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.

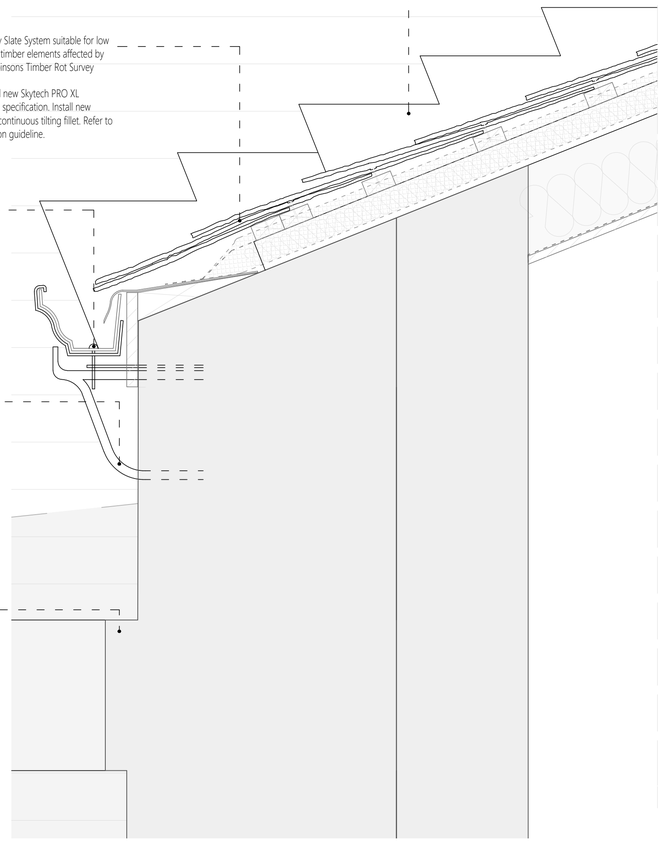
Replace lead flashings and soakers to abutment walls as specification.
Cover flashings in Lead Code 6 dressed into masonry joints/chase with lead wedges at 300mm and back pointed in BLM mastic.

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.

Existing metal brackets to be retained.

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.

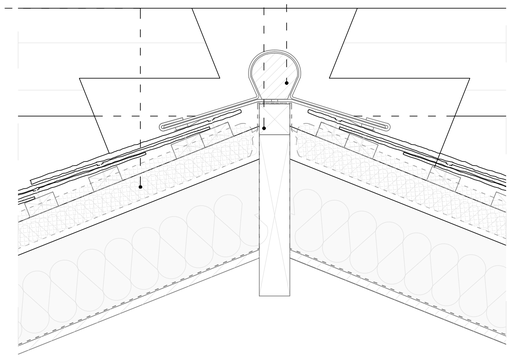


DETAIL 01 - EAVES AND BEAM

Install new wood cored roll and lead flashings as specification and Lead Sheet Association recommendations.

Inspect timbers and structures for signs of faulty elements and dry rot. Replace if required.

Install new TLX Gold Insulating Breathable Membrane as specification and manufacturer's recommendations.



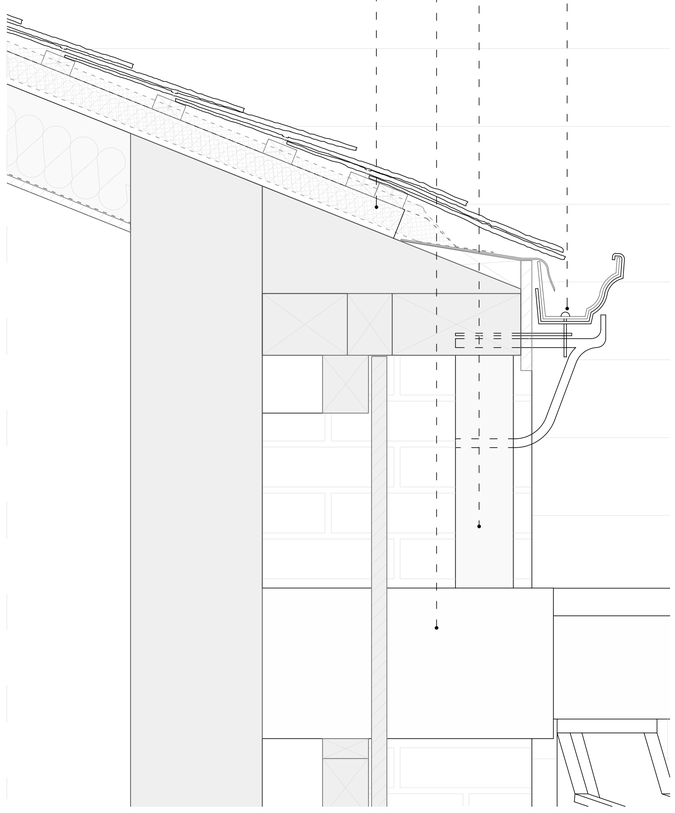
DETAIL 02 - RIDGE

Replace gutter and rise and fall brackets as architect's details and specifications.

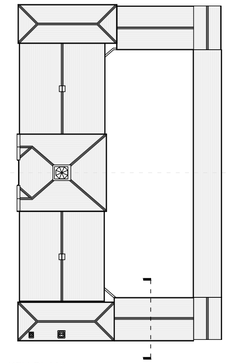
Inspect timber elements for damaged sections of brackets and wood boards to front elevation. Replace where required. Redecorate.

Repair damaged stones affected by erosion or severe delamination.
Repoint all open joints with lime mortar as specification.

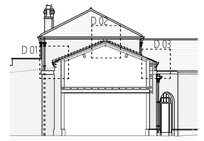
Replace existing roof with new slate, battens and roofing felt as specification. Install new lead flashings to ridge, hips and wall abutments.



DETAIL 03 - SECTION DETAIL



KEY PLAN



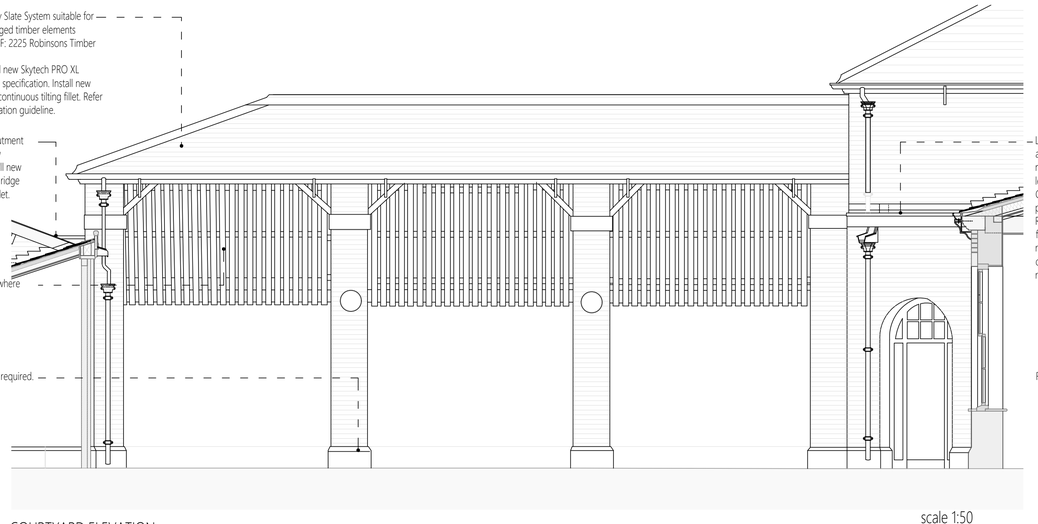
KEY SECTION

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.

Lead gutter, underlay and lead flashings to abutment wall of adjacent roof to be replaced. Form new support in timber over existing structures, install new stepped gutter in lead Code 7 with wood core ridge to centre. Slopes to discharge into existing outlet.

Replace damaged/warped oak front paneling where signs of rot or distortion are present.

Redress stones to plinth, replace/indent where required.



COURTYARD ELEVATION
SCALE 1:50

Lift copings and rebed on new Code 5 lead dpc. Strip off flat lead roof and underlay. Install new lead on top of Class A building paper and new levelled screed or timber underlay. Form new gutter and outlet in lead to discharge into existing hopper head. Cover flashings in lead Code 6 dressed into masonry with lead wedges at 300mm and back pointed in BLM mastic, to overlap min 75mm to upstand of gutter. Remove vegetation growth and repoint brick wall in lime mortar. Allow for repairs above vaulted ceiling to rafters and wall plates, replace/repair damaged timbers affected by dry rot. Replace damaged/cracked bricks to vault and redecorate ceiling. Allow for renewal of damaged plaster to stairs.

Repoint open joints in lime mortar as specification.

scale 1:50

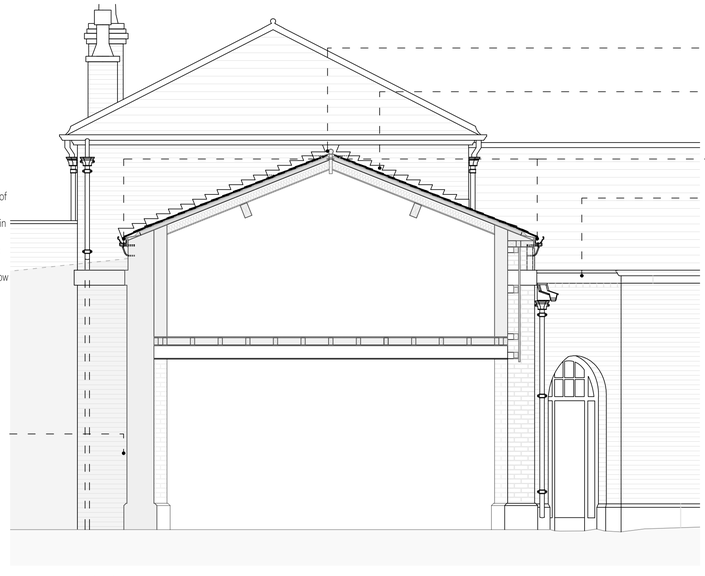
0m 1m 5m

Replace lead wood cored roll to ridge.

Replace lead flashings and soakers to abutment walls as specification. Cover flashings in Lead Code 6 dressed into masonry joints/chase with lead wedges at 300mm and back pointed in BLM mastic.

Install new cast iron gutter as specification.

Lift copings and rebed on new Code 5 lead dpc. Strip off flat lead roof and underlay. Install new lead on top of Class A building paper and new levelled screed or timber underlay. Form new gutter and outlet in lead to discharge into existing hopper head. Cover flashings in lead Code 6 dressed into masonry with lead wedges at 300mm and back pointed in BLM mastic, to overlap min 75mm to upstand of gutter. Remove vegetation growth and repoint brick wall in lime mortar. Allow for repairs above vaulted ceiling to rafters and wall plates, replace/repair damaged timbers affected by dry rot. Replace damaged/cracked bricks to vault and redecorate ceiling. Allow for renewal of damaged plaster to stairs.



SECTION
SCALE 1:50

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Project:	Heaton Park Farm Centre: Fabric Repairs			Project No:	
Client:	Manchester City Council - Heaton Estate			2225	
Drawing Title:	Hay Loft and Offices			Drawing No:	Rev:
Date:	Sep 2026	Drawn By: FDS/DK	Scale: 1:50 @ A1	16	/