements affected by rot and replace where required. Replace existing battens and roofing felt; install new TLX Gold Insulating Breathable Membrane as specification. Install new tilting fillet and underlay support tray to eaves/gutter.

+ 6.45

+ 5.85

Replace existing timber gutter with new cast iron profile. Install new raise and fall brackets to suit new gutter section.

Repair damaged corbel stones along eaves level, set new indents to damaged stone and dress all loose face of stone as shown on appendix document A: Repair works to building fabric.
Remove organic growths, redress or set new indent replacement to damaged stones affected by erosion or severe delamination.
Repoint all open joints with lime mortar as specification.

+ 3.65

Rake off cementitious mortar to brick work to all elevations.
Doff clean and repoint in lime mortar as specification.

Structural beam across gate opening to be replaced as structural engineer's specification. See attached structural engineer report.
Replace lead flashings to window cill as architects' details and specifications.

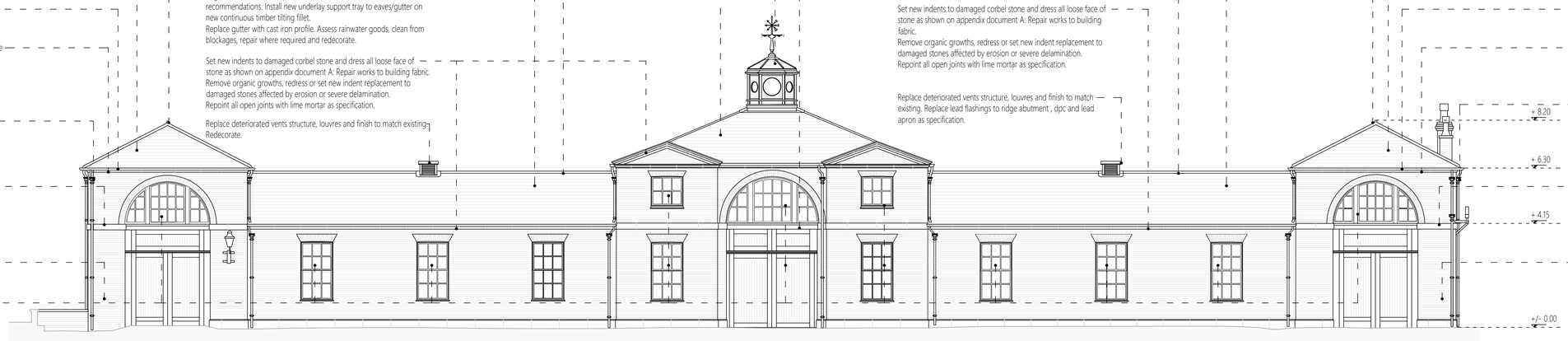
Take down and rebuild lantern to match existing structure, materials and quality, replace cill, damaged timbers and lead flashings to roof junctions as architect's details and specification.
Carefully remove ornate wrought iron weather vane, refurbished and redecorate. Include for treatment of corroded sections and replace fixings to roof.

Replace wood cored roll to ridge as drawings and specification.

Strip off existing roof slates, battens and underlay. Install new Permavent Easy Slates System on new counter battens with new Skytech PRO XL roofing membrane as "Permavent" specification. Replace lead flashings to ridge and abutments as specification and Lead Sheet association recommendations. Install new underlay support tray to eaves/gutter on new continuous timber tilting fillet.
Replace gutter with cast iron profile. Assess rainwater goods, clean from blockages, repair where required and redecorate.

Set new indents to damaged corbel stone and dress all loose face of stone as shown on appendix document A: Repair works to building fabric.
Remove organic growths, redress or set new indent replacement to damaged stones affected by erosion or severe delamination.
Repoint all open joints with lime mortar as specification.

Replace deteriorated vents structure, louvres and finish to match existing.
Redecorate.



FRONT ELEVATION
SCALE 1:100 @A1 @A1

Replace wood cored roll to ridge as drawings and specification.

Set new indents to damaged corbel stone and dress all loose face of stone as shown on appendix document A: Repair works to building fabric.
Remove organic growths, redress or set new indent replacement to damaged stones affected by erosion or severe delamination.
Repoint all open joints with lime mortar as specification.

Replace deteriorated vents structure, louvres and finish to match existing. Replace lead flashings to ridge abutment , dpc and lead apron as specification.

Replace ridge, hips and underlay with wood cored roll as architect's details, specifications and Lead Sheet Association recommendations.

Replace existing slates as specification. Include for inspection of damaged timber elements affected by rot and replace where required. Replace existing battens and roofing felt; install new TLX Gold Insulating Breathable Membrane as specification. Install new tilting fillet and underlay support tray to eaves/gutter.

Replace gutters in cast iron profile, replace rise and fall brackets to suit new section as drawings and specification.

Set new indents to damaged corbel stone and dress all loose face of stone as shown on appendix document A: Repair works to building fabric.
Remove organic growths, redress or set new indent replacement to damaged stones affected by erosion or severe delamination.
Repoint all open joints with lime mortar as specification.

Hopper heads and downpipes to be cleaned from debris.
Replace fixings where damaged and redecorate.

+ 8.20

+ 6.30

Remove paint from stone stringcourse, set new indents to damaged stone and dress all loose face of stone as shown on appendix document A: Repair works to building fabric.
Remove organic growths, redress or set new indent replacement to damaged stones affected by erosion or severe delamination.
Repoint all open joints with lime mortar as specification.

+ 4.35

Rake off cementitious mortar to brick work to all elevations. Doff clean and repoint as specification.

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

+/- 0.00

scale 1:100

0m 1m 5m 10m

KEPCZYK SANDERSON + ASSOCIATES
ARCHITECTS | SURVEYORS | HISTORIC BUILDING CONSULTANTS

75 Wilmslow Road, Handforth SK9 3EN T: 01625 400103 W: www.ks-a.co.uk

Project:	Heaton Park Farm Centre: Fabric Repairs		Project No: 2225
Client:	Manchester City Council - Heaton Estate		
Drawing Title:	East Elevation (Front) and West Courtyard Elevation		Drawing No: 06 / Rev
Date: Sep 2026	Drawn By: FDS/DK	Scale: 1:100 @ A1	