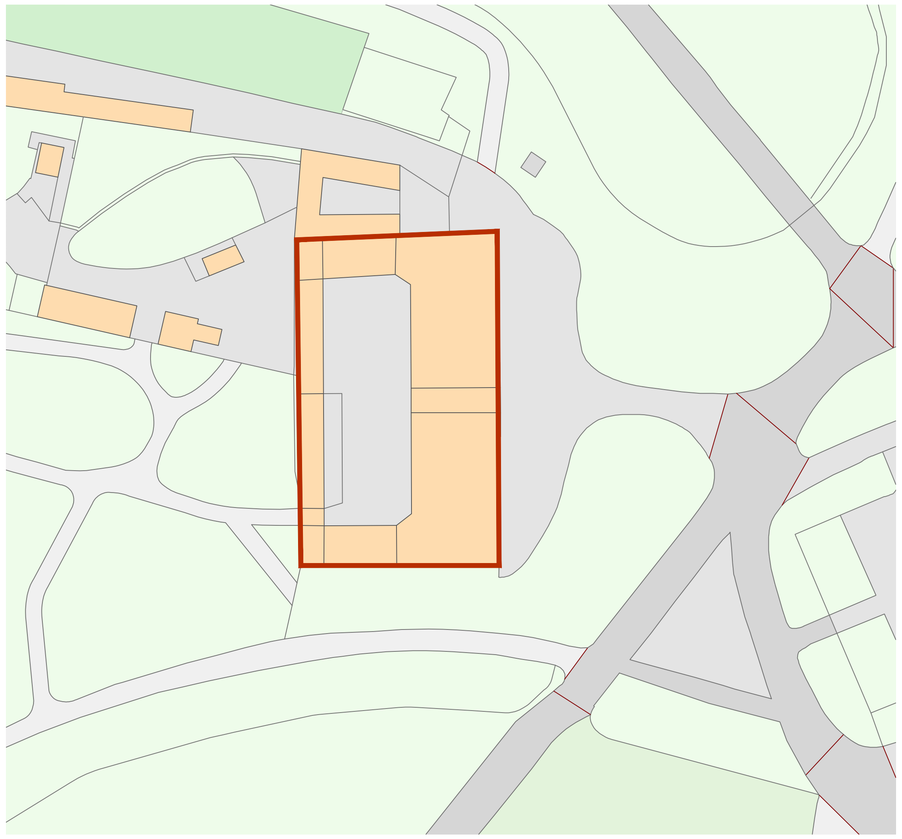
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SITE LOCATION PLAN
SCALE 1:500 @A1

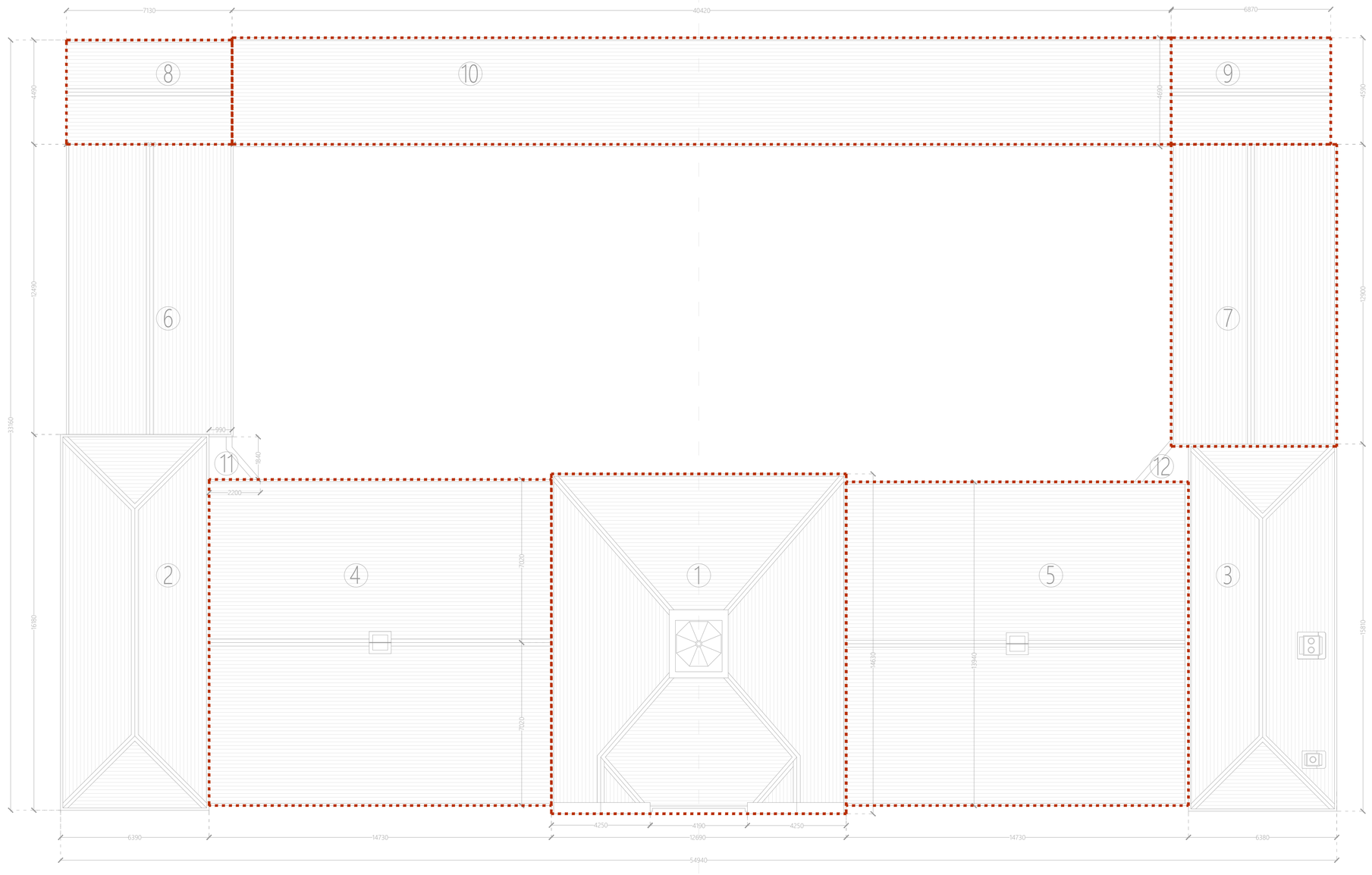
SITE BOUNDARY

DRAFT

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Project:	Heaton Park Farm Centre: Fabric Repairs			Project No:	
Client:	Manchester City Council - Heaton Estate			2225	
Drawing Title:	Site Location Plan			Drawing No:	Rev:
Date:	Aug 2025	Drawn By:	FDS/DC	01	/
		Scale:	1:500 @ A1		

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ROOF PLAN
SCALE 1:100 @A1

1. CENTRAL PAVILION
2. SOUTH-EAST PAVILION
3. NORTH-EAST PAVILION
4. SOUTH WING SINGLE STOREY THE STABLES CAFE'
5. NORTH WING SINGLE STOREY HEATON RECEPTION/OFFICES
6. EDUCATIONAL CENTRE
7. NORTH OFFICES FORMER STABLES/HAY LOFT
8. SOUTH-WEST STORAGE
9. NORTH-WEST STORAGE
10. WEST BLOCK/MONOPITCH ROOF FORMER ANIMAL STALLS
11. SOUTH FLAT ROOF
12. NORTH FLAT ROOF

LOW PITCH ROOF

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Project:	Heaton Park Farm Centre: Fabric Repairs	Project No.:	2225
Client:	Manchester City Council – Heaton Estate	Drawing No.	Rev. 02 /
Drawing Title:	Roof Plan as Existing		
Date:	Aug-2025	Drawn By:	FDS/DK
Scale:	1:100 @ A1		

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Strip off existing roof slates, battens and underlay. Install new slates on new battens with new TLX roofing membrane as specification. Reaplce lead flashings to ridge and abutments as specification and Lead Sheet association recommendations. Replace gutter with cast iron profile. Assess rainwater goods, clean from blockages, repair where required and redecorate.

Remove front paneling and windows, strip off all front cladding to bare structure.

Replace existing slates, battens and roofing felt as specification. Install new lead flashings and new gutters with metal rise and fall brackets as architect's details and specification.

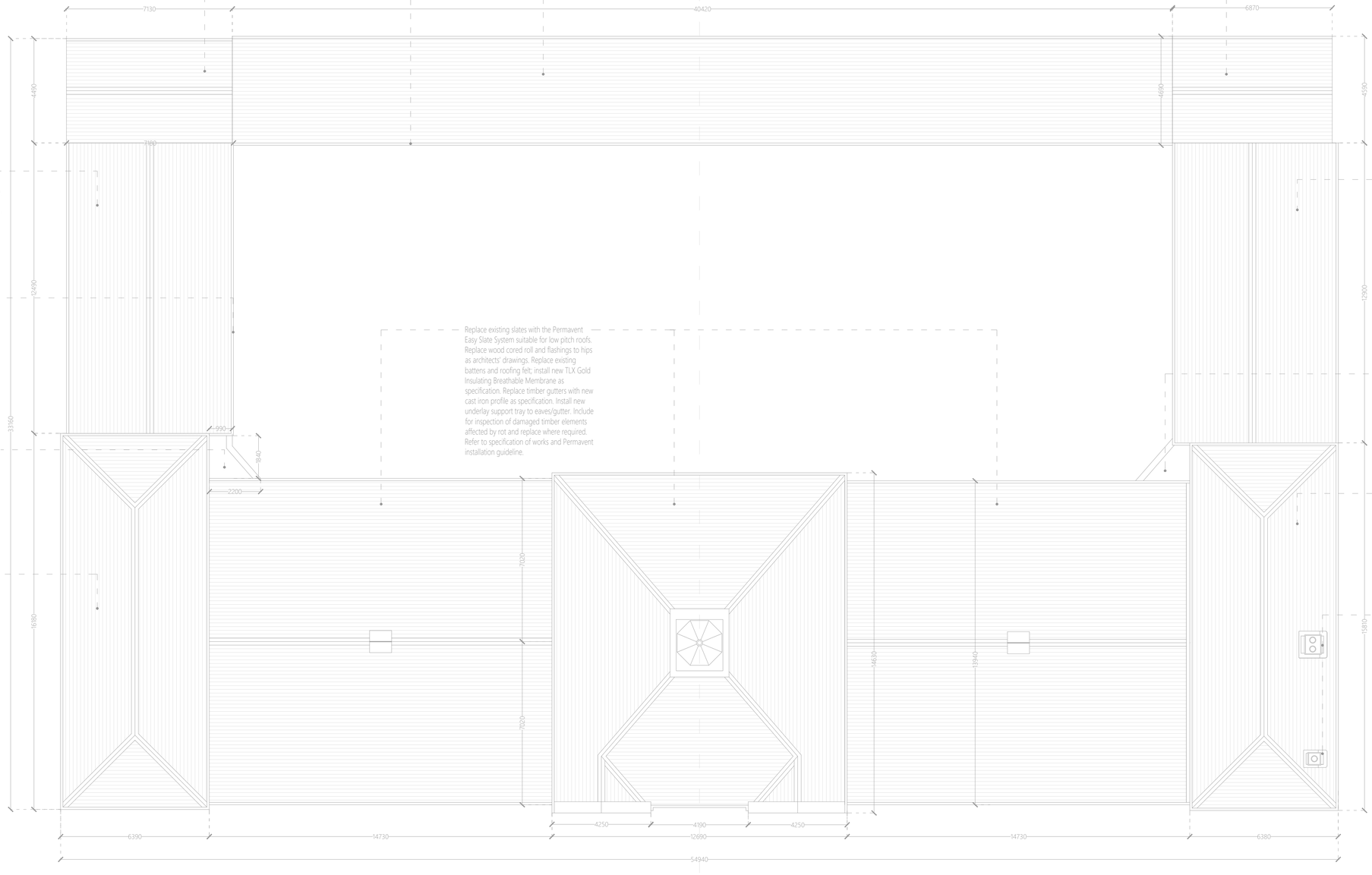
Carefully strip off existing slates, battens, ridge and hips and roofing felt. Allow for inspection of timber elements affected by dry rot, replace as required. Install new TLX Gold Insulating Breathable Membrane, battens, slates and wood cored rolls to hips and ridge as specification. Replace timber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

Replace gutter with cast iron profile, inspect fascia timber board, replace if required.
Redecorate.
Assess rainwater goods, clean from blockages, repair where required and redecorate.

Replace existing flat roof and underlay with leaded roof on wood cored rolls on top of new timber boards with penny gaps. Replace lead to gutters. Install new roofing felt and proprietary ventilation at wall abutments and gutters as drawings, specification as manufacturer's recommendations. Replace dpc and capping to coping stone. Replace leaded chute to hopper heads and assess downpipes for faulty sections, replace where required. Redecorate.

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, 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 slates with the Permavent Easy Slate System suitable for low pitch roofs. Replace wood cored roll and flashings to hips as architects' drawings. Replace existing battens and roofing felt; install new TLX Gold Insulating Breathable Membrane as specification. Replace timber gutters with new cast iron profile as specification. Install new underlay support tray to eaves/gutter. Include for inspection of damaged timber elements affected by rot and replace where required. Refer to specification of works and Permavent installation guideline.



Replace gutter with cast iron profile, inspect fascia timber board, replace if required.
Redecorate.
Assess rainwater goods, clean from blockages, repair where required and redecorate.

Replace existing slates with the Permavent Easy Slate System suitable for low pitch roofs. Replace wood cored roll and flashings to hips as architects' drawings. Replace existing battens and roofing felt; install new TLX Gold Insulating Breathable Membrane as specification. Replace timber gutters with new cast iron profile as specification. Install new underlay support tray to eaves/gutter. Include for inspection of damaged timber elements affected by rot and replace where required. Refer to specification of works and Permavent installation guideline.

Replace existing flat roof and underlay with leaded roof on wood cored rolls on top of new timber boards with penny gabs. Replace lead to gutters. Install new roofing felt and proprietary ventilation at wall abutments and gutters as drawings, specification as manufacturer's recommendations. Replace dpc and capping to coping stone. Replace leaded chute to hopper heads and assess downpipes for faulty sections, replace where required. Redecorate.

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, 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 slates, battens and roofing felt as specification. Install new lead flashings and new gutters with metal rise and fall brackets as architect's details and specification.
Install new lead flashing to new wood cored roll ridge. See detail REF:

ROOF PLAN
SCALE 1:100 @A1

DRAFT

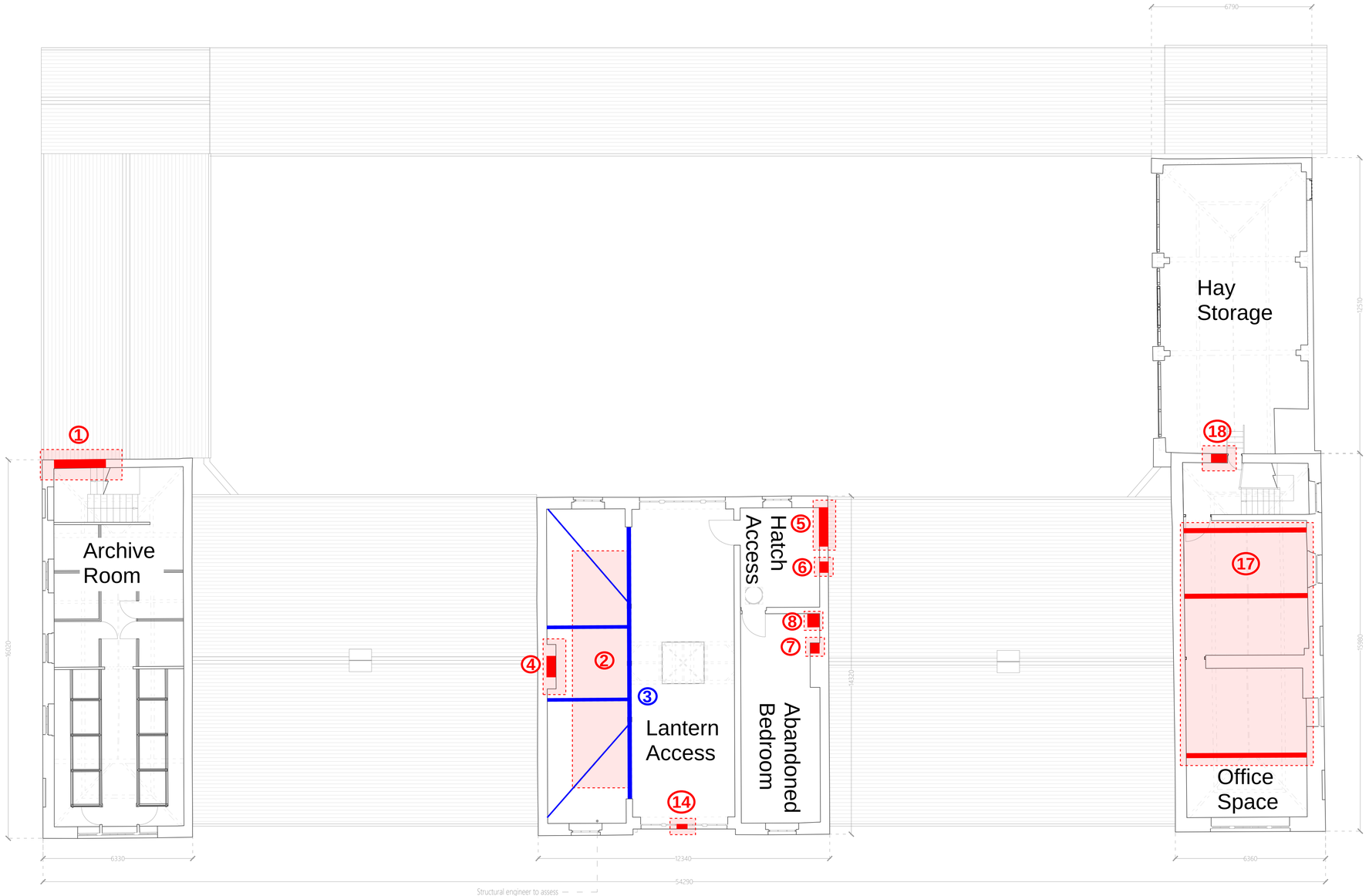
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Project:	Heaton Park Farm Centre: Fabric Repairs			Project No:	2225
Client:	Manchester City Council - Heaton Estate			Drawing No.	Rev.
Drawing Title:	Roof Plan as Proposed			03	/
Date:	Aug-2025	Drawn By:	FDS/DK	Scale:	1:100 @ A1

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South

North



FIRST FLOOR PLAN
SCALE 1:100 @A1

DRAFT

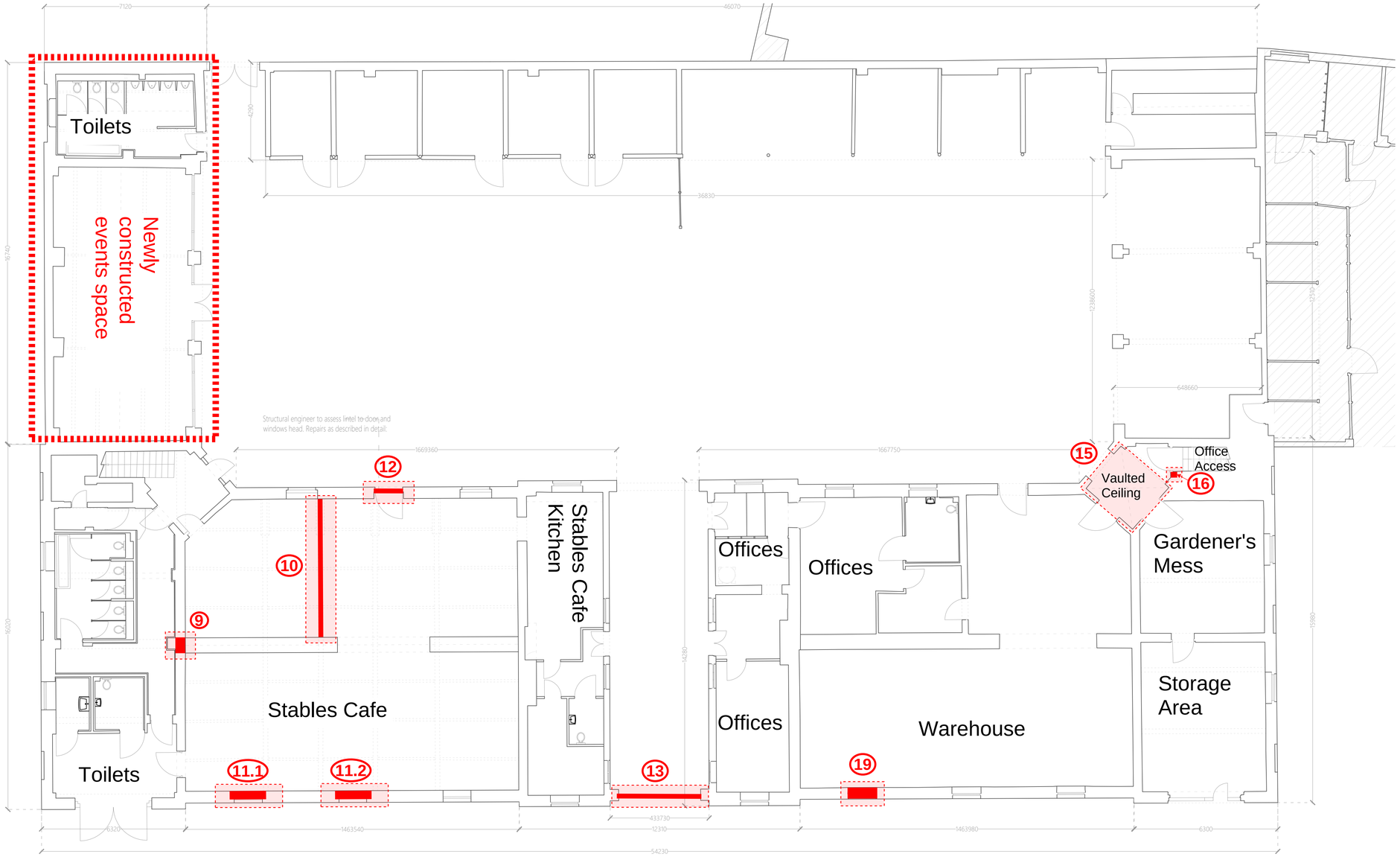
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Project:	Heaton Park Farm Centre: Fabric Repairs		Project No.: 2225
Client:	Manchester City Council – Heaton Estate		Drawing No: 04 / Rev:
Drawing Title:	First Floor Plan		
Date: Aug 2025	Drawn By: FDS/DK	Scale: 1:100 @ A1	

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South

North



FIRST FLOOR PLAN
SCALE 1:100 @A1

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Project:	Heaton Park Farm Centre: Fabric Repairs		Project No: 2225
Client:	Manchester City Council - Heaton Estate		
Drawing Title:	Ground Floor Plan		Drawing No: 05 Rev: /
Date:	Aug 2025	Drawn By: FDS/DK	Scale: 1:100 @ A1

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Structural beam across gate opening to be assessed by structural engineer. Replace if required.
Replace lead flashings to window cill as architects' details and specifications.

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 wood cored roll to ridge as drawings and specification.

Replace ridge, hips and underlay with wood cored roll as architect's details, specifications and Lead Sheet Association recommendations.

Replace existing slates with the Permavent Easy Slate System suitable for low pitch roofs. Replace timber gutters with new cast iron profile and metal brackets to suit new gutter size. Include for inspection of damaged timber elements affected by rot and replace where required. Replace existing battens and roofing felt; install new TLX Gold Insulating Breathable Membrane as specification. Install new underlay support tray to eaves/gutter. Refer to specification of works and Permavent installation guideline.

Replace existing slates as specification. Include for inspection of damaged timber elements affected by rot and replace where required. Replace existing battens and roofing felt; install new TLX Gold Insulating Breathable Membrane as specification. Install new tilting fillet and underlay support tray to eaves/gutter.

Set new indents to damaged corbel stone and dress all loose face of stone as shown on appendix document A: Repair works to building fabric.
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.

Rebuild vent structure and louvres in timber to match existing shape, colour and quality. Replace lead flashings to roof junction.

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

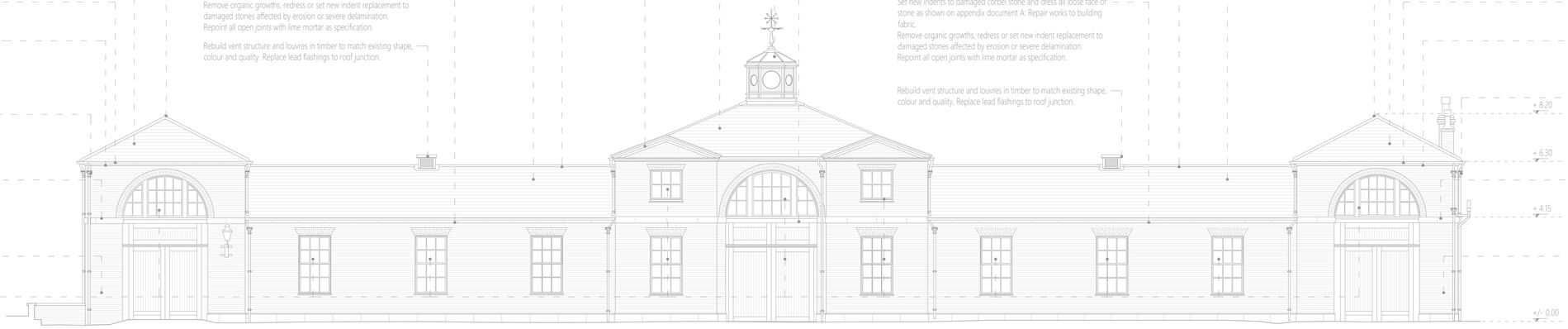
Set new indents to damaged corbel stone and dress all loose face of stone as shown on appendix document A: Repair works to building fabric.
Remove organic growths, redress or set new indent replacement to damaged stones affected by erosion or severe delamination.
Repoint all open joints with lime mortar as specification.

Hopper heads and downpipes to be cleaned from debris.
Replace fixings where damaged and redecorate.

Remove paint from stone stringcourse, set new indents to damaged stone and dress all loose face of stone as shown on appendix document A: Repair works to building fabric.
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.

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



FRONT ELEVATION
SCALE 1:100 @A1 @A1

Replace wood cored roll to ridge as drawings and specification.

Set new indents to damaged corbel stone and dress all loose face of stone as shown on appendix document A: Repair works to building fabric.
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.

Rebuild vent structure and louvres in timber to match existing shape, colour and quality. Replace lead flashings to roof junction.

Replace ridge, hips and underlay with wood cored roll as architect's details, specifications and Lead Sheet Association recommendations.

Replace existing slates as specification. Include for inspection of damaged timber elements affected by rot and replace where required. Replace existing battens and roofing felt; install new TLX Gold Insulating Breathable Membrane as specification. Install new tilting fillet and underlay support tray to eaves/gutter.

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

Set new indents to damaged corbel stone and dress all loose face of stone as shown on appendix document A: Repair works to building fabric.
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.

Hopper heads and downpipes to be cleaned from debris.
Replace fixings where damaged and redecorate.

Remove paint from stone stringcourse, set new indents to damaged stone and dress all loose face of stone as shown on appendix document A: Repair works to building fabric.
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.

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

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Project:	Heaton Park Farm Centre: Fabric Repairs			Project No:	
Client:	Manchester City Council – Heaton Estate			2225	
Drawing Title:	East Elevation (Front Elevation)			Drawing No:	Rev:
Date:	Aug 2025	Drawn By: FDS/DK	Scale: 1:100 @ A1	06	/

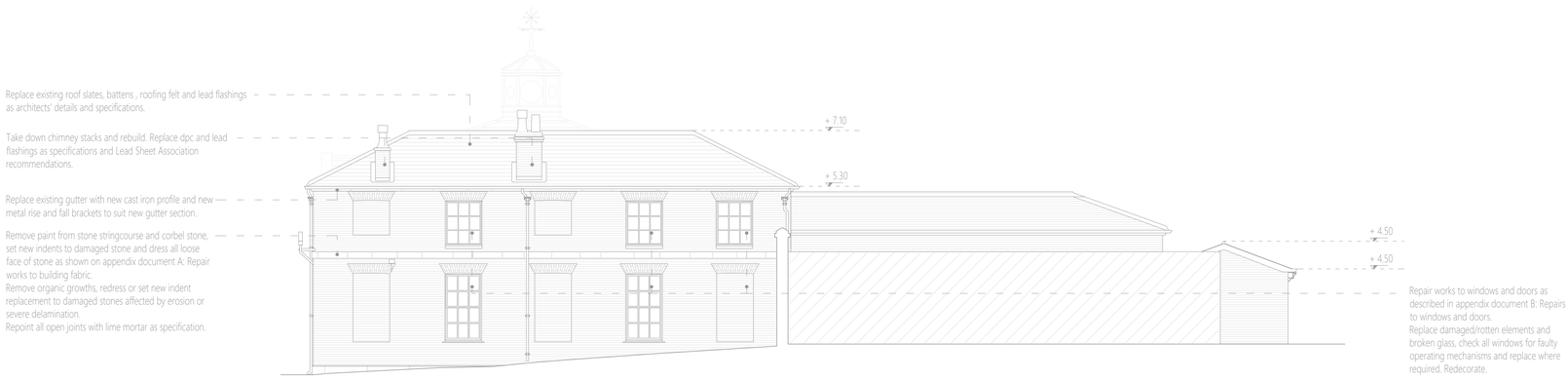
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SOUTH ELEVATION
SCALE 1:100 @A1



WEST ELEVATION
SCALE 1:100 @A1



NORTH ELEVATION
SCALE 1:100 @A1

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Project:	Heaton Park Farm Centre: Fabric Repairs			Project No:	
Client:	Manchester City Council - Heaton Estate			2225	
Drawing Title:	Side Elevations			Drawing No.	Rev.
Date:	Aug 2025	Drawn By:	FDS/DK	08	/
		Scale:	1:100 @ A1		

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

Take off vents and rebuild in timber of matching material, quality and colour. Replace lead flashings to roof junction as specification.

Strip off existing slates, battens, flashings and roofing felt. Install new Permavent Easy Slate System suitable for low pitch roofs with new battens and new TLX Gold Insulating Breathable Membrane as specification. Install new underlay support tray to eaves/gutter. . Replace timber gutters with new cast iron profile and metal brackets to suit new gutter size. Include for inspection of damaged timber elements affected by rot and replace where required. Refer to specification of works and Permavent installation guideline.

Replace timber gutter with new cast iron profile and metal rise fall brackets to suit new gutter section as architects' drawings and specifications.

Set new indents to damaged corbel stone and stone plinth and dress all loose face of stone as shown on appendix document A: Repair works to building fabric.
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.

Lift copings and replace dpc, strip off lead flat roof and inspect underlay. Replace damaged elements as required. Install new lead roof with wood cored roll on new penny gaps boarding. Replace flashings to abutment walls, lead gutter and lead chute as specification.

Replace ridge, hips and lead flashings as architects' details, specifications and Lead Sheet Association recommendations.

Strip off existing slates, battens, flashings and roofing felt. Install new Permavent Easy Slate System suitable for low pitch roofs with new battens and new TLX Gold Insulating Breathable Membrane as specification. Install new underlay support tray to eaves/gutter. . Replace timber gutters with new cast iron profile and metal brackets to suit new gutter size. Include for inspection of damaged timber elements affected by rot and replace where required. Refer to specification of works and Permavent installation guideline.

Hopper heads and downpipes to be cleaned from debris. Replace fixings where damaged and redecorate.

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

Remove paint from stone stringcourse, set new indents to damaged stone and dress all loose face of stone as shown on appendix document A: Repair works to building fabric.
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.

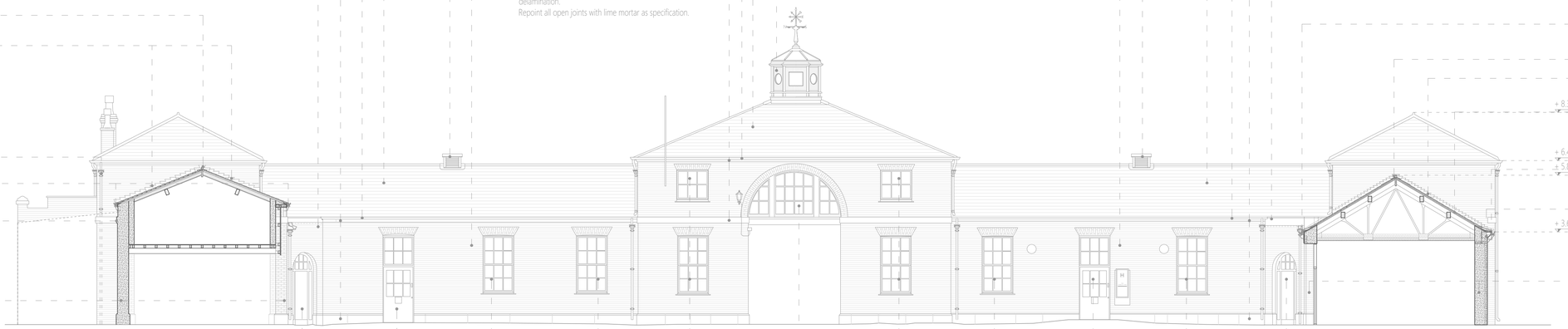
Rake off cementitious mortar to brick work to all elevations. Doff clean and repoint in lime mortar as specification.

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.

Strip off existing slates, battens, flashings and roofing felt. Install new Permavent Easy Slate System suitable for low pitch roofs with new battens and new TLX Gold Insulating Breathable Membrane as specification. Install new underlay support tray to eaves/gutter. . Replace timber gutters with new cast iron profile and metal brackets to suit new gutter size. Include for inspection of damaged timber elements affected by rot and replace where required. Refer to specification of works and Permavent installation guideline.

Replace timber gutter with new cast iron profile and metal rise fall brackets to suit new gutter section as architects' drawings and specifications.

Set new indents to damaged corbel stone and stone plinth and dress all loose face of stone as shown on appendix document A: Repair works to building fabric.
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.



SOUTH ELEVATION
SCALE 1:100 @A1

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.

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

Take off vents and rebuild in timber of matching material, quality and colour. Replace lead flashings to roof junction as specification.

Strip off existing slates, battens, flashings and roofing felt. Install new Permavent Easy Slate System suitable for low pitch roofs with new battens and new TLX Gold Insulating Breathable Membrane as specification. Install new underlay support tray to eaves/gutter. . Replace timber gutters with new cast iron profile and metal brackets to suit new gutter size. Include for inspection of damaged timber elements affected by rot and replace where required. Refer to specification of works and Permavent installation guideline.

Replace timber gutter with new cast iron profile and metal rise fall brackets to suit new gutter section as architects' drawings and specifications.

Set new indents to damaged corbel stone and stone plinth and dress all loose face of stone as shown on appendix document A: Repair works to building fabric.
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.

Lift copings and replace dpc, strip off lead flat roof and inspect underlay. Replace damaged elements as required. Install new lead roof with wood cored roll on new penny gaps boarding. Replace flashings to abutment walls, lead gutter and lead chute as specification.

Replace timber gutter with new cast iron profile and metal rise and fall brackets to suit new gutter section. Redecorate timber fascia board to front elevation.

Install new wood cored rolls with lead flashings to ridge.

Replace existing lead flashings to abutment walls as specification and Lead Sheet Association recommendations.

+ 8.35

Carefully strip off existing slates, battens, flashings and roofing. Include for inspection of damaged timber elements affected by rot and replace where required. Replace existing battens and roofing felt: install new TLX Gold Insulating Breathable Membrane as specification. Install new tilting fillet and underlay support tray to eaves/gutter.

+ 6.45

+ 5.85

Replace existing timber gutter with new cast iron profile. Install new raise and fall brackets to suit new gutter section.

Repair damaged corbel stones along eaves level, set new indents to damaged stone and dress all loose face of stone as shown on appendix document A: Repair works to building fabric.
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.

+ 3.65

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

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Project:	Heaton Park Farm Centre: Fabric Repairs			Project No:	
Client:	Manchester City Council – Heaton Estate			2225	
Drawing Title:	West Courtyard Elevation			Drawing No:	Rev:
Date:	Aug 2025	Drawn By:	FDS/DK	Scale: 1:100 @ A1	07 /

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SECTION A-A'
SCALE 1:100 @A1



SECTION B-B'
SCALE 1:100 @A1



SECTION C-C'
SCALE 1:100 @A1

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Project:	Heaton Park Farm Centre: Fabric Repairs			Project No:	
Client:	Manchester City Council - Heaton Estate			2225	
Drawing Title:	Internal Courtyard Elevations			Drawing No:	Rev:
Date:	Aug 2025	Drawn By: FDS/DK	Scale: 1:100 @ A1	09	/