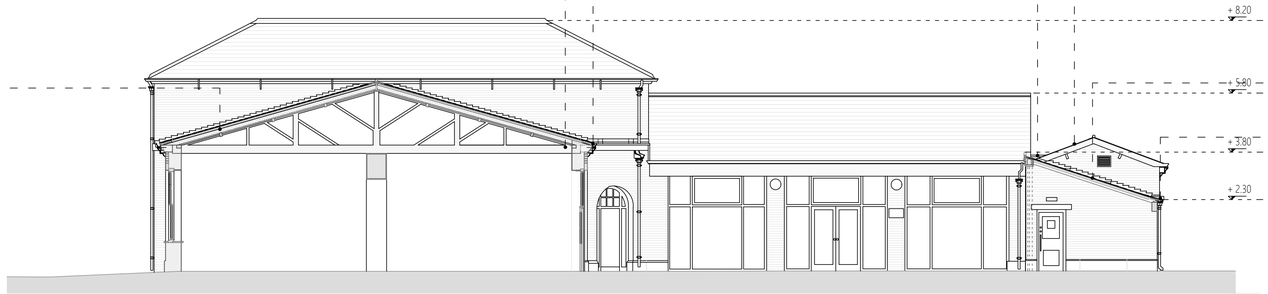
DO NOT SCALE FROM THIS DRAWING - USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES. COPYRIGHT OF KEPCZYK SANDERSON + ASSOCIATES LTD.

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

Repair damaged structures and wall plates as structural engineer's specifications and Robinsons Preservation's Timber Rot Survey recommendations and treatment specification.
REF: 2225 Robinsons Timber Rot survey
2225 Farm Centre Structural Engineer Report

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.



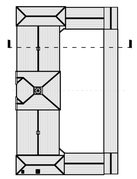
SECTION A-A'
SCALE 1:100 @A1

Replace lead gutter and underlay to wall abutment, replace lead cored rool to ridge and lead flashings. Discharge to existing outlets. Renew if required.

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.

Install new Easy slate System to monopitched roof as specifications and Permavent recommendations. Replace lead flashings and ridge as architects' details and specifications.

Replace gutters in cast iron profile as specifications.



Install new Permavent Easy slate System to monopitched roof as specifications and Permavent recommendations. Replace lead flashings to abutment walls and ridge detail.

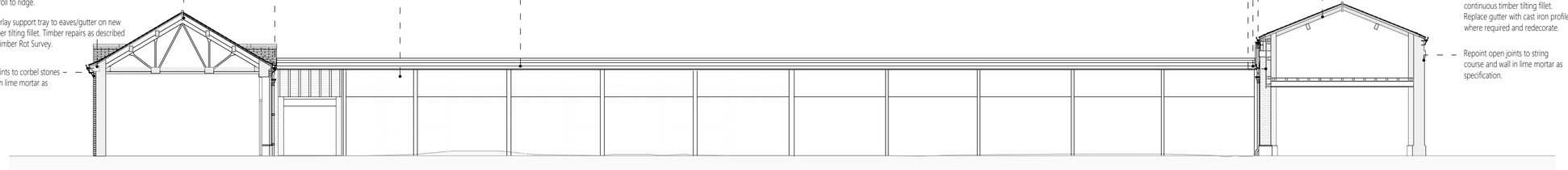
Remove front panelling, strip off all front cladding to bare structure ready for refurbishment by others.

Replace gutter with new cast iron profile, replace lead gutter behind abutment wall to adjacent roof and install new lining/outlet to discharge into new gutter. Replace deteriorated sections of timber fascia board and redecorate. Modify the existing rise and fall metal bracket to suit new gutter section. Check existing downpipes and hopper heads and repair faulty sections, redecorate.

Strip off existing slates, underlay and battens. Repair/replace damaged timbers and install new slates as specification. Replace lead to wood cored roll to ridge.

Install new underlay support tray to eaves/gutter on new continuous timber tilting fillet. Timber repairs as described on Robinson's Timber Rot Survey.

Repoint open joints to corbel stones and brick walls in lime mortar as specification.



SECTION B-B'
SCALE 1:100 @A1

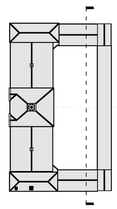
Existing Oak gapped panelling to the exteriors to be assessed. Repair damaged/warped timbers and redecorate.

Replace gutter lining, lead wood cored ridge and underlay to wall abutment to rear end roof to discharge to existing outlets.

Replace existing gutters with new cast iron profile as specification. Modify existing metal raise and fall brackets to suit new section.

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.

Repoint open joints to string course and wall in lime mortar 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.

Strip off paint to stone string course and repoint open joints in lime mortar as specifications.

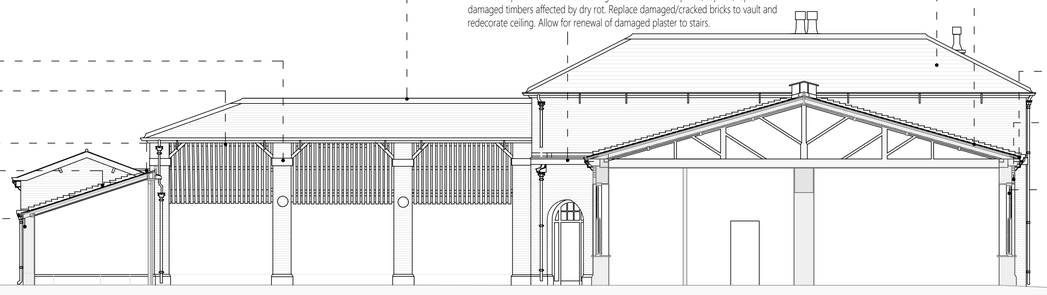
Existing Oak gapped panelling to the exteriors to be assessed. Repair damaged/warped timbers and redecorate.

Replace gutter lining and underlay to wall abutment, check for faulty sections of outlet, downpipe and hopper head and repair as required. Redecorate rain water goods.

Install new Easy slate System to monopitched roof as specifications and Permavent recommendations. Replace lead flashings to abutment walls and ridge detail.

Remove vegetation growth and repoint brick wall in lime mortar as specifications.

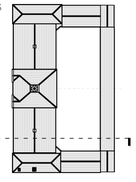
Strip off existing lead flat roof and underlay and lift copings. Install new lead dpc below copings and form new gutter and roof in lead on top of new underlay structure and roofing membrane as specifications.
Allow for repairs above vaulted ceiling to rafters and wall plates, replace/repair damaged timbers affected by dry rot. Replace damaged/cracked bricks to vault and redecorate ceiling. Allow for renewal of damaged plaster to stairs.



Replace existing timber gutter with new cast iron gutter as specification. Modify existing metal brackets to suit new section.

Repoint open joints to string course and wall 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.

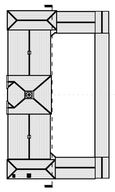


Lift copings and rebed on new Code 5 lead dpc. Strip off flat lead roof and underlay. Install new lead on top of Class A building paper and new levelled screed or timber underlay. Form new gutter and outlet in lead to discharge into existing hopper head. Cover flashings in lead Code 6 dressed into masonry 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.

Carefully strip off existing slates, battens, ridge and hips and roofing felt. Allow for inspection of timber elements affected by dry rot, replace as required. Install new TLX Gold Insulating Breathable Membrane, battens (or similar approved), slates and wood cored rolls to hips and ridge as specification. Replace timber gutters with new cast iron profile and rise and fall brackets as architects' drawings and specification.

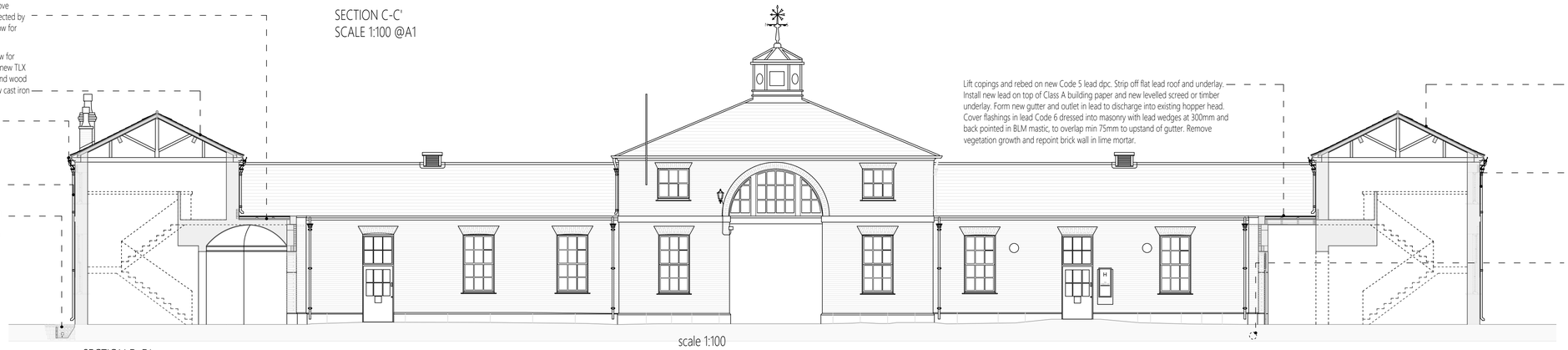
Replace existing timber gutter with new cast iron gutter as specifications.

Repoint open joints in lime mortar.



Excavate new trench to form new drain channel for Upvc land drainage pipe beffed in gravel, trench fill of 10-63mm graded clean gravel, broken stone, hard clinker or slag no fines, well compacted. Install geotextile membrane to soil sides.

SECTION C-C'
SCALE 1:100 @A1



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.

Carefully strip off existing slates, battens, ridge and hips and roofing felt. Allow for inspection of timber elements affected by dry rot, replace as required. Install new TLX Gold Insulating Breathable Membrane, battens (or similar approved), slates and wood cored rolls to hips and ridge as specification. Replace timber gutters with new cast iron profile and rise and fall brackets as architects' drawings and specification.

Repoint open joints in lime mortar.

Replace collapse drainage pipe as shown on the drainage survey.

SECTION D-D'
SCALE 1:100 @A1

scale 1:100

0m 1m 5m 10m

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Project:	Heaton Park Farm Centre: Fabric Repairs
Client:	Manchester City Council - Heaton Estate
Drawing Title:	Internal Courtyard Sections & Elevations
Project No:	2225
Drawing No:	08
Rev:	/
Date:	Sep 2026
Drawn By:	FDS/DK
Scale:	1:100 @ A1