HEATON PARK FARM CENTRE

REPAIRS TO FABRIC

September 2026

KEPCZYK SANDERSON + ASSOCIATES
ARCHITECTS I SURVEYORS I HISTORIC BUILDING CONSULTANTS

SCOPE OF WORK
To be read in conjunction with Architect's drawings, Timber Rot Survey and Structural Engineer's recommendations

Repairs to stones
On all facets (including plinths, parapets, tracery,corbel stones, and carved work etc.)
Remove paint from stone surface, remove vegetation growth, repairs include removal/dressing of loose material to stone face, replacement of deteriorated and eroded areas with indendentation to match existing stone size, moulding profile, colour and quality, carefully rake out joints and repoint in limeand sand mortar mix as specification. raking out to be carried out b\ hand. No power tools are to be used without prior approval.

Repairs to roofs
Replacement of roofs in natural slates, including replacement of damaged/deteriorated structures and underlay.
Low pitch roofs to be replaced with Permavent Easy Slate System as specification.
Replacement of existing timber gutters with new cast iron profile to be fixed with rise and fall brackets on top of existing ornamental metal brackets.

Repairs to structures
As shown on Structural Engineer's report.

Repair to windows/doors and gates
As schedules in Robinson's Timber Rot Survey and schedule of repairs

Repairs and improvements to Sewage/Drainage system
As described in the Drainage Survey Report by General United NorthWest Ltd.

INDENT DEPTHS
· Plain walling stone - minimum 125mm (exact depth tbc on site when depth of individual unit known)
· Copings (when full depth) - full girth coping/wall
· Strings, corbels and cornices (when full height) - full depth of projection plus min 125mm into walling stone

Note: The proposed repairs are based on visual inspection from ground and roof level and may be subject to variation following further investigation. Allow for providing raised access and site visit with consultant team for close up inspection of all masonry, to confirm scope of repairs and inspect elements not visible or reachable

Full plain ashlar block replacement.
Cut out ashlar block and insert new stone to match existing. Bedding and backing to be on lime and sand mortar. Keep mortar back minimum 25mm from face for later repointing.

Partial, full depth plain ashlar replacement
Cut back ashlar block to an agreed line, full depth. Hand dress the remaining section to a sharp arris. Insert new stone to match, bedding all as above, cramped and/or doweled in position.

Full face indent to plain ashlar
Full face replacement only on block min. 200mm deep. Cut back existing block 100mm from face and indent repair as specification.

Partial face indent to plain ashlar
Partial face replacement only on block min 200mm deep. Cut back existing block 100mm from face and indent repair as specification.

Carved work indent replacement
Partial block replacement including full projection of weathering or decorative carved stone. Refer to specification for preparation and installation details. (underside of eaves/corbel stones)

Carved work replacement
Full depth face replacement of projecting weathering or decorative carved stone. Refer to specification for preparation and installation details.

Re-dressing
Where the surface damage is superficial, or loose friable stone needs removing back to a sound base. Stone is to be dressed back to a sound free draining surface with carborundum blocks or tooling as appropriate.

De-scaling
Where the surface is powder\ and friable, remove loose stone with a stiff brush and carborundum block.

Carved Item Replacement
Cut out full block of weathering or decorative carved stone and insert new stone to match existing. Bedding and backing to be on lime and sand mortar. Keep mortar back minimum 25mm from face for later repointing.













KEY LEGEND

STONE EROSION AND CRACKS
REPLACE/SET NEW STONE INDENT/REPOINT

STONE EROSION AND DELAMINATION
REDRESS STONE FACE/REPOINT

PREVIOUS CEMENTIOUS REPAIR/OPEN JOINTS/
MORTAR WASHED OUT
RAKE OFF AND REPOINT IN LIME MORTAR

LOW ROOF PITCH
REPLACE WITH EASY SLATE SYSTEM

REPLACE SLATES

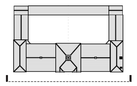
REPAIRS TO ROOF LANTERNS, VENTS
AND CHIMNEYS

UNDERSIZED TIMBER TGUTTERS TO BE
REPLACED WITH NEW CAST IRON PROFILE



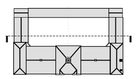


FRONT ELEVATION





COURTYARD ELEVATION



STONE EROSION AND CRACKS
REPLACE/SET NEW STONE INDENT/REPOINT

STONE EROSION AND DELAMINATION
REDRESS STONE FACE/REPOINT

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REPLACE WITH EASY SLATE SYSTEM

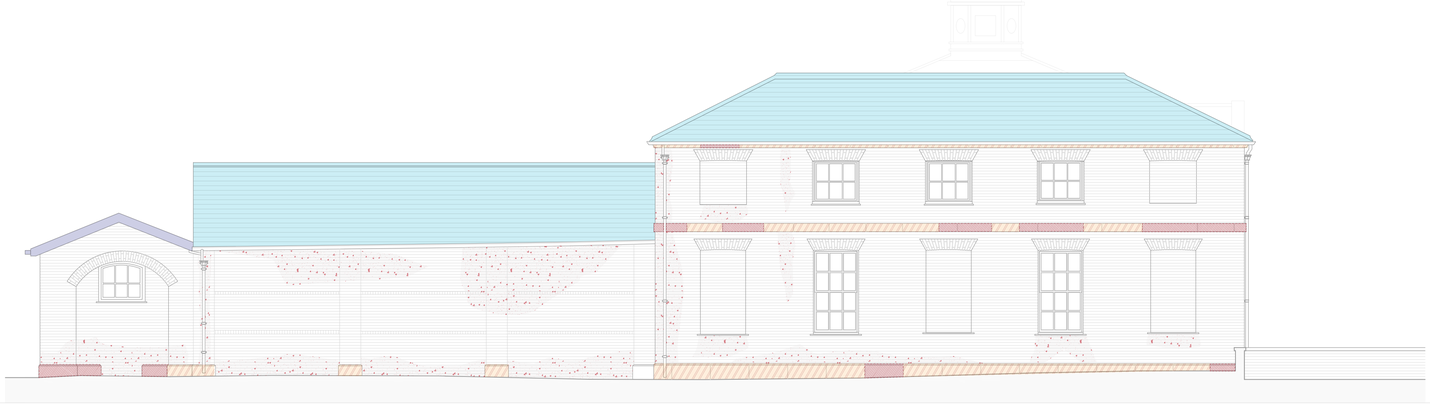
REPLACE SLATES

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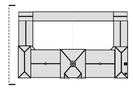
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Project:	Heaton Park Farm Centre: Fabric Repairs		Project No: 2225
Client:	Manchester City Council - Heaton Estate		Drawing No: 18A Rev: /
Drawing Title:	document A: Repairs to Fabric		
Date: Sep 2026	Drawn By: FDS / DK	Scale: 200 @ A3	

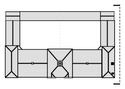


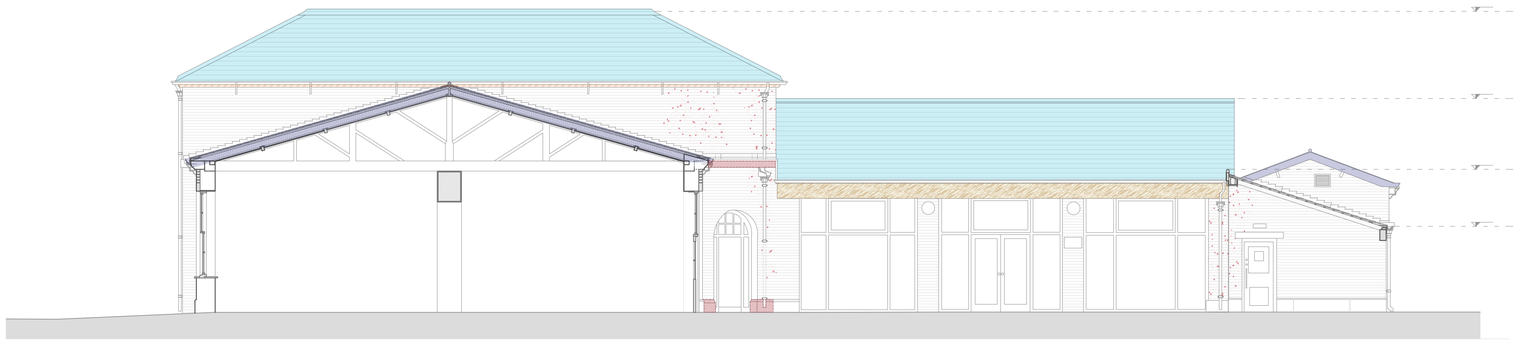
SOUTH ELEVATION



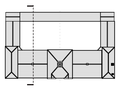


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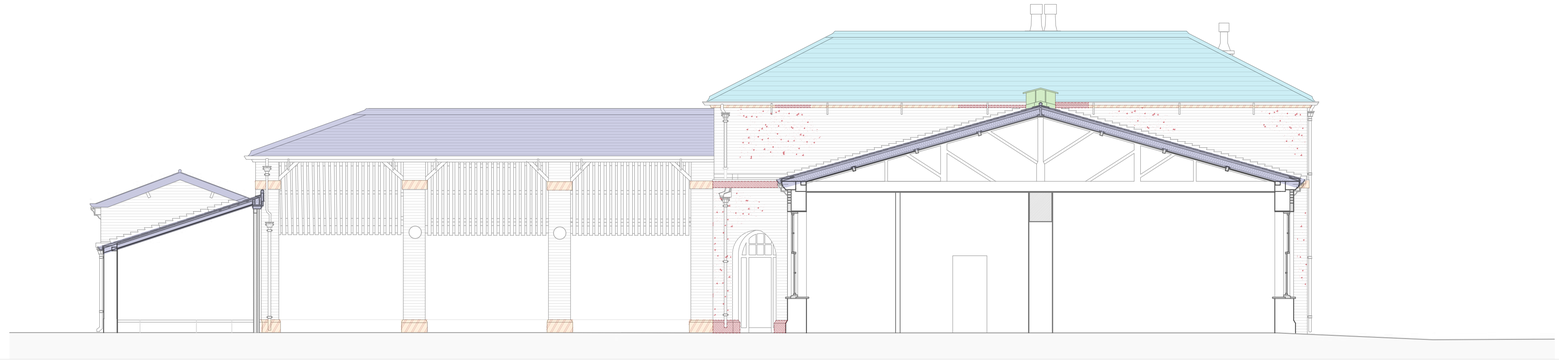


CAFE' STABLES SECTION AND CLASSROOM

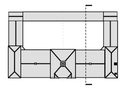


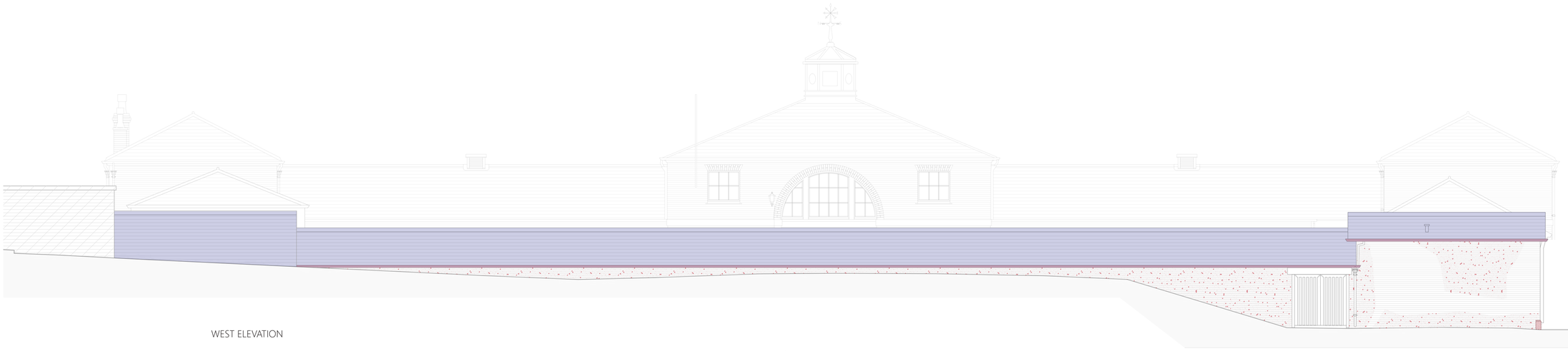
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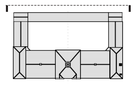


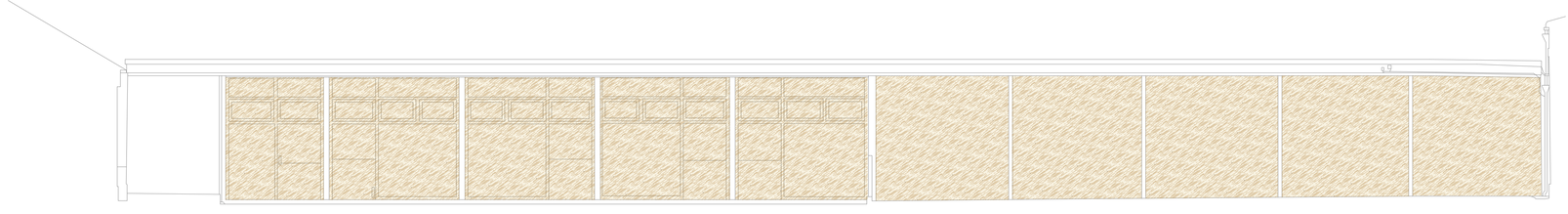
OFFICES AND HAY LOFT



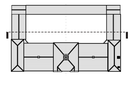


WEST ELEVATION





FORMER STABLES



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