Donald Insall Associates
Chartered Architects and Historic Building Consultants

MAN.PHM.03
Rainwater Goods Schedule
Peoples History Museum

File Name					
MANPHM03-DIA-XX-XX-SH-A-6001-RainwaterGoodsSchedule					
Date	Prepared by	Approved by	Status code	Version Number	Purpose of issue
29/05/2025	ELE	RZM	3P	0	For RIBA Stage 3

Contact information Louis England
Louis-england@insall-architects.co.uk
0161 359 4326

Manchester Office
2nd Floor, Sligo House, 32-34 Laystall Street, Manchester, M1 2JZ www.insall-architects.co.uk
This report and all intellectual property rights in it and arising from it are the property of or are under licence to
Donald Insall Associates or the RDA. Neither the whole aprt nor any part of this report, nor any drawing, plan, other document or any information contained within it may be reproduced in any form without the prior written approval of Donald Insall Associates or the RDA as appropriate. All material in which the intellectual proprerty rights have been licenced to Donald Insall Associates or the RDA and such rights belong to third parties may be published or reproduced at all in any form, and any request for consent to the use of such material for publication or reproduction should be made directly to the owner of the intellectual property rights therein.

Element	**Ref**	**Drawing reference nos.**	**Description**	**Height/length**	**Condition**	**Repairs**	
Rev A 29th September 2025. Issue for LBC							
General note:							

Downpipe	R.01	2000	Cast Iron		Hopper and downpipe in need of clearing of any vegetation and silt.	Overhaul and redecorate Cast Iron rainwater goods. Clear off debris and silt to ensure free flowing.	
Downpipe	R.02	2000	Cast Iron		Hopper and downpipe in poor condition and in need of clearing of any vegetation and silt, refixing back to wall as required.	Allow for complete overhaul of cast iron rainwater goods with wire brush and redecorating. Include to recaulk joints/fix back to wall as required. Clear off debris and silt to ensure free flowing.	
Downpipe	R.03	2000	Cast Iron		Hopper and downpipe in poor condition and in need of clearing of any vegetation and silt, refixing back to wall as required.	Allow for complete overhaul of cast iron rainwater goods with wire brush and redecorating. Include to recaulk joints/fix back to wall as required. Clear off debris and silt to ensure free flowing.	
Downpipe	R.04	2000	Cast Iron		Hopper and downpipe in poor condition and in need of clearing of any vegetation and silt, refixing back to wall as required.	Allow for complete overhaul of cast iron rainwater goods with wire brush and redecorating. Include to recaulk joints/fix back to wall as required. Clear off debris and silt to ensure free flowing.	
Downpipe	R.05	2000	Cast Iron		Hopper and downpipe in need of clearing of any vegetation and silt.	Overhaul and redecorate Cast Iron rainwater goods. Clear off debris and silt to ensure free flowing.	
Downpipe	R.06	2000	Cast Iron		Hopper and downpipe in poor condition and in need of clearing of any vegetation and silt, refixing back to wall as required.	Allow for complete overhaul of cast iron rainwater goods with wire brush and redecorating. Include to recaulk joints/fix back to wall as required. Clear off debris and silt to ensure free flowing.	
Downpipe	R.07	2000	Cast Iron		Hopper and downpipe in poor condition and in need of clearing of any vegetation and silt, refixing back to wall as required.	Allow for complete overhaul of cast iron rainwater goods with wire brush and redecorating. Include to recaulk joints/fix back to wall as required. Clear off debris and silt to ensure free flowing.	
Downpipe	R.08	2000	Cast Iron		Hopper and downpipe in poor condition and in need of clearing of any vegetation and silt, refixing back to wall as required.	Allow for refixing of Cast Iron downpipers to walls and clear of vegetaion, debris and silt. Allow for complete overhaul of cast iron rainwater goods with wire brush and redecorating. Include to recaulk joints/fix back to wall as required.	
Downpipe	R.09	2000	Cast Iron		Hopper and downpipe in poor condition and in need of clearing of any vegetation and silt, refixing back to wall as required.	Allow for refixing of Cast Iron downpipers to walls and clear of vegetaion, debris and silt. Allow for complete overhaul of cast iron rainwater goods with wire brush and redecorating. Include to recaulk joints/fix back to wall as required.	
Downpipe	R.10	2000	Cast Iron		Hopper and downpipe in poor condition and in need of clearing of any vegetation and silt, refixing back to wall as required.	Allow for refixing of cast iron downpipes to walls and clear of vegetation, debris and silt. Allow for complete overhaul of cast iron rainwater goods with wire brush and redecorating.	
Downpipe	R.11	2000	Cast Iron		Hopper and downpipe in poor condition and in need of clearing of any vegetation and silt. Existing system not an adequate rainwater strategy	Wall to be dismantled and failed lintel replaced with s/s lintel. Outlet to be re-lined in new Code 6 lead. Architect to assess if route can be improved once wall dismantled.	
Downpipe	R.12	2000	Cast Iron		Hopper and downpipe in poor condition and in need of clearing of any vegetation and silt, refixing back to wall as required.	Allow for refixing of Cast Iron downpipers to walls and clear of vegetaion, debris and silt. Allow for complete overhaul of cast iron rainwater goods with wire brush and redecorating. Include to recaulk joints/fix back to wall as required.	
Downpipe	R.13	2000	Cast Iron		Hopper and downpipe in poor condition and in need of clearing of any vegetation and silt, refixing back to wall as required.	Allow for refixing of Cast Iron downpipers to walls and clear of vegetaion, debris and silt. Allow for complete overhaul of cast iron rainwater goods with wire brush and redecorating. Include to recaulk joints/fix back to wall as required.	

Downpipe	R.14	2000	Cast Iron		Hopper and downpipe in poor condition and in need of clearing of any vegetation and silt, refixing back to wall as required.	Allow for refixing of Cast Iron downpipers to walls and clear of vegetaion, debris and silt. Allow for complete overhaul of cast iron rainwater goods with wire brush and redecorating. Include to recaulk joints/fix back to wall as required.	
Downpipe	R.15	2000	Cast Iron with metal Leaf Cover		Channel drain covered in debris and vegetation. Leaf cover blocked and downpipe requires investigation	Clear out channel drain to fall. Remove and replace Leaf Cover in case of damage and clear out vegetation and blockages in downpipe	
Downpipe	R.16	2000	Cast Iron with metal Leaf Cover		Channel drain covered in debris and vegetation. Leaf cover blocked and downpipe requires investigation	Clear out channel drain to fall. Remove and replace Leaf Cover in case of damage and clear out vegetation and blockages in downpipe	
Downpipe	R.17	2000	Cast Iron		Hopper and downpipe in poor condition and in need of clearing of any vegetation and silt, refixing back to wall as required.	Allow for refixing of Cast Iron downpipers to walls and clear of vegetaion, debris and silt. Allow for complete overhaul of cast iron rainwater goods with wire brush and redecorating. Include to recaulk joints/fix back to wall as required.	
Gutter	G.01	3302	Cast Iron		Gutters, hoppers and downpipes in poor condition and in need of clearing of vegetation and silt, refixing back to wall.	Allow to renew gutter with new Cast Iron gutter of similar profile but larger capacity as per drawing to imrpove gutter capacity. Install lead DPC below gutter to further prevent water ingress. Renew s/s brackets to fix gutters on rafters	
Gutter	G.02	3302	Cast Iron		Gutters, hoppers and downpipes in poor condition and in need of clearing of vegetation and silt, refixing back to wall.	Allow to renew gutter with new Cast Iron gutter of similar profile but larger capacity as per drawing to imrpove gutter capacity. Install lead DPC below gutter to further prevent water ingress. Renew s/s brackets to fix gutters on rafters	
Gutter	G.03	3302	Cast Iron		Gutters, hoppers and downpipes in poor condition and in need of clearing of vegetation and silt, refixing back to wall.	Allow to renew gutter with new Cast Iron gutter of similar profile but larger capacity as per drawing to imrpove gutter capacity. Install lead DPC below gutter to further prevent water ingress. Renew s/s brackets to fix gutters on rafters	
Gutter	G.04	3302	Cast Iron		Gutters, hoppers and downpipes in poor condition and in need of clearing of vegetation and silt, refixing back to wall.	Allow to renew gutter with new Cast Iron gutter of similar profile but larger capacity as per drawing to imrpove gutter capacity. Install lead DPC below gutter to further prevent water ingress. Renew s/s brackets to fix gutters on rafters	