NOTES

- Survey provided by others. No levels provided as part of survey information and details inaccurate. Contractor to set gutters etc. out on site to check buildability prior to commencement.
- All given measurements are indicative only and should be checked on site by the contractor.
- All leadwork to comply with Lead Sheet Academy Guidance.
- To be read in conjunction with Donald Insall Associates Preliminaries and Specification, and Structural Engineer's structural repair proposals.
- All existing sound slates from the roof shall be re-used for the new roof. All shortfall to be made up with reclaimed slate as NBS H62.
- All existing sound ridge tiles shall be re-used on the new roof, with any shortfall made good with tiles to match the existing, in material, size, colour and profile.
- All mortar used for repairs and re-laying the roof shall be lime based without the inclusion of any Portland cement. General mix for bedding shall be 1:3 hydrated lime : local sand, with some sharps.
- Coat of patination oil to be applied to exposed surface of all lead after layings as NBS H71/970.
- Maximum length of sheets including drips and over rolls as LSTA guidance.
- Please refer to Rainwater Schedule 6001 for futher details on rainwater goods.
- Please refer to stone repair drawings for futher details.
- Remove all redundant wasps nests, birds nests and bees nests found within the attic spaces. if any live nests found as part of the works, report to the architect immediately.
- All new and re-decorated Cast Iron rainwater goods to be painted Umbre Gray RAL 7022 as NBS M60.

Carry out timber repairs as recommended in RPL report dated 2 July 2025

RWP.07

Renew existing plastic downpipe with new as dwg 3306

Allow for new code 5 lead back gutter and flashings to chimney and new code 5 lead soakers as NBS H71 as LSA guidelines. See masonry drawings for repairwork. Partial access possible currently. CA and SE to inspect when complete access possible.

New lead capping detail to chimney as drawing 3305 and NBS H71 as per LSA guidelines.

Renew flashing using code 5 lead as LSA guidelines as NBS H71 and pointed using Leadmate as NBS H71/770.

Install Airtrak abutment ventilator at parapet as NHS H71/484A.

Allow to renew gutter supports in treated sw as NBS G20 as required.

Install new code 7 lead gutter as NBS H71 as per LSA guidelines on building paper underlay as NBS H71/647D with penny gap sw roof boarding as NBS H71/641D.

Install new layboard vent system as NBS H71/486A to top of existing lead tapered gutter.

AA 2100

Install new code 8 lead gutter as NBS H71 as per LSA guidelines on building paper underlay as NBS H71/647D with penny gap sw roof boarding as NBS H71/641D.

2820

Install new code 5 lead flashings and code 5 lead soakers to wall and slate roof junction as NBS H71 and LSA guidelines.

Firrings/Eaves board removed to allow slates to run down to porch roof.

New secret gutter. Detail to be reviewed with lead worker on site.

Firrings/Eaves board detail retained to end coping.

FR02

New lightning protection system to specialist design and installation integrated with building fabric. Detail to be approved by architect prior to install

Renew existing gutter with new no 54 profile gutter cast by Longbottoms Foundry.

Localised areas of rafters dipped slightly to RF03 West slope. Battens in this area to be packed to allow slates to run true.

Re-slate using sound slate salvaged from roof slopes (allow 75% salvaged slates) with remaining made up using matching reclaimed slates, on treated battens, on breathable sarking membrane as NBS H62.

New ridge tiles to match existing on an appropriate mix of lime mortar as NBS H62. No ridge ventilator required.

RWP.08

RF03

G.03

RWP.06

For repairs to dormers, see dwg 2010 and associated Structural Engineer details.

Re-slate using sound slate salvaged from roof slopes (allow 75% salvaged slates) with remaining made up using matching new slates, on treated battens, on breathable sarking membrane as NBS H62.

New ridge tiles to match existing on an appropriate mix of lime mortar as NBS H62. No ridge ventilator required.

Install new layboard vent system as NBS H71/486A to each side of new lead valleys.

RWP.05

Renew existing plastic downpipe with new as dwg 3306

Install new layboard vent system as NBS H71/486A to top of existing lead tapered gutter.

For repairs to dormers, see dwg 2011 and associated Structural Engineer details.

2445 2445 2445 2445 2445 2445 19565 50

RWP.13 RWP.14 RWP.15 RWP.16

G.04 G.05

RF02

2900 2900 2900 2900 2900

RWP.09 RWP.10 RWP.11 RWP.01

BB 2100

CC 2101

DD 2101

FR01

Allow for mastic asphalt roof as NBS J21/110 including skirtings and vertical work to parapet wall and abutments with reinforced bitumen separating layer as NBS J21/185.

South porch access currently unavailable. Conservation Architect and SE to assess once access is possible. Assume parapet to be dismantled to allow for existing damaged lead flashing to be removed.

18060

2810

RF01

RWP.04

Allow to re-slate using sound slate salvaged from roof slopes (allow 25% salvaged slates) with remaining made up using matching new slates, on treated battens, on breathable sarking membrane as NBS H62.

G.02

New length of no 54 profile gutter cast by Longbottoms Foundry including connection to hopper at R.04 through masonry as NBS H71.

Valley gutter junction detail as dwg 3305 and NBS H71.

Install new layboard vent system as NBS H71/486A to each side of new lead valleys.

Install code 5 flashings as NBS H71 if available width is less than 100mm, or new lead lined 'secret' abutment gutter along south side 100mm wide in code 5 lead as NBS H71,with code 5 lead flashing taken under new code 4 coping dpc and pointed using leadmate as NBS H71/770. To be agreed with architect on site once access available for measurement.

RWP.03

New code 5 lead soakers as NBS H71 as LSA guidelines.

New lightning protection system to specialist design and installation integrated with building fabric .Detail to be approved by architect prior to install

Valley gutter junction detail as dwg 3305 and NBS H71.

G.01

New length of no 54 profile gutter cast by Longbottoms Foundry as NBS H71.

2 nos. steel plates on purlins to East slope of RF01. Allow to rub down and repaint as NBS M60.

RWP.02

Install code 5 flashings as NBS H71 if available width is less than 100mm, or new lead lined 'secret' abutment gutter along south side 100mm wide in code 5 lead as NBS H71,with code 5 lead flashing taken under new code 4 coping dpc and pointed using leadmate as NBS H71/770. To be agreed with architect on site once access available for measurement.

01 / 2000 Roofplan - As Proposed

1:50 @ A1

Hatch Key:

Coloured areas of hatch indicate proposed fixtures, fittings or built fabric, to be added, as below:

(Light Blue) - Proposed to be added, viewed in elevation.

Asphalt flat roof.

Renew gutter in code 8 as NBS H71 and LSA guidelines. Gutters divided into 5 bays as per specialists design.

RF02 insulation strategy at ceiling level. Refer to dwg 3301,2010 and 3303 for further details.

Renew gutter in code 9 as NBS H71 and LSA guidelines. Gutters divided into 6 bays as HCR recommendations.

Renew gutter in code 8 as NBS H71 and LSA guidelines. Gutters divided into 6 bays as per specialists design.

Install code 5 flashings as NBS H71 if available width is less than 100mm, or new lead lined 'secret' abutment gutter along south side 100mm wide in code 5 lead as NBS H71,with code 5 lead flashing taken under new code 4 coping dpc and pointed using leadmate as NBS H71/770. To be agreed with architect on site once access available for measurement.

0 0.5 1 2.5 m

Scale 1:50

Notes

1. Any dwg format drawing is to be read in conjunction with and at the scale of the accompanying pdf.
2. Where colours other than black or grey are used, the drawing must be plotted in colour.
3. For status 'C' (Construction) drawings all dimensions are to be checked on site by the contractor, scaling is for Local Authority purposes only.
4. Unless otherwise indicated, all dimensions are in millimeters.
5. All information on this drawing is to be read in conjunction with the relevant Donald Insall Associates specification and trade contractors' drawings and information by specialists.
6. In the event of any discrepancy, please contact us immediately.
7. This drawing may contain survey information by others and is to be used solely for the purposes for which it was issued.
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Drawing Status

- **F** Feasibility
- **S** Sketch Design
- **P** Planning
- **B** Building Control
- **D** Developed Design
- **M** Measurement
- **T** Tender
- **C** Construction
- **R** Record

Rev	Date	Dwn	Auth	Revision
8	31-10-2025	SZA	RZM	Gutter and RWG updates
7	20-10-2025	SZA	RZM	Gutter and RWG updates
6	15-08-2025	SZA	RZM	Gutter and RWG updates
5	15-08-2025	SZA	RZM	Gutter detail updates
4	04-08-2025	SZA	RZM	Construction Issue post site visit updates.
3	16-07-2025	SZA	RZM	Issue for Construction
2	08-07-2025	SZA	RZM	Issue post DTM Updates
1	16-06-2025	SZA	RZM	Issue post main roof stripping out site visit.
0	14-04-2025	SZA	RZM	Issued for Tender

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Touchstones Art Gallery, Rochdale

Roof Zone 1
Roofplan - As Proposed

Project	No
RTAG.03	2000
Scale (A1)	Status / Revision
1:50	5C / 8