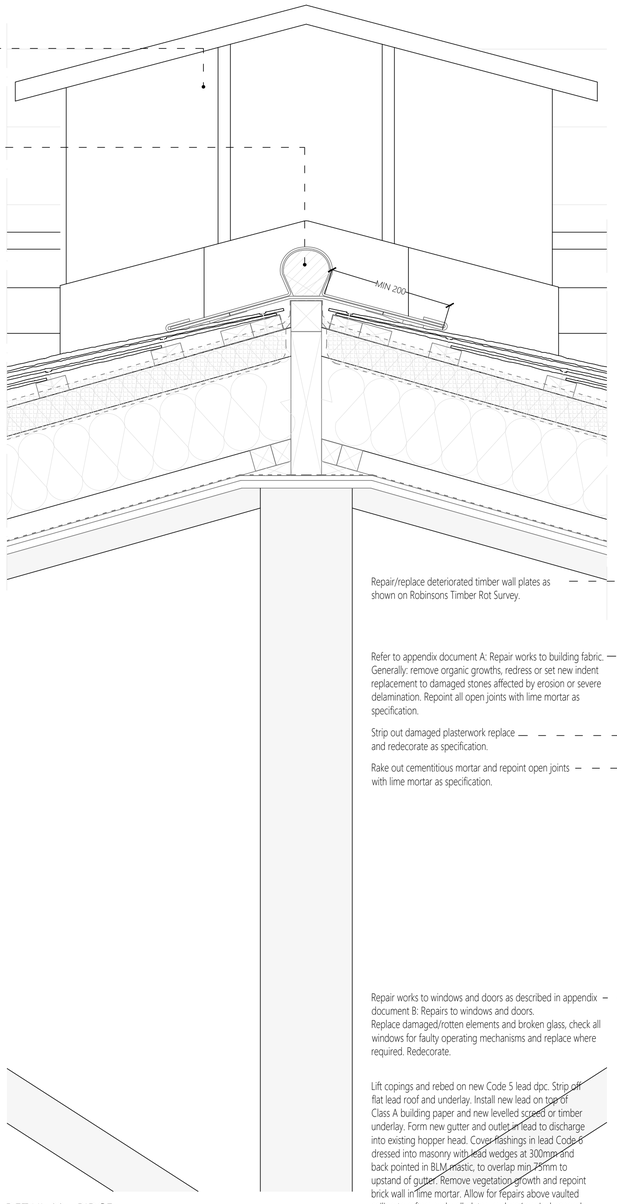
DO NOT SCALE FROM THIS DRAWING - USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES. COPYRIGHT OF KEPCZYK SANDERSON + ASSOCIATES LTD.

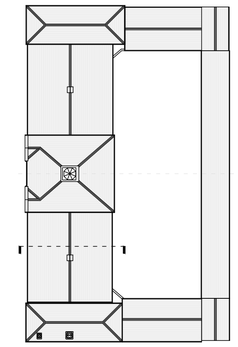
Replace deteriorated vents structure, louvres and finish to match existing. Redecorate.
Replace lead flashings to ridge abutment , dpc and lead apron as specification.

Install new lead on new wood core roll to ridge using 7. Wood roll to be min 5mm above slate line. Fix lead with clips in stainless steel or copper on each side. Maximum length to be 2m, min overlap to be 200mm to suit low pitch roofs. Install new lead saddle to abutment. Refer to attached specification and Lead Sheet Association recommendations.

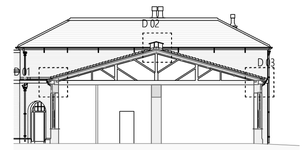


Replace existing slates with the Permavent Easy Slate System suitable for low pitch roofs. Include for inspection of damaged timber elements affected by rot and replace where required. REF: 2225 Robinsons Timber Rot Survey Report
Replace existing battens and roofing felt. Install new Skytech PRO XL Insulating 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.



KEY PLAN



KEY SECTION

Redecorate internal walls and ceiling where water ingress has damaged the surface.

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.

Repair/replace deteriorated timber wall plates as shown on Robinsons Timber Rot Survey.

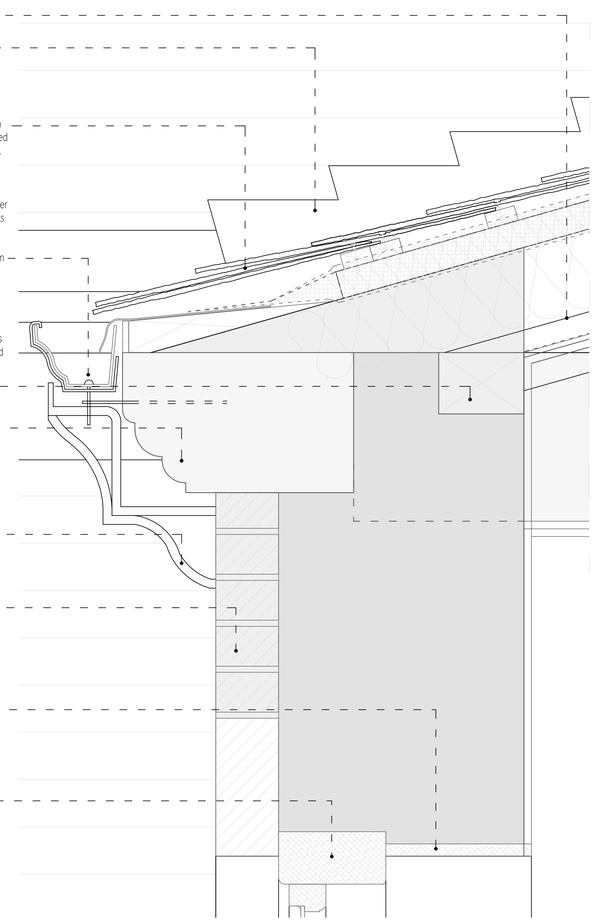
Refer to appendix document A: Repair works to building fabric.
Generally: remove organic growths, redress or set new indent replacement to damaged stones affected by erosion or severe delamination. Repoint all open joints with lime mortar as specification.

Remove and install new raise and fall brackets to support the new gutter size section. Fix brackets to brick/stone joints. Avoid fixing to stone or brick face.Consider modifying current profile to suit new gutter section.

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

Opening surrounds should be checked and repaired and redecorated where signs of failure to plasterboard and underlay are visible. Structural engineer to inform required replacement of damaged lintels.

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.



DETAIL 01 - EAVES AND ROOF
SCALE 1:5

Repair/replace deteriorated timber wall plates as shown on Robinsons Timber Rot Survey.

Refer to appendix document A: Repair works to building fabric.
Generally: 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.

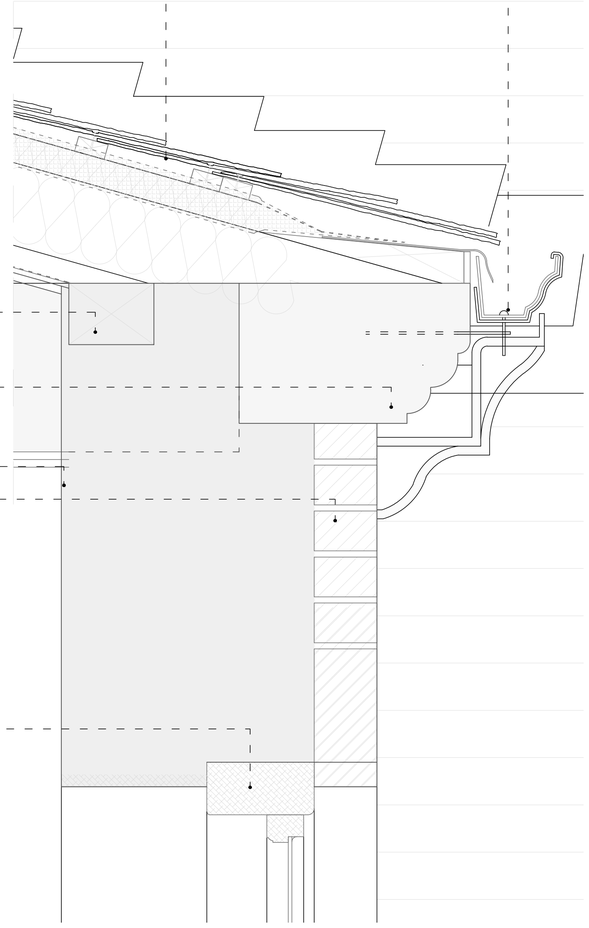
Strip out damaged plasterwork replace and redecorate as specification.

Rake out cementitious mortar and repoint open joints with 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.

DETAIL 02 - RIDGE
SCALE 1:5



DETAIL 03 - EAVES AND ROOF
SCALE 1:5

Take down and rebuild vent to match existing size, materials, colour and finish. Replace lead flashings/apron to roof junction.

Replace existing slates with the Permavent Easy Slate System suitable for low pitch roofs. Refer to specification of works and Permavent installation guideline.

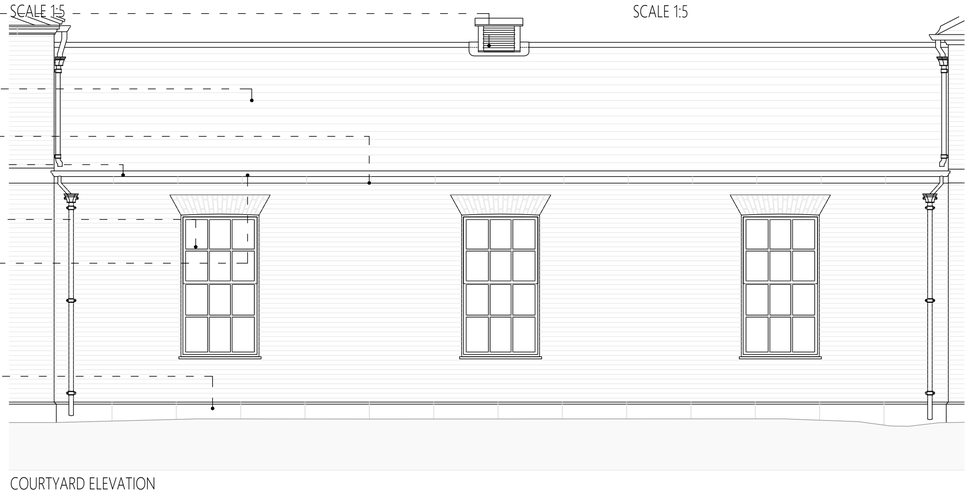
Repoint open joints in lime mortar as specifications.

Replace existing gutter with new cast iron profile. Install new rise and fall bracket to be fixed to existing ornamental brackets.

Repair windows as shown on Windows repair schedule and Robinsons timber rot survey.

Replace existing gutter with new cast iron profile. Install new raise and fall bracket to be fixed to existing ornamental brackets.

Install new indents to damaged stone and dress all loose face of stone. Repoint all open joints with lime mortar as specification.



COURTYARD ELEVATION
SCALE 1:50

Take down and rebuild vent to match existing size, materials, colour and finish. Replace lead flashings/apron to roof junction.

Replace existing slates with the Permavent Easy Slate System suitable for low pitch roofs. Refer to specification of works and Permavent installation guideline.

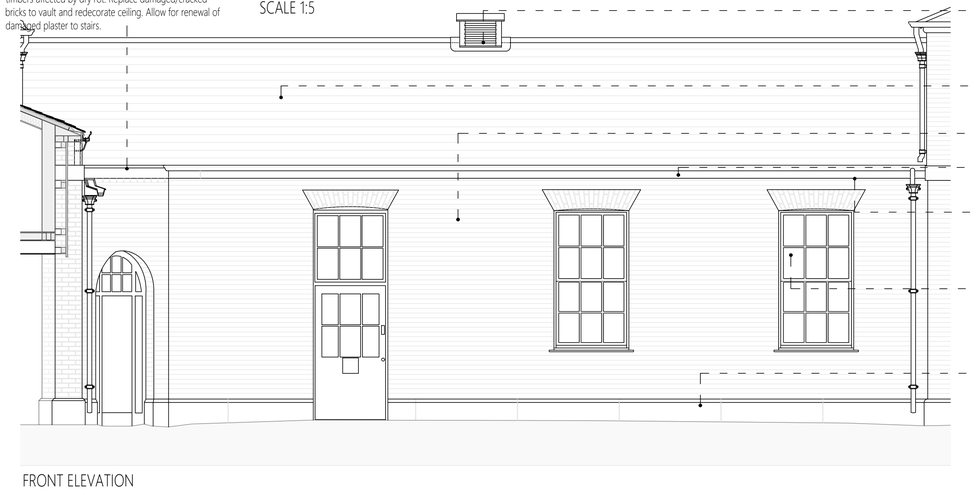
Rake out mortar and repoint in lime mortar as specifications.

Replace existing gutter with new cast iron profile. Install new rise and fall bracket to be fixed to existing ornamental brackets.

Corbel stones to be redressed and open joints repointed in lime mortar. Replace/indent damaged stones.

Repair windows as shown on Windows repair schedule and Robinsons timber rot survey.

Install new indents to damaged stone and dress all loose face of stone. Repoint all open joints with lime mortar as specification.



FRONT ELEVATION
SCALE 1:50

scale 1:50

0m 1m 5m

KEPCZYK SANDERSON + ASSOCIATES
ARCHITECTS I SURVEYORS I HISTORIC BUILDING CONSULTANTS
25 Wilmslow Road, Handforth SK9 3EN
T: 01625 400103
W: www.ks-a.co.uk

Project:	Heaton Park Farm Centre: Fabric Repairs			Project No:	
Client:	Manchester City Council - Heaton Estate			2225	
Drawing Title:	Heaton Reception/workshop and offices Details			Drawing No:	Rev
Date: Sep 2026	Drawn By: FDS/DK	Scale: 1:50/1:5 @ A1		10	/