

weston hall • weston on trent
discharge of planning condition 11:
confirmation of rainwater goods specification



weston hall
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WESTON HALL
WESTON ON TRENT

RE-ROOFING, STRUCTURAL REPAIRS & ASSOCIATED
WORK

**discharge of Planning condition 11:
confirmation of rainwater goods specification**

Revision	Date	Clauses amended
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First draft for comments	30/08/2018	
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C O N T E N T S

A	Introduction
B	Description of proposals , justifications and specification extracts
C	Photographs

A I N T R O D U C T I O N

- I.0 This document provides information relating to the confirmed scope of structural repairs and interventions proposed at Weston Hall, following on site discussions on the 29/08/19 between Alan Staley of ASBC, Jamie Mayers of Peter Rogan & Associates and James Bate, the Conservation Officer for South Derbyshire District Council.

B CONFIRMATION OF WORKS

- 1.0 Alumasc 'heritage' cast aluminium gutters and downpipes are proposed. The existing gutters and downpipes were a mix of uPVC of too small a gauge to effectively drain a roof of the type and exposure as at Weston Hall, some remaining cast iron hoppers were becoming an issue due to rear face corrosion. Cast Aluminium products were chosen to be most in keeping with a historic structure in appearance while also causing less maintenance issues than cast iron versions (and with more colour fastness than uPVC rainwater goods), are a larger size to better drain the roof

- 2.0 Specification extracts-rainwater goods

“E” TRADE PREAMBLES (extract)

5.0 Rainwater Goods

5.1 General Specification

- 5.1.1 Comply with BS.6367 'Drainage of Roofs' subject to any qualifications given below. Install pipes, fittings and accessories in accordance with BS.8000: Part 13 Section 3 and BS. 5572.

5.2 Materials

- 5.2.1 Any new gutters and downpipes are to be in aluminium to BS 2997:1958(1980) and BBA Certified, factory powder coated finish.

New gutters to be Alumasc Heritage Cast Aluminium heavy grade. 125mm diameter beaded half-round with outlets for 75 x 75mm square section downpipes and all appropriate fixing brackets, stop ends, offsets etc. and include shoes to the bottoms of all high and low level downpipes.

Colour powder coat finish provisionally to be 'off-black', RAL to be confirmed.

- 5.2.2 All bolts, nuts, washers and other metal components shall be protected against rust and electrolytic corrosion and compatible with aluminium systems in accordance with the manufacturers instructions.

“F” Schedule of works (extract)

11.0 Rainwater Goods

- 11.1 Take down and dispose of all existing plastic rainwater goods and associated brackets and fittings to high level roofs, removing gutters (i), (ii), (iii), (iv) and (v) and removing associated downpipes down to ground level or other discharge points. Remove all materials from site. Neatly fill any holes left in brickwork with lime mortar.
- 11.2 Provide all new gutters to high level roofs, all Alumasc Heritage Cast aluminium, 125mm beaded half-round pattern with all necessary accessories, end caps, outlets, bends, sealants, fixings etc. all to be installed in accordance with manufacturer's recommendations. Gutter (v) to extend around the southern corner of the west elevation, as well as the northern, to serve additional downpipe location (downpipe 4a)
- 11.3 Provisionally include for all new Alumasc rise-and-fall brackets to all gutters, replacing any existing brackets – remove any existing brackets and make good brickwork with lime mortar. Provide and install new brackets at manufacturer's recommended spacing ensuring that all gutters have adequate support and are adequately and positively secured into brackets (taking especially account of the exposed nature and height of the building) including installing retaining screws or clips and that gutters have adequate falls to outlets. Prime, undercoat and topcoat all brackets to match gutters.
- 11.4 Provide Alumasc 'Lightning Link' assemblies as required to connect to lightning protection systems elsewhere described.
- 11.5 Allow for installing new downpipes to all high level roofs as follows, all to be Alumasc Heritage Cast aluminium, 100mm diameter eared pipes, fixed in accordance with manufacturers instructions with stainless steel fixings into walls (painting-in bolt-heads to match downpipes), sealing pipe connections as manufacturers recommendations and providing all necessary accessories and sundries including plastic bobbins where required to maintain downpipe alignments:

- Downpipe 1* Generally a new straight-drop downpipe from gutter to ground level with high-level offset to suit gutter, offset to plinth and shoe to base of pipe. Include for neat adjustments to string courses, if required, by a stonemason to string courses to allow pipes to pass.
- Downpipe 2* Generally a new straight-drop downpipe from gutter to terrace level with high-level offset to suit gutter, offset to plinth and shoe to base of pipe. Include for neat adjustments to string courses, if required, by a stonemason to string courses to allow pipes to pass.
- Downpipe 3* Generally a new straight-drop downpipe from gutter to conservatory roof level with high-level hopper (Heritage Cast Aluminium 'Ornamental' type), shoe to base of pipe. Include for neat adjustments to string courses, if required, by a stonemason to string courses to allow pipes to pass. Include for a lead apron to be installed under the base of the pipe, secured back to the wall and dressed under roof slating, to help direct outflow from downpipe across the slating.
- Downpipe 4* Generally a new straight-drop downpipe from gutter to conservatory roof level with high-level hopper (Heritage Cast Aluminium 'Ornamental' type), shoe to base of pipe. Include for neat adjustments to string courses, if required, by a stonemason to string courses to allow pipes to pass.
- Downpipe 4a* In new location, additional downpipe, generally a new straight-drop downpipe from gutter to conservatory roof level with high-level offset to suit extended gutter, offset to plinth and shoe to base of pipe. Include for neat adjustments to string courses, if required, by a stonemason to string courses to allow pipes to pass.
- Downpipe 5* Downpipe from gutter to ground level with high-level offset to suit gutter, offset to plinth and shoe to base of pipe. Additional hopper (Heritage Cast Aluminium 'Ornamental' type) at ground floor level to accept waste pipe. At high level, from outlet 3, hopper (Heritage Cast Aluminium 'Rectangular Small' type) and short pipe with shoe to discharge into gutter. Include for neat adjustments to string courses, if required, by a stonemason to string courses to allow pipes to pass.
- Downpipe 6* Downpipe from gutter to ground level with low-level offset and bend, offset to plinth and shoe to base of pipe. High level hopper to outlet 2 and additional hopper (Heritage Cast Aluminium 'Ornamental' type) at ground floor level to accept waste pipe. Include for neat adjustments to string courses, if required, by a stonemason to string courses to allow pipes to pass.
- Downpipe 7* Generally a new straight-drop downpipe from gutter to ground level with high-level hopper (Heritage Cast Aluminium 'Ornamental' type), offset to plinth and shoe to base of pipe. Include for neat adjustments to string courses, if required, by a stonemason to string courses to allow pipes to pass.

- 11.6 Provide any necessary isolating tape or materials as recommended by manufacturers to prevent electrolytic corrosion between dissimilar metals.

3.0 Cross referring information

Please refer to the following information submitted with this application:

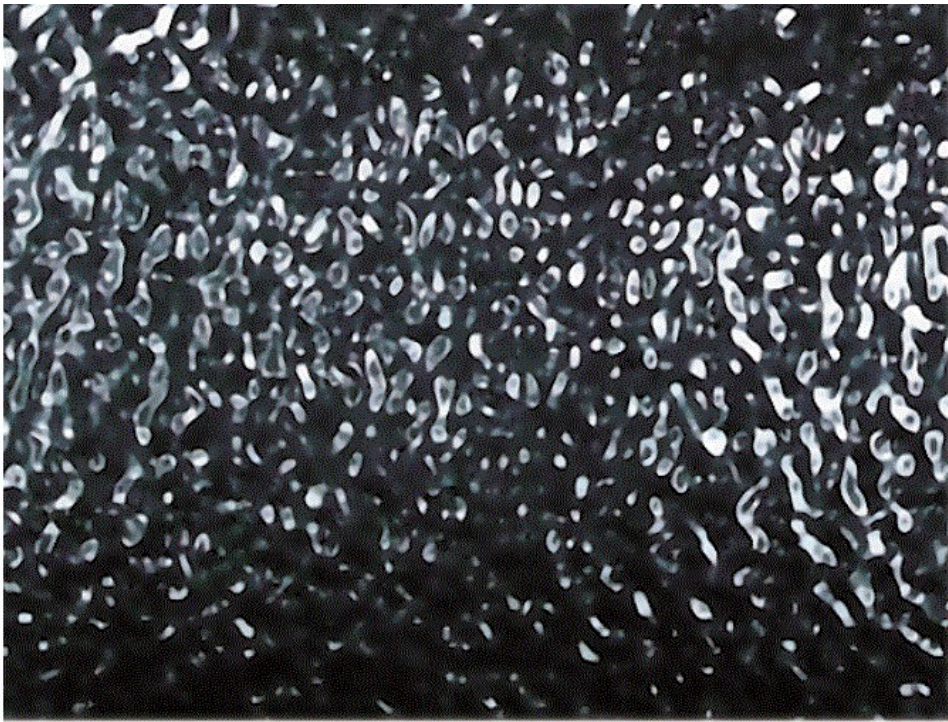
- ASBC Ltd schedule of works and variations: "ASBC Weston Hall Pay-App 06 redacted.pdf"
- Peter Rogan & Associates 'contract issue' drawings

C PHOTOGRAPHS



above & below: typical cast aluminium half round gutters as proposed (note rise-and fall brackets are proposed as support, not barge board mounting – in order to match the previous guttering arrangement).





above: textured finish to match historic cast iron rainwater goods
below: rise and fall brackets as proposed.



