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 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 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.

Allow for inspection of coping stones, lead dpc and lead flashings. If required lift existing copings and rebed on Code 5 lead dpc, and secured with new s/s dowels. Repoint open joints in lime mortar.

Redress deteriorated stone corbels and repoint open joints with lime mortar.

Repair windows as window schedule and Robinson's timber rot survey.

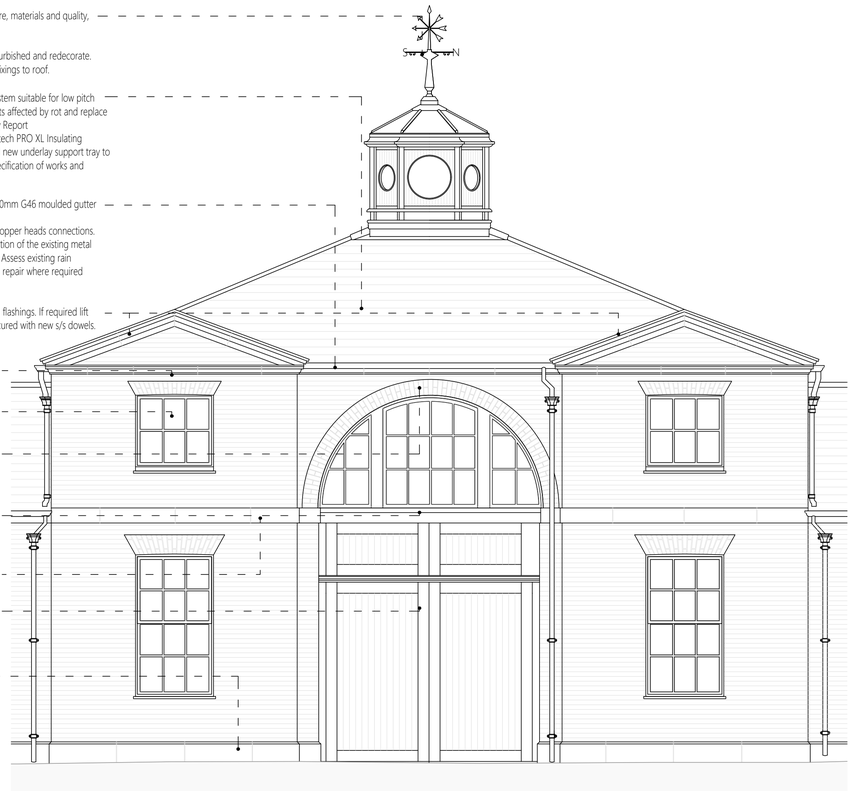
Replace and rebuild section of damaged brick arch and repoint in lime mortar.

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.

Remove paint from stone string course, redress deteriorated stones and insert new indent to damaged areas. Repoint in lime mortar.

Take down and rebuild timber gate and replace damaged timbers. Redecorate to match existing finish.

Redress damaged stones and repoint in lime mortar.



FRONT ELEVATION
SCALE 1:50

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.

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 raise 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.

Redress deteriorated stone corbels and repoint open joints with lime mortar.

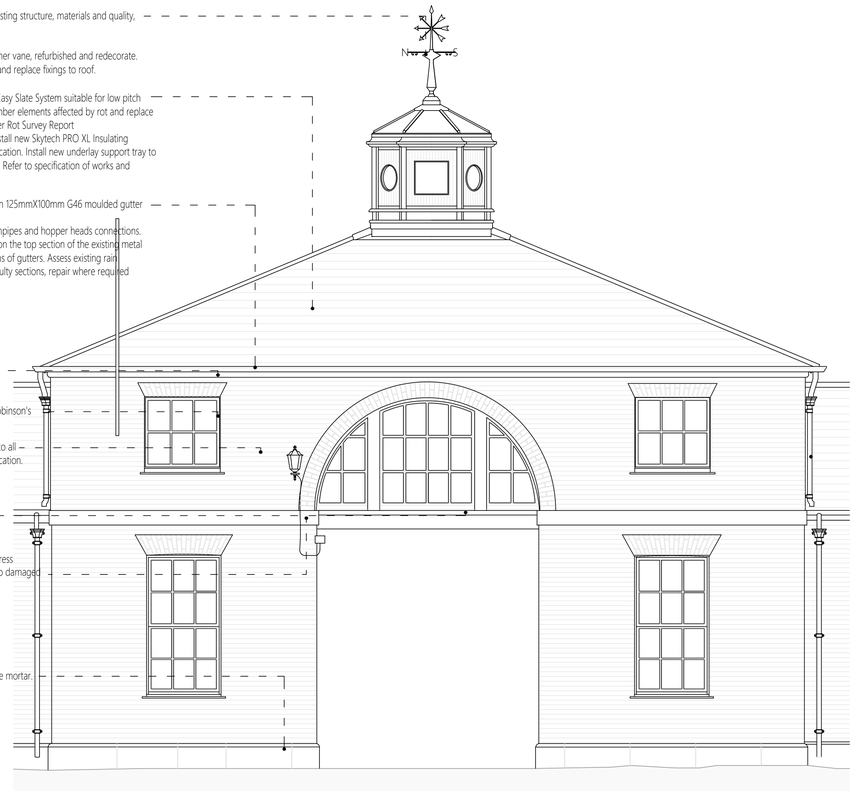
Repair windows as window schedule and Robinson's timber rot survey.

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

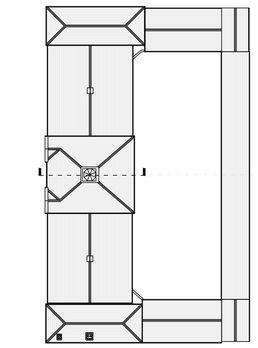
Existing metal beam to be retained.

Remove paint from stone string course, redress deteriorated stones and insert new indent to damaged areas. Repoint in lime mortar.

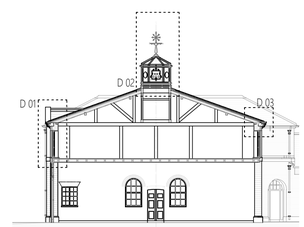
Redress damaged stones and repoint in lime mortar.



COURTYARD ELEVATION
SCALE 1:50



KEY PLAN



KEY SECTION

Take down and rebuild lantern to match existing structure, materials and quality, replace timber cill 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 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.

Repair timber structures as shown on Robinson's timber rot survey and structural engineer recommendations.

Allow for inspection of coping stones, lead dpc and lead flashings. If required lift existing copings and rebed on Code 5 lead dpc, and secured with new s/s dowels. Repoint open joints in lime mortar.

Install new cast iron gutter and fix with rise and fall brackets to existing metal ornamental support. Redress deteriorated corbel stones and repoint open joints in lime mortar as specifications.

Redress deteriorated stone corbels and repoint open joints with lime mortar.

Repair windows as window schedule and Robinson's timber rot survey.

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.

Inspect plasterboard and fixings and replaced damaged areas. Redecorate.

Take down and rebuild timber gate and replace damaged timbers. Redecorate to match existing finish.

Redress damaged stones and repoint in lime mortar.

Install new metal mesh to opening to secure lantern from birds nesting.

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.

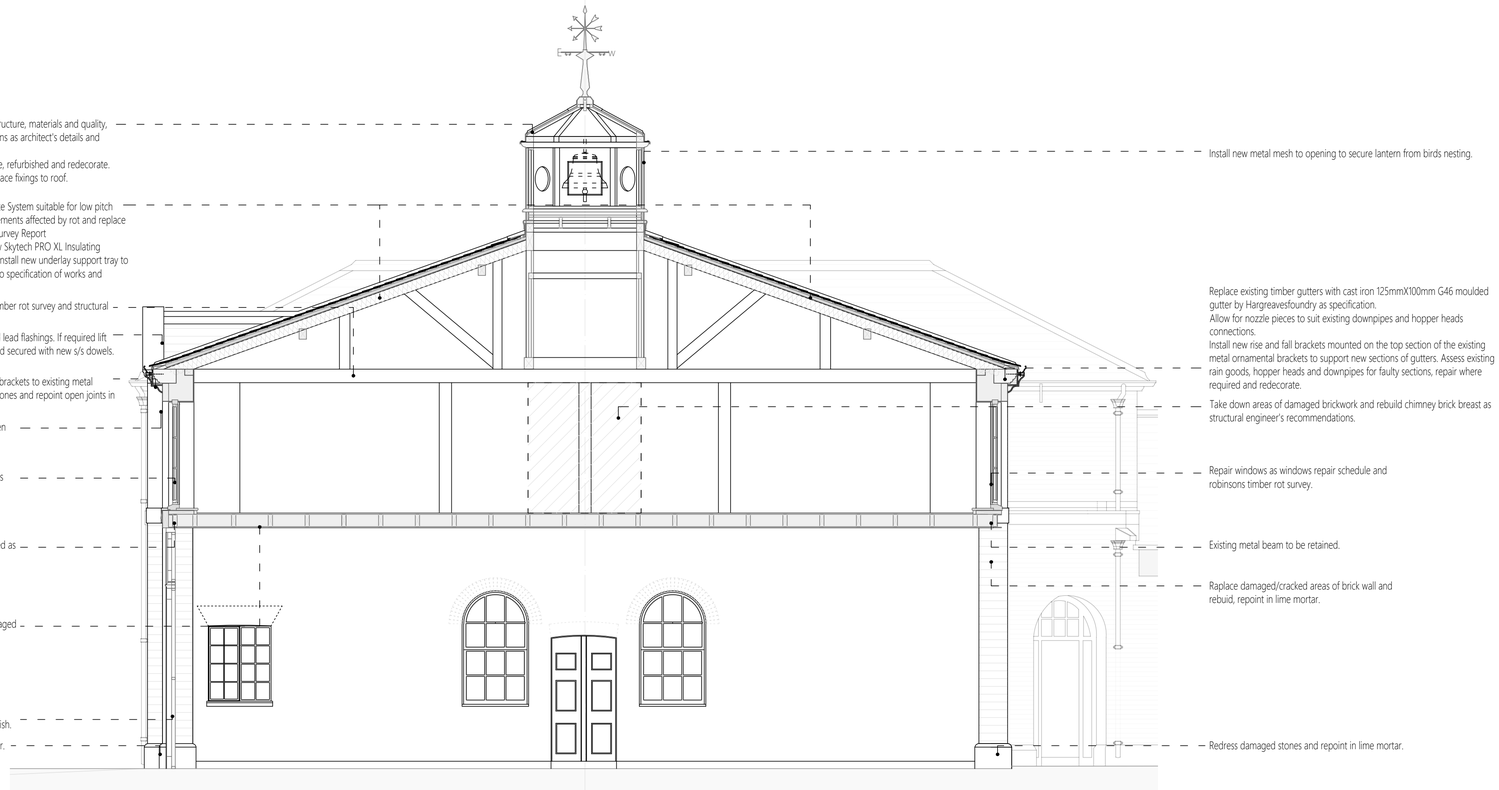
Take down areas of damaged brickwork and rebuild chimney brick breast as structural engineer's recommendations.

Repair windows as windows repair schedule and robinsons timber rot survey.

Existing metal beam to be retained.

Raplace damaged/cracked areas of brick wall and rebuid, repoint in lime mortar.

Redress damaged stones and repoint in lime mortar.



SECTION
SCALE 1:50

scale 1:50
0m 1m 5m

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Client:	Manchester City Council - Heaton Estate		
Drawing Title:	Central Pavilion Details		Drawing No: 11 Rev: /
Date: Sep 2026	Drawn By: FDS/DK	Scale: 150 @ A1	