DONALD INSALL ASSOCIATES

Rainwater Goods Schedule

Chetham's Library, Manchester
Project Code: CHETM.04

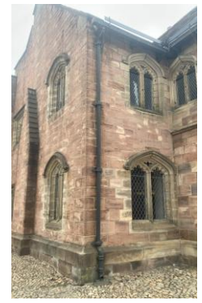
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Issue Date	Revision	Prepared by	Checked by	Notes
24.08.26	0	EXW	RZM	Initial issue
25.08.26	1	EXW	RZM	Issued for LBC
13.10.26	2	EXW	RZM	RWP.26 notes updated - revisions shown in red.

Element	Reference	Drawing Ref. No.	Description	RWP diameter	Condition	Repairs	Photo(s)
General notes to all down pipes: - Allow for new stainless steel fixings and hardwood bobbins to downpipe brackets. - Rub down and assess the condition of all downpipe brackets and allow for replacement (assume 60%) - Structural engineer to review underground drainage strategy once CCTV inspection complete. **Underground drainage repairs will be subject to separate LBC application.** - Allow to remove previous redundant/ ferrous fixings and refill previous fixing holes with suitable lime mortar mix   							
Downpipe	RWP.01	2000	Cast Iron	3.5"/ 90mm	Cast iron downpipe.	Overhaul, reseal joints, rub down and repaint downpipe. Provisionally allow to add new gulley beneath with cast iron grate (tbc based on findings of CCTV survey). Ensure watertight upon completion.	  

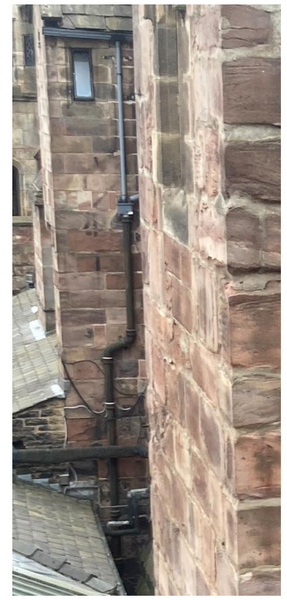
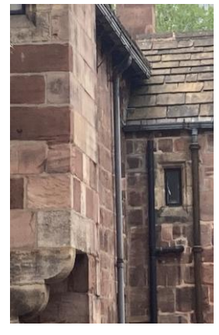
Element	Reference	Drawing Ref. No.	Description	RWP diameter	Condition	Repairs	Photo(s)
Downpipe	RWP.02	2000	Cast Iron	5"	Staining to masonry behind down pipe and missing mortar suggests past failure. Paint is peeling and signs of rust to rainwater pipe. Pipe is dripping indicating it is blocked and there is build up of silt to the gulley. Corresponding pipe embedded in ground has hole in, leaving vulnerable to silt accumulation / blockage.	Rub down and redecorate, seal joints and replace all corroded / cracked sections to match existing. Ensure watertight upon completion.	 
Downpipe	RWP.03	2000	Cast Iron	3"	Paint is peeling and signs of rust to rainwater pipe. Drains into ground with plastic drain cover.	Rub down, seal joints and redecorate. Replace drain cover with new cast iron to match existing cast iron on site. Ensure watertight upon completion.	
Downpipe	RWP.04	2000	Cast Iron	4.5"/ 110mm	Cast iron down pipe appears to be modern, overall in adequate condition with some flaking paint. Drains into ground with plastic drain cover.	Rub down, seal joints and redecorate. Replace drain cover with new cast iron to match existing cast iron on site. Ensure watertight upon completion.	 

Element	Reference	Drawing Ref. No.	Description	RWP diameter	Condition	Repairs	Photo(s)
Downpipe	RWP.05	2000	Cast Iron	4.5"/ 110mm	Cast iron down pipe appears to be modern, overall in adequate condition with some flaking paint. Drains into ground with rusted assumed cast iron cover drain.	Rub down, seal joints and redecorate. Replace drain cover with new cast iron to match existing cast iron on site. Ensure watertight upon completion.	 
Downpipe	RWP.06	2000	Cast Iron	4.5"/ 110mm	Cast iron down pipe appears to be modern, overall in adequate condition with some flaking paint. Drains into ground with rusted assumed cast iron cover drain.	Rub down, seal joints and redecorate rainwater pipe and gulley. Ensure watertight upon completion.	 

Element	Reference	Drawing Ref. No.	Description	RWP diameter	Condition	Repairs	Photo(s)
Downpipe	RWP.07	2000	Cast Iron	5"/ 120mm	Flaking paint and heavily corroded.	Replace with new cast iron to match existing, replace with new shoe to discharge water into drain. Ensure watertight upon completion. Provisionally allow to add new gulley beneath with cast iron grate (tbc based on findings of CCTV survey). Ensure watertight upon completion.	 
Downpipe	RWP.08	2000	Cast Iron	3"	Paint is peeling and signs of rust to rainwater pipe. Drains into ground.	Rub down, seal joints and redecorate. Replace with new cast iron shoe to discharge water into drain. Ensure watertight upon completion. Provisionally allow to add new gulley beneath with cast iron grate (tbc based on findings of CCTV survey). Ensure watertight upon completion.	

Element	Reference	Drawing Ref. No.	Description	RWP diameter	Condition	Repairs	Photo(s)
Downpipe	RWP.09	2000	Assumed cast iron	Assumed 5"/ 120mm	Paint is peeling and signs of rust to rainwater pipe. Drains into ground.	Rub down, seal joints and redecorate. Replace with new cast iron shoe to discharge water into drain. Ensure watertight upon completion. Provisionally allow to add new gulley beneath with cast iron grate (tbc based on findings of CCTV survey). Ensure watertight upon completion.	
Downpipe	RWP.10	2000	Cast Iron	5"/ 120mm	Paint is peeling and signs of rust to rainwater pipe. Plastic drain cover. Hopper appears to be cast iron and is heavily rusting.	Rub down, seal joints and redecorate rainwater pipe and hopper. Remove ferrous fixings and repoint fixing holes with suitable lime mortar mix. Allow for reconfiguration of lower 600mm of dp to fix into yellow sandstone. Include to move gulley circa 500mm to facilitate and extend existing underground drainage as required.	  

Element	Reference	Drawing Ref. No.	Description	RWP diameter	Condition	Repairs	Photo(s)
Downpipe	RWP.11	2000	Aluminium with GRP offset	110mm	Aluminium down pipe, evidence of previous fixings adjacent.	Replace with cast iron rainwater pipe, shoe and gulley. Provisionally allow to add new gulley beneath with cast iron grate (tbc based on findings of CCTV survey). Ensure watertight upon completion.	 
Downpipe	RWP.12	2000	No access to inspect- assume aluminium	N/A	Allow access for closer inspection	Allow to replace with cast iron.	
Downpipe	RWP.13	2000	No access to inspect- assume aluminium	N/A	Allow access for closer inspection	Allow to replace with cast iron.	

Element	Reference	Drawing Ref. No.	Description	RWP diameter	Condition	Repairs	Photo(s)
Downpipe	RWP.14	2000	Plastic and cast iron sections	Assume 4"	14a- Cut off cast iron rainwater pipe at ground level. 14b- Assumed plastic downpipe and hopper at high level, cast iron to lower level.	14a- Cap off to prevent issues with rodents. Investigate if any underground drainage linked to this is blocked off. Provisionally allow to fill with grout in accordance with Approved Document H. 14b- Replace plastic downpipe and hopper with cast iron. Rub down,seal and redecorate existing cast iron down pipe.	 14a  14b
Downpipe	RWP.15	2000	No access to inspect- assume plastic	Assume 4"	Assumed plastic down pipe drains into hopper.	Replace with cast iron and improve configuration to allow to drain more effectively. Exact route tbc on site following completion of CCTV survey.	
Downpipe	RWP.16	2000	No access to inspect- assume plastic	Assume 4"	Temporary flexible PVC plastic pipe routing water into gulley from downpipe.	Replace in cast iron- structural engineer to advise on underground drainage options upon completion of CCTV survey.	 

Element	Reference	Drawing Ref. No.	Description	RWP diameter	Condition	Repairs	Photo(s)
Downpipe	RWP.17	2000	Cast iron	Assume 4"	Plastic soil stack appears close to window which may contravene building regulations. Plastic pipe not in keeping with significance of building. Cast iron rainwater pipe does not meet gulley. Temporary collar currently in place. Paint flaking/ signs of rust.	The opening of ventilation pipes should be located at least 900mm above any building with a window within three metres of the pipe. Allow to replace in cast iron to bring in line with regulations. Rub down and redecorate cast iron down pipe and hopper, replace shoe and plastic drain cover with cast iron.	  
Downpipe	RWP.18	2000	Assume plastic	Assume 4"	Plastic down pipe with inadequate plastic hopper with grey water soil pipes draining into it.	Replace with cast iron down pipe, hopper and shoe. Ensure watertight upon completion. Allow to reconfigure soil drainage-viability of existing combined drainaged tbc upon completion of CCTV drainage survey.	 

Element	Reference	Drawing Ref. No.	Description	RWP diameter	Condition	Repairs	Photo(s)
Downpipe	RWP.19	2000	Assume plastic	Assume 4"	Assume plastic down pipe.	Replace with cast iron. Ensure watertight upon completion. Allow to reconfigure soil drainage-viability of existing combined drainaged tbc upon completion of CCTV drainage survey.	
Downpipe	RWP.20	2000	Cast iron	4"	Cast iron downpipe - paint is peeling/ rusting. Shoe is heavily corroded.	Rub down, seal and redecorate. Replace shoe with cast iron to match existing. Ensure watertight upon completion.	 
Downpipe	RWP.21	2000	Plastic	4"	Plastic down pipe.	Replace with cast iron. Ensure watertight upon completion.	

Element	Reference	Drawing Ref. No.	Description	RWP diameter	Condition	Repairs	Photo(s)
Downpipe	RWP.22	2000	Hargreaves cast iron	4"	Appears to be modern, currently embedded into the wall making maintenance behind downpipe inaccessible.	Rub down, seal and redecorate, new hardwood bobbins to move downpipe away from wall to allow for better maintenance. Ensure watertight upon completion. Provisionally allow to add new gulley beneath with cast iron grate (tbc based on findings of CCTV survey).	 
Downpipe	RWP.23	2000	Cast iron	4"	Cast iron downpipe - paint is peeling/ rusting. Crack to collar of pipe.	Overhaul, seal, rub down and redecorate. Allow to replace all sections damaged beyond reasonable repair with new to match existing. Replace downpipe brackets with corner brackets to match existing. Ensure watertight upon completion. Provisionally allow to add new gulley beneath with cast iron grate (tbc based on findings of CCTV survey).	  

Element	Reference	Drawing Ref. No.	Description	RWP diameter	Condition	Repairs	Photo(s)
Downpipe	RWP.24	2000	Cast iron	4"	Lower section of downpipe has been poorly repaired with unknown coating. Paint peeling, signs of rust and down pipe not fixed into wall at high level. Drains into ground with rusting drain cover.	Overhaul, rub down and redecorate rainwater pipe and grate. Allow to replace all sections damaged beyond reasonable repair with new to match existing. Replace downpipe brackets with corner brackets and new high level fixings to match existing and remove redundant brackets.	
Downpipe	RWP.25	2000	Hargreaves cast iron	4"	Appears to be modern, with plastic shoe and plastic drain cover.	Rub down, seal and redecorate rainwater pipe. Replace plastic shoe and drain cover with cast iron. Ensure watertight upon completion.	 

Element	Reference	Drawing Ref. No.	Description	RWP diameter	Condition	Repairs	Photo(s)
Downpipe	RWP.26	2000	Plastic/ Cast Iron	4"	Plastic rainwater pipe has been collared onto cast iron downpipe.	Rub down, overhaul and repair cast iron downpipe. Reportedly downpipe is a temporary solution following removal of Palatine. Reconsolidate/ remove temporary layout and replace with cast iron foot with gulley drain and cast iron cover. Structural engineer to advise on below ground drainage upon completion of CCTV survey, exact layout/ drainage route TBC.	 
Downpipe	RWP.27	2000	Provide new cast iron downpipe using previous fixing holes.	4"	N/A	Allow for new cast iron down pipe pending results of CCTV survey and confirmation of ability to connect into an O/G drainage system.	
Downpipe	RWP.28	2000	Provide new cast iron downpipe using previous fixing holes.	4"	N/A	Allow for new cast iron down pipe pending results of CCTV survey and confirmation of ability to connect into an O/G drainage system.	

Element	Reference	Drawing Ref. No.	Description	RWP diameter	Condition	Repairs	Photo(s)
Downpipe	RWP.29	2000	Provide new cast iron downpipe using previous fixing holes.	4"	N/A	Allow for new cast iron down pipe pending results of CCTV survey and confirmation of ability to connect into an O/G drainage system.	

Element	Reference	Drawing Ref. No.	Description	Length	Condition	Repairs	Photo(s)
Gutter general notes: - Allow for allow for high level inspection to assess material and condition. - Allow for removal of snowboards and and provisionally allow for renewal of all gutters in cast iron to match existing dimensions. Allow to repoint previous fixing holes in suitable lime mortar mix. - Allow to remove all gutter brackets for CA inspection, rub down and redecorate.							
Gutter	G1	2000	Assumed aluminium, allow for high level inspection to assess material and condition.	3m	Gutter arrangement with one gutter running on top of and draining into another is vulnerable.	If cast iron- rub down, overhaul, repaint and reseal joints as required. Allow to replace in new cast iron to match existing profile if currently aluminium.	
Gutter	G2	2000	Assumed aluminium, allow for high level inspection to assess material and condition.	1.8m	Gutter arrangement with one gutter running on top of and draining into another is vulnerable.	If cast iron- rub down, overhaul, repaint and reseal joints as required. Allow to replace in new cast iron to match existing profile if currently aluminium.	
Gutter	G3	2000	Assumed aluminium, allow for high level inspection to assess material and condition.	1.8m	Gutter arrangement with one gutter running on top of and draining into another is vulnerable.	If cast iron- rub down, overhaul, repaint and reseal joints as required. Allow to replace in new cast iron to match existing profile if currently aluminium.	

Element	Reference	Drawing Ref. No.	Description	Length	Condition	Repairs	Photo(s)
Gutter	G4	2000	Assumed aluminium, allow for high level inspection to assess material and condition.	13m	Paint flaking/ signs of rust.	If cast iron- rub down, overhaul, repaint and reseal joints as required. Allow to replace in new cast iron to match existing profile if currently aluminium.	
Gutter	G5	2000	Assumed aluminium, allow for high level inspection to assess material and condition.	5.3m	Paint flaking/ signs of rust.	If cast iron- rub down, overhaul, repaint and reseal joints as required. Allow to replace in new cast iron to match existing profile if currently aluminium.	
Gutter	G6	2000	Assumed aluminium, allow for high level inspection to assess material and condition.	34m	Paint flaking/ signs of rust.	If cast iron- rub down, overhaul, repaint and reseal joints as required. Allow to replace in new cast iron to match existing profile if currently aluminium.	
Gutter	G7	2000	Assumed aluminium, allow for high level inspection to assess material and condition.	8m	Paint flaking/ signs of rust.	If cast iron- rub down, overhaul, repaint and reseal joints as required. Allow to replace in new cast iron to match existing profile if currently aluminium.	

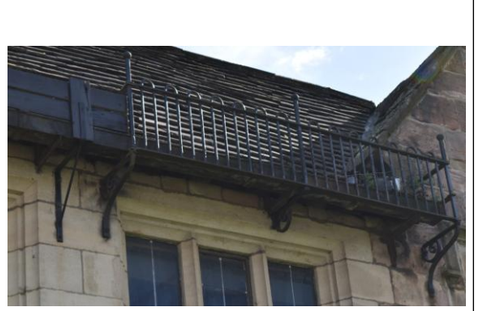
Element	Reference	Drawing Ref. No.	Description	Length	Condition	Repairs	Photo(s)
Gutter	G8	2000	Assumed aluminium, allow for high level inspection to assess material and condition.	4.2m	Paint flaking/ signs of rust.	If cast iron- rub down, overhaul, repaint and reseal joints as required. Allow to replace in new cast iron to match existing profile if currently aluminium.	
Gutter	G9	2000	Assumed aluminium, allow for high level inspection to assess material and condition.	13.7m	Open joints and peeling paint to rainwater goods	If cast iron- rub down, overhaul, repaint and reseal joints as required. Allow to replace in new cast iron to match existing profile if currently aluminium.	

Element	Reference	Drawing Ref. No.	Description	Length	Condition	Repairs	Photo(s)
Gutter	G10	2000	Assumed aluminium, allow for high level inspection to assess material and condition.	6.9m	Gutters are dirty, showing signs of rust.	If cast iron- rub down, overhaul, repaint and reseal joints as required. Allow to replace in new cast iron to match existing profile if currently aluminium.	 
Gutter	G11	2000	Assumed aluminium, allow for high level inspection to assess material and condition.	20m	Rust visible in areas.	If cast iron- rub down, overhaul, repaint and reseal joints as required. Allow to replace in new cast iron to match existing profile if currently aluminium.	 

Element	Reference	Drawing Ref. No.	Description	Length	Condition	Repairs	Photo(s)
Gutter	G12	2000	Ogee gutter- assumed GRP based on high level access provided as part of opening up works.	16.6m	Assumed GRP- staining at joints suggests leaks/ open joints.	Replace in cast iron to match existing profile. Ensure existing brackts capable of holding additional weight when high level access available for inspection. Rub down and redecorate brackets, replacing any too severely corroded with new to match existing.	
Gutter	G13	2000	Ogee gutter- assumed GRP	14.4m	Assumed GRP- staining at joints suggests leaks/ open joints.	Replace in cast iron to match existing profile. Ensure existing brackts capable of holding additional weight when high level access available for inspection. Rub down and redecorate brackets, replacing any too severely corroded with new to match existing.	

Element	Reference	Drawing Ref. No.	Description	Length	Condition	Repairs	Photo(s)
Gutter	G14	2000	Ogee gutter- assumed GRP	1.3m	Assumed GRP- staining at joints suggests leaks/ open joints.	Replace in cast iron to match existing profile. Ensure existing brackts capable of holding additional weight when high level access available for inspection. Rub down and redecorate brackets, replacing any too severely corroded with new to match existing.	
Gutter	G15	2000	Ogee gutter- assumed GRP	1.3m	Assumed GRP- staining at joints suggests leaks/ open joints.	Replace in cast iron to match existing profile. Ensure existing brackts capable of holding additional weight when high level access available for inspection. Rub down and redecorate brackets, replacing any too severely corroded with new to match existing. Ensure watertight upon completion.	

Element	Reference	Drawing Ref. No.	Description	Length	Condition	Repairs	Photo(s)
Gutter	G16	2000	Ogee gutter- assumed GRP	1.7m	Assumed GRP- staining at joints suggests leaks/ open joints.	Replace in cast iron to match existing profile. Ensure existing brackts capable of holding additional weight when high level access available for inspection. Rub down and redecorate brackets, replacing any too severely corroded with new to match existing. Ensure watertight upon completion.	
Gutter	G17	2000	Ogee gutter- assumed GRP	1.7m	Gutter brackets are rusting, with limited support to the end length of the gutter.	Replace in cast iron to match existing profile. Ensure existing brackts capable of holding additional weight when high level access available for inspection. Rub down and redecorate brackets, replacing any too severely corroded with new to match existing. Add bracket to the end length of the gutter to match existing. Ensure watertight upon completion.	

Element	Reference	Drawing Ref. No.	Description	Length	Condition	Repairs	Photo(s)
Gutter	G18	2000	Ogee gutter- assumed GRP	10m	Assumed GRP- staining at joints suggests leaks/ open joints.	Replace in cast iron to match existing profile. Ensure existing brackts capable of holding additional weight when high level access available for inspection. Rub down and redecorate brackets, replacing any too severely corroded with new to match existing. Ensure watertight upon completion.	
Gutter	G19	2000	Assumed aluminium, allow for high level inspection to assess material and condition.	25.3m	Visibility of the main gutter is obstructed by the snowboards. Paint flaking from gutters. Vegetation growing to south end.	If cast iron- clear out vegetation, rub down, overhaul, repaint and reseal joints as required. Allow to replace in new cast iron to match existing profile if currently aluminium. Ensure watertight upon completion.	

Element	Reference	Drawing Ref. No.	Description	Length	Condition	Repairs	Photo(s)
Gutter	G20	2000	Assumed aluminium, allow for high level inspection to assess material and condition.	TBC	Gutters are dirty, showing signs of rust. Snowboards present	If cast iron- rub down, overhaul, repaint and reseal joints as required. Allow to replace in new cast iron to match existing profile if currently aluminium. Ensure watertight upon completion.	
Gutter	G21	2000	Assumed aluminium, allow for high level inspection to assess material and condition.	TBC	Gutters are dirty, showing signs of rust. Water staining to wall may indicate gutter is failing above. Snowboards present.	If cast iron- rub down, overhaul, repaint and reseal joints as required. Allow to replace in new cast iron to match existing profile if currently aluminium. Ensure watertight upon completion.	

Element	Reference	Drawing Ref. No.	Description	Length	Condition	Repairs	Photo(s)
Gutter	G22	2000	Assumed aluminium, based on high level access provided as part of opening up.	TBC	Gutters are dirty, showing signs of rust. Water staining to wall may indicate gutter is failing above. Snowboards present.	If cast iron- rub down, overhaul, repaint and reseal joints as required. Allow to replace in new cast iron to match existing profile if currently aluminium. Ensure watertight upon completion.	
Gutter	G23	2000	Assumed aluminium, allow for high level inspection to assess material and condition.	TBC	Gutters are dirty, showing signs of rust. Snowboards present to part of elevation	If cast iron- rub down, overhaul, repaint and reseal joints as required. Allow to replace in new cast iron to match existing profile if currently aluminium. Ensure watertight upon completion.	

Element	Reference	Drawing Ref. No.	Description	Length	Condition	Repairs	Photo(s)
Gutter	G24	2000	Assumed aluminium, allow for high level inspection to assess material and condition.	TBC	Gutters are dirty, showing signs of rust. Snowboards present to part of elevation	If cast iron- rub down, overhaul, repaint and reseal joints as required. Allow to replace in new cast iron to match existing profile if currently aluminium. Ensure watertight upon completion.	