

RTAG.03
Rainwater Goods Schedule
Touchstones Gallery

File Name											
RTAG-DIA-XX-XX-SH-A-6001-RainwaterGoodsSchedule											
Date		Prepared by		Approved by		Status code		Version Number		Purpose of issue	
13/03/2025		ELE		RZM		4D		1		For RIBA Stage 4 costing	
24/04/2025		ELE		RZM		4T		2		Tender Issue	
04/08/2025		ELE		RZM		5C		3		Construction Issue	
03/09/2025		ELE		RZM		5C		4		Gutter Updates	
31/10/2025		ELE		RZM		5C		5		Gutter Updates	
10/11/2025		ELE		RZM		5C		6		RWP Updates post site visit	
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Element	Reviewed at Previous Site Visit	Ref	Drawing reference nos.	Description	Height/length	Condition	Repairs			NBS spec refs	
Rev 6 10th November 2025.											
General note: All RWG to be painted as Umbre Gray RAL 7022 as NBS M60. Works in the schedule to be implemented on site, with donwpipes being retained in-situ unless otherwise noted. Specification sections only relevent for localised items relating to repair works. All existing downpipes and gutters to be tested for watertightness and blockages.											
EAST ELEVATION											
Downpipe		1	2201	Cast iron hopper and downpipe	3643	Existing scaffold makes the hopper and outlet inaccessible for survey. CA to assess when access available. Currently, only a brief visual survey done.	Dismantle hopper from downpipe to check (assumed lead) connection. Provisionally allow to renew lead connection between hopper and downpipe, re-lining hopper internally as part of works. Refurbish and repaint existing hopper and refix. Refurbish and repaint downpipe in-situ. Replace missing fixing bolts as required.			R10/112A M60/123	

Downpipe		2	2201	Cast iron hopper and lead and cast iron downpipe	4731	Downpipe mix of lead and cast iron. Generally in adequate condition with some repairs required.	Refurbish hopper and downpipe, prepare and repaint in situ. Replace bottom section with new cast iron section and bracketry. Bracketry to match existing original higher up downpipe	R10/112A M60/123 R10/317
Downpipe		3	2201	Cast iron hopper and GRP Plastic downpipe	5421	Generally adequate condition	Refurbish hopper and downpipe, prepare and repaint in situ.	R10/112A M60/124
Downpipe		4	2201	Cast iron hopper and GRP Plastic downpipe	6409	Generally adequate condition	Refurbish hopper and downpipe, prepare and repaint in situ.	R10/112A M60/124
Gutter	R	1	2201	Cast Iron Gutter	3524	Gutter examined to have multiple cracks and in need of replacement.	New Cast Iron gutter to match existing in Moulded Ogee profile - painted finish profile no 54 by Longbottoms Foundry including connection to hopper at R.04 through masonry. New stainless steel brackets at the end rafters to be installed to fix new gutter in place as dwg 02/3303.	R10/315 M60/123
Gutter	R	2	2201	Cast Iron Gutter	3437	Gutter examined to have multiple cracks and in need of replacement.	New Cast Iron gutter to match existing in Moulded Ogee profile - painted finish profile no 54 . New stainless steel brackets at the end rafters to be installed to fix new gutter in place as dwg 02/3303.	R10/316 M60/123
NORTH ELEVATION								
Element		Ref	Drawing reference nos.	Description	Height/length	Condition	Repairs	NBS spec refs
Downpipe		5	2202	Plastic hoppers and downpipes.	10068	Existing Plastic Hoppers and downpipes North Elevation clear at time of inspection however poor connections from downpipes to hoppers needs to be addressed. Hoppers are loose from wall and need to be refixed	New plain hopper in cast iron - painted finish. New 100mm diameter, cast iron downpipe, painted finish. See dwg 3306 for further details	R10/376 M60/123
Downpipe		6	2202	Plastic hoppers and downpipes.	10231	Existing Plastic Hoppers and downpipes North Elevation clear at time of inspection however poor connections from downpipes to hoppers needs to be addressed. Hoppers are loose from wall and need to be refixed	New plain hopper in cast iron - painted finish. New 100mm diameter, cast iron downpipe, painted finish. See dwg 3306 for further details	R10/376 M60/123
Downpipe		7	2202	Plastic hoppers and downpipes.	10273	Existing Plastic Hoppers and downpipes North Elevation clear at time of inspection however poor connections from downpipes to hoppers needs to be addressed. Hoppers are loose from wall and need to be refixed	New plain hopper in cast iron - painted finish. New 100mm diameter, cast iron downpipe, painted finish. See dwg 3306 for further details	R10/376 M60/123
Downpipe		17	2202	Plastic hoppers and downpipes.		Existing Plastic Hoppers and downpipes North Elevation clear at time of inspection however poor connections from downpipes to hoppers needs to be addressed. Hoppers are loose from wall and need to be refixed	New plain hopper in cast iron - painted finish. New 100mm diameter, cast iron downpipe, painted finish. See dwg 3306 for further details	R10/376 M60/123
WEST ELEVATION								
Element		Ref	Drawing reference nos.	Description	Height/length	Condition	Repairs	NBS spec refs
Downpipe		8	2203	Cast Iron	4552	Cast iron hoppers full of vegetation and debris and fixings have come loose to downpipe.	Remove and refurbish hopper and downpipe, prepare and repaint. Refix in original position. Retain and repaint existing downpipe fixing brackets and secure with new s/s fixings timber bobbins as	R10/112A M60/123 R10/317
Downpipe		9	2203	Cast Iron	3495	Existing scaffold makes the hopper and outlet inaccessible for survey. CA to assess when access available. Currently, only a brief visual survey done.	Dismantle hopper from downpipe to check (assumed lead) connection. Provisionally allow to renew lead connection between hopper and downpipe, re-lining hopper internally as part of works. Refurbish and repaint existing hopper and refix. Refurbish and repaint downpipe in-situ. Replace missing fixing bolts as required.	R10/112A M60/123
Downpipe		12	2203	Cast Iron	3390	Hoppers and downpipes are loose from wall and need to be refixed. Downpipe taken down for works to the gutter and masonry	Allow for refixing of cast iron hoppers to walls and clear of vegetation, debris and silt. Refurbish hopper and downpipe, prepare and repaint. Refix in original position	R10/112A M60/123 R10/317
Gutter		3	2203	Cast Iron	7283	Missing gutter to RF03 causing water ingress. Movement to existing gutter	New Cast Iron gutter to match existing in Moulded Ogee profile - painted finish profile no 54 . New gutter to end at coping as a part of renewed rainwater strategy between RF03 and FR02	R10/316 M60/123A
SOUTH ELEVATION								
Element		Ref	Drawing reference nos.	Description	Height/length	Condition	Repairs	NBS spec refs

Downpipe		10	2200	Cast iron	992	Existing scaffold makes the hopper and outlet inaccessible for survey. CA to assess when access available. Currently, only a brief visual survey done.	Refurbish hopper and downpipe, prepare and repaint. Exact extent of works to be confirmed once access available	R10/112A M60/123
Downpipe		11	2200	Cast iron	927	Existing scaffold makes the hopper and outlet inaccessible for survey. CA to assess when access available. Currently, only a brief visual survey done.	Refurbish hopper and downpipe, prepare and repaint. Exact extent of works to be confirmed once access available	R10/112A M60/123
DORMER WINDOWS								
Element		Ref	Drawing reference nos.	Description	Height/length	Condition	Repairs	NBS spec refs
Downpipe		13	2000	Cast Iron	1060	Gutters and downpipes to dormers in need of clearing of vegetation and silt, refixing back to wall, and replacement of gutter brackets.	Downpipe removed to carry out works to dormer but assume to be refurbished, repainted and re-fixed. Inspection required when downpipes located. Allow for clearing of silt and vegetation within rainwater goods.	R10/112A M60/123
Downpipe		14	2000	Cast Iron	1060	Gutters and downpipes to dormers in need of clearing of vegetation and silt, refixing back to wall, and replacement of gutter brackets.	Downpipe removed to carry out works to dormer but assume to be refurbished, repainted and re-fixed. Inspection required when downpipes located. Allow for clearing of silt and vegetation within rainwater goods.	R10/112A M60/123
Downpipe		15	2000	Cast Iron	1060	Gutters and downpipes to dormers in need of clearing of vegetation and silt, refixing back to wall, and replacement of gutter brackets.	Downpipe removed to carry out works to dormer but assume to be refurbished, repainted and re-fixed. Inspection required when downpipes located. Allow for clearing of silt and vegetation within rainwater goods.	R10/112A M60/123
Downpipe		16	2000	Cast Iron	1060	Gutters and downpipes to dormers in need of clearing of vegetation and silt, refixing back to wall, and replacement of gutter brackets.	Downpipe removed to carry out works to dormer but assume to be refurbished, repainted and re-fixed. Inspection required when downpipes located. Allow for clearing of silt and vegetation within rainwater goods.	R10/112A M60/123
Gutter		4	2000	Cast Iron	13614	Gutters and downpipes to dormers in need of clearing of vegetation and silt, refixing back to wall, and replacement of gutter brackets.	Allow for clearing of silt and vegetation within rainwater goods. Rub down, re-decorate and re-fix. Additinoal bracket required to match existing on return	R10/112A M60/123
Gutter		5	2000	Cast Iron	13614	Gutters and downpipes to dormers in need of clearing of vegetation and silt, refixing back to wall, and replacement of gutter brackets.	Allow for clearing of silt and vegetation within rainwater goods. Rub down, re-decorate and re-fix. Additinoal bracket required to match existing on return	R10/112A M60/123