

Existing Condition

Approximately 15m long cast iron (assumed) sectional trough gutter laid to discharge at each end via a spitter pipe onto the roof areas at the east end onto the flat roof and west (inclined trough) ends. The cast iron gutters are assumed to have failed at the joints in the individual sections and have subsequently been lined in a flexible bituminous sheeting (Red mineral faced felt?).

Red mineral faced felt has been used as a flashing from the Nave north wall dressed underneath the lower plinth cill brick and down into the existing cast iron trough gutter.

The existing trough is assumed to be supported off horizontal bearers from the inclined joists of the North Aisle roof structure (south side). The bearers may have been fixed to provide a nominal fall from the centre of the gutter to the east and west outlets.

Inclined joists of the North Aisle roof structure (south side) are assumed to be fixed to a wall plate set on top of a wall thickening to the north side of the arcade to the Nave.

Originally, it is likely that the slates would have terminated over the cast iron trough gutter but it appears that this detail has been altered when the roof to the North Aisle was renewed. The presence of a now brittle black sarking felt (BS5747) would suggest that this was likely to have taken place in the 1970's or 80's. It is assumed that at this time, a secondary tilting fillet was introduced a further up the roof slope thereby providing a wider more accessible gutter for maintenance (loft traffic). A lead flashing was then used to weatherproof the exposed sarking board at the junction with the cast iron trough. The gutter was then dressed down into the gutter and was then dressed up and over the new tilting fillet and tacked to the sarking boards which terminate at the first listing batten. The exposed lead which has been the subject of the recent lead theft incidents and has been replaced with a temporary Ubiflex sheet repair.

Over the length of the cast iron gutter 3 no. rainwater pipes from the Nave roof over discharge into the gutter via anti splash shoes just above and partially onto, the plinth cill course to the windows. These are encouraging the growth of moss on the plinth bricks which would suggest the run off is saturating the brickwork in these three locations.

01 ~~Carefully remove, clean off and set aside in safe storage for reuse, the existing clay ridge tile to the North Aisle apex. On completion of the new roof covering to the south face of the roof, the ridge tiles are to be rebedded on 3:1 (sand: cement) mortar, colour to match existing and pointed up to present a weatherproof finish.~~

02 3no. courses of (REV A) the existing slate roof finish to North Aisle southside to be carefully stripped back to existing substrate/ roof joists. Include for removal of Ubblex temporary repair and for all boarding/ tilting battens at gutter. Assess slates for reuse and sort/ record/ store in safe position. Repair/ renew damaged and rotten areas of boarding/structural timbers as necessary. Lay Proctor's Roofshield breathable underlay in accordance with manufacturer's recommendations, and 50 x 32mm tanalised slating battens to accept re-laid slates in regular courses. Make up any shortfall in reclaimed matching slates, carefully sourced to follow existing in size, texture and edge finish (allow 40%). Minimum slate head lap: 75mm.

03 ~~Carefully strip out existing felt lined cast iron trough gutter and associated felt flashings/boarding to expose substrate and bearers. Gutter is to be replaced with new termite coated stainless steel box gutter (nominal size 200mm wide by 175mm high) in maximum 6m sections with T-Pren expansion joints with soldered joints. Gutter to be laid on Met Mat polyester fleece underlay on new gutter bottom formed in softwood penny boarding on treated softwood bearers with nominal fall from centre point to cast and west out.~~

04 At upstand to north wall of Nave, the new gutter is to have a new TCSS flashing with a minimum 100mm lap down into gutter and dressed/wedged into mortar joint below the lower plinth brick to window cills. Joint to be pointed up on completion with compatible coloured mastic to architects approval. Allow for TCSS clips at maximum 450mm centres along loose edge of flashing.

05 At locations of existing cast iron rainwater pipes, allow for providing TCSS splash plate dressed behind existing anti-splash shoes, up wall no course and dressed into bed joint. Wedge and point as noted elsewhere. Plate to be a minimum of 300mm wide with 50mm upstanding edges to direct water down and into gutter. Allow for clipping leading edges in two locations.

06 To roof finish, slates on the *first 3 courses* (REV A) are to be re-laid to allow the formation of an inclined TCSS flashing/impact plate over lower 450mm of roof slope. This is to allow for foot traffic for future maintenance access. Flashing to be dressed a minimum 75m down into gutter and secured with clips at maximum 450mm centres along loose edge of flashing. Flashing to be then dressed up over new sarking boards to form the inclined section of impact plate and then over the new tilting fillet/sarking boards before being dressed over the first slating batten. Battens and tilting fillet locations are to be set out and approved by the architect prior to fixing.

07 At each end (east and west) new trough gutter is to be formed to be dressed through projecting raking gables. The existing copings and supporting brickwork is to be carefully dismantled (see below) to allow the installation of the last section of gutter to each end. Once gutter is fixed and tested, the brickwork course over the gutter and below the flat end coping is to be rebuilt off a new 8mm by 200mm stainless steel flat plate lintol prior to the reinstallation of the flat coping and doc/fishing detail.

08 ~~At each end of the gutter, the gutter bottom is to incorporate a minimum 100mm outlet spigot which is to be dressed into a 100mm aluminium circular rainwater spitter leading down onto the roof areas at each end. The spitter is to be fixed on traditional hardwood bobbins fixed into the joints of the adjacent brickwork. The spitter is to terminate approximately 75mm above roof surface onto which it discharges with anti-splash shoe.~~

09 ~~The gutter ends are also to incorporate a cut out chute providing a 50mm high weir so that if the outlet pipe becomes blocked, the water will exit the gutter before it builds up to such an extent that it exceeds the depth of the gutter.~~

10 At east and west end of the North Aisle, south face roof, the existing terracotta raking copings are to be carefully dismantled, cleaned off and set aside for reuse. Clean out well head and prepared for rebedding raking copings. Copings are to be bedded on Icopal Extra Load Alumite DPC undercloak carefully cut back to have 10mm overhang each side of upstanding gable. Re-bed and point up raking copings on 3:1 (sand-cement) mortar colour to match existing.

11 ~~Reform raking cover flashings/aprons in TCSS dressed under new DPC undercloak and into new secret gutter detail. To be pointed with compatible mastic pointing to manufacturers recommendations.~~

12 ~~Form secret gutter detail to inside faces of east and west raking gables in terne coated stainless steel to be dress up wall to give min. 65mm cover from flashing, and 65mm above top surface of slates. At slate edge finish with welt over 32x25mm untreated s/w batten.~~

13 Internal Finishes.

The internal lath and plaster (assumed) finishes to the ceiling are carefully cut back and removed between the decorative ribs for a dimension of 600mm from the junction with the wall to allow the timber roof trusses to be exposed. The contractor is to ensure the minimum damage is caused to the decorative cornice and mouldings. The joist ends should remain exposed for a minimum of 3 months before the finishes are made good using plasterboard and skim and the consequential damage to the decorative finishes are made good. The junction between the new plasterboard and retained lath & plaster is to be reinforced with mesh prior to the application of the skim & finish. The plasterboard will need to be fixed on packers to provide a flush surface with the existing.

A	East End: Flat roof section to parapet
B	East End: Low pitched copper roof
C	Lady Chapel: Copper Apsidal roof with standing seams and perimeter gutter
D	North Aisle (South): Pitched roof with valley / abutment gutter to Nave north wall
E	North Aisle (South): Valley / abutment gutter to Nave north wall
F	West End: Flat roof pitched section up to Nave north wall
G	West End: Pitched section up to Nave north wall
	Existing roof (no current required works)

Notes:
Where possible, replace any lead with TCSS or Ubiflex to reduce the risk of further targeted attacks whilst improving the efficiency of the rainwater discharge .

btp
ARCHITECTS

RIBA 
Chartered Practice 

CLIENT: The Parish of Our Lady of Mount Carmel Blackley

PROJECT: Our Lady of Mount Carmel, Blackley

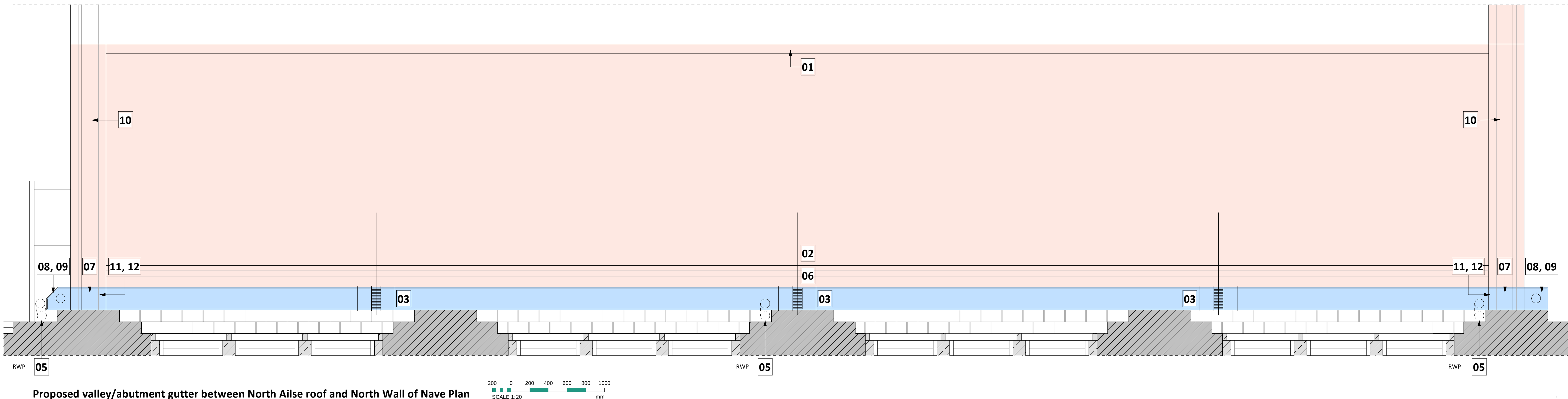
DESCRIPTION:

Repair Proposal - North Aisle / Abutment Gutter

PURPOSE OF ISSUE:			
Construction			
DRAWN BY:	CHECKED	DATE:	SCALE @ A1:
JW	AP	09.06.23	As indicated
JOB NO:	STATUS CODE:	DRAWING NO:	REV
4200	A	103	A
FILE IDENTIFIER:			
MC-BTP-00-ZZ-DR-A-4200_103.A			
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A	18.09.23	JW	Purpose of issue updated to construction and notes updated to reflect updated scope of work following tender
Rev	Date	Int	Description

CONSTRUCTION ISSUE



Sectional Elevation through abutment gutter (Nave North Elevation)

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Do not scale from this drawing. Do not take measurements from the CAD base. Any discrepancies are to be reported to the architect for clarification.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.