

The Elms, Fitzroy Park, London, N6 6HS.



Application to discharge of planning and listed building condition:

(4.b) Reinstatement of Rainwater Goods

Planning Ref 2014/1313/L

Listed Building Consent was granted for works to the The Elms, Fitzroy Park, London, N6 6HS, in July 2015, ref: Planning Ref 2014/1313/L and condition (4 b) is described below:

- . 4 *Detailed annotated drawings, specifications or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:*
- . (b) *Reinstatement of cast iron rainwater goods (product specification and samples).*

Introduction

In February 2015 Alan Power Architect's Ltd submitted the following drawings as part of the planning application and the following drawings were approved in relation to the reinstatement of the rainwater goods.

1. Drawing No 492/112 Rev B Roof Plan.
2. Site Photographs taken Jan 2015 (Photos 1 & 2)

The aim of this document is to clarify the type and specification of the proposed cast iron rainwater goods and to confirm that samples are available on site for discussion and approval by the local authority. (See attached photos).

Background

The works previously undertaken removed the existing rainwater goods and installed heritage styled aluminium gutters and downpipes.

This work was rejected by the local authority and the recent planning approval dated 20 July 2015 requested the rainwater goods be reinstated using cast iron.

Photographs taken prior to the works commencing suggested the profile of the gutters were half round type.

Alan Power Architect's have been in discussion with Mr Clive Gambrell of Hargreaves Drainage Ltd, suppliers of cast iron rainwater goods and we have arranged for some samples to be delivered to site for discussion and approval.

As requested we have prepared a specification for the replacement of the rainwater goods with cast iron and we therefore submit the following information in support of this application to discharged condition 4b:

- | | |
|----------------|---|
| 1. Appendix -1 | Specification R10:40 Rainwater goods. |
| 2. Appendix -2 | Record of samples delivered to site. |
| 3. Appendix -3 | Extract from the manufacturer product literature; |
| | 3.1 Pipework |
| | 3.3 Half Round Gutters |
| | 3.3 Hoppers & Sundry items |

In addition, we request a meeting on site to discuss the cast iron samples with the view to progress the reinstatement works described on the approved drawings.



Photo.1 Photographs of the property Dec 2001 suggest that the profile of gutters were half round.



Photo.2 Example of the as installed rainwater gutter and pipework due for replacement. (Oct 2016)



Photo.4 Example of the as installed rainwater pipework due for replacement.
(Oct 2016)

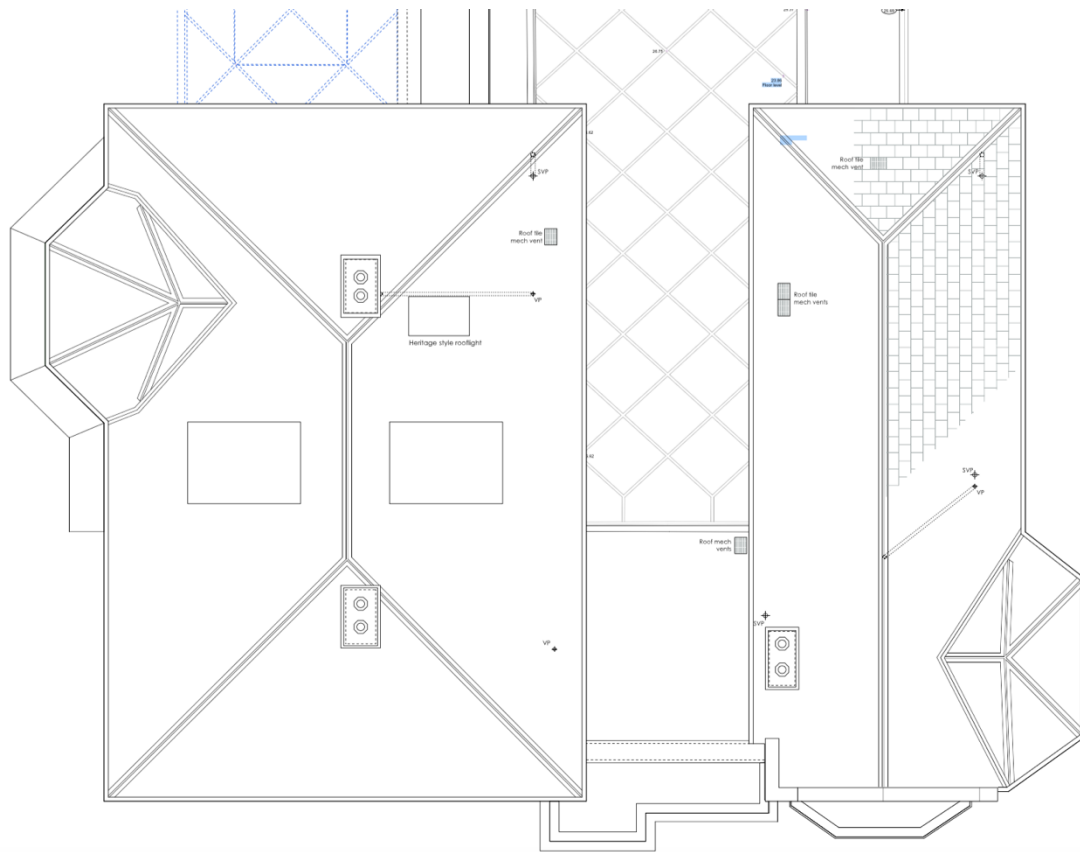


Illustration 1. Extract from Roof Plan drawing 492/112 Rev B Submitted Feb 2015

Appendix 1.

Specification R.10. Rainwater goods

See separate document.

Appendix 2.

Record of Samples on site for approval.



Photo.5 Photo illustrating the cast iron rainwater samples delivered to site which are now available for inspection / approval. (Oct 2016).

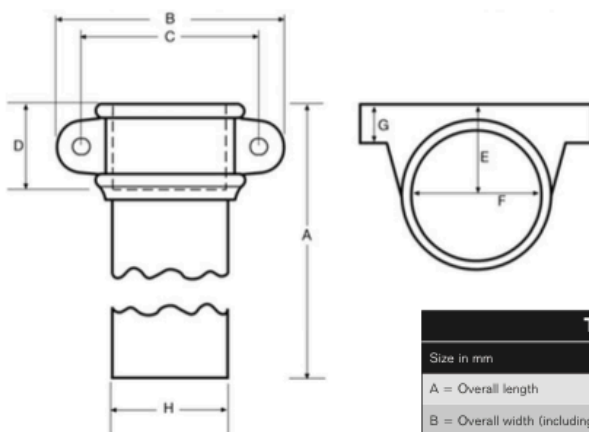
These included:
Eared collar downpipes.
Rainwater hopper.

Appendix 3.

Extract from Hargreaves Drainage catalogue.

3.1 Rainwater pipework

Traditional Soil Pipes

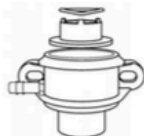
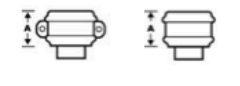
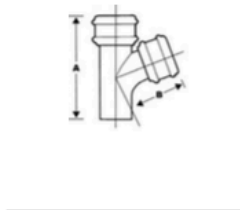
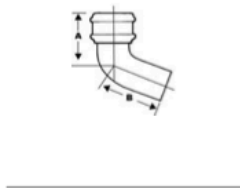
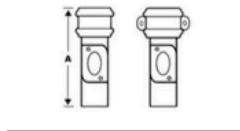
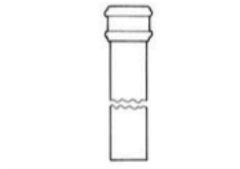
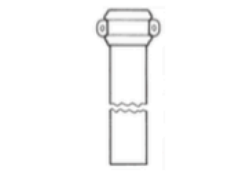


Traditional Soil Pipes - Eared & Plain						
Size in mm	50mm (2")	65mm (2.5")	75mm (3")	90mm (3.5")	100mm (4")	115mm (6")
A = Overall length	1829	1829	1829	1829	1829	1829
B = Overall width (including ears)	165	170	180	195	215	275
C = Distance between fixing centres	130	130	145	165	183	240
D = Insertion depth of socket	55	60	60	65	64	65
E = Back of fixing to pipe centre	55	70	70	83	85	128
F = Internal diameter	70	88	100	110	129	180
G = Thickness of ear	10	25	12	25	15	25
H = Outside pipe diameter	60	75	85	100	110	155



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round rainwater pipes & fittings

Premier


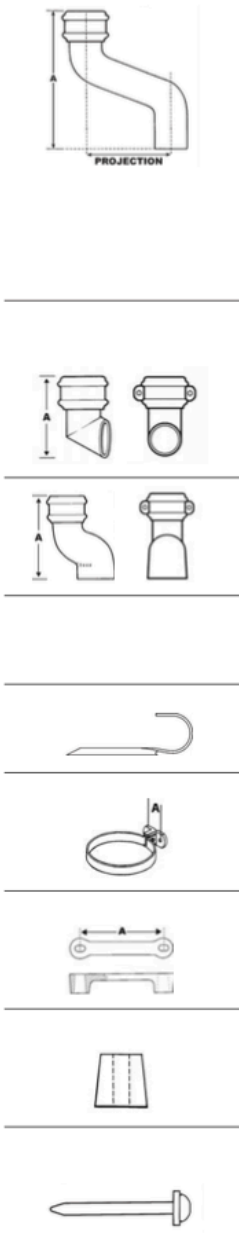
Eared Pipes				
Description	65mm (2.5')	75mm (3')	100mm (4')	150mm (6')
1829mm (6') Eared	R2501E	R3001E	R4001E	R6001E
1219mm (4') Eared	R2504E	R3004E	R4004E	R6004E
914mm (3') Eared	R2503E	R3003E	R4003E	R6003E
610mm (2') Eared	R2502E	R3002E	R4002E	R6002E
1829mm (6') Double Socket Eared	R2501DE	R3001DE	R4001DE	R6001DE
Plain Pipes				
Description	65mm (2.5')	75mm (3')	100mm (4')	150mm (6')
1829mm (6') Plain	R2501	R3001	R4001	R6001
1219mm (4') Plain	R2504	R3004	R4004	R6004
914mm (3') Plain	R2503	R3003	R4003	R6003
610mm (2') Plain	R2502	R3002	R4002	R6002
1829mm (6') Double Socket Plain	R2501D	R3001D	R4001D	R6001D
Access Pipes				
Description	65mm (2.5')	75mm (3')	100mm (4')	150mm (6')
Oval Door Eared	R2510E	R3010E	R4010E	R6010E
Oval Door Plain	R2510	R3010	R4010	R6010
A	253mm	253mm	253mm	253mm
Bends				
Description	65mm (2.5')	75mm (3')	100mm (4')	150mm (6')
92.5°	R2520	R3020	R4020	R6020
A	140mm	140mm	159mm	208mm
B	140mm	137mm	159mm	186mm
112.5°	R2521	R3021	R4021	R6021
A	120mm	124mm	134mm	176mm
B	120mm	124mm	134mm	153mm
135°	R2522	R3022	R4022	R6022
A	106mm	125mm	136mm	154mm
B	106mm	100mm	103mm	130mm
Branches				
Description	65mm (2.5')	75mm (3')	100mm (4')	150mm (6')
92.5°	R2530	R3030	R4030	R6030
A				
B	142mm	147mm	167mm	
112.5°	R2531	R3031	R4031	R6031
A				
B	143mm	164mm	180mm	
135°	R2532	R3032	R4032	R6032
A				
B	146mm	167mm	225mm	
Loose Sockets				
Description	65mm (2.5')	75mm (3')	100mm (4')	150mm (6')
With Spigot Eared	R2550SE	R3050SE	R4050SE	R6050SE
With Spigot Plain	R2550S	R3050S	R4050S	R6050S
A	68mm	68mm	68mm	92mm
Diverter Kit				
Description	65mm (2.5')	75mm (3')	100mm (4')	
Diverter Kit	R2550DE	R3050DE	R4050DE	

Diverter Kit is available left handed as shown and right handed.

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round rainwater pipes & fittings

Premier


Offsets 112.5°				
Description	65mm (2.5")	75mm (3")	100mm (4")	150mm (6")
75mm (3") Projection	R2540	R3040	R4040	R6040
A	254mm	264mm	283mm	323mm
115mm (4.5") Projection	R2541	R3041	R4041	R6041
A	273mm	280mm	301mm	341mm
150mm (6") Projection	R2542	R3042	R4042	R6042
A	270mm	295mm	312mm	352mm
230mm (9") Projection	R2543	R3043	R4043	R6043
A	305mm	329mm	343mm	383mm
305mm (12") Projection	R2544	R3044	R4044	R6044
A	337mm	360mm	375mm	415mm
380mm (15") Projection	R2545	R3045	R4045	R6045
A	373mm	385mm	408mm	448mm
457mm (18") Projection	R2546	R3046	R4046	R6046
A	422mm	414mm	442mm	482mm
533mm (21") Projection	R2547	R3047	R4047	R6047
A	454mm	453mm	474mm	516mm
610mm (24") Projection	R2548	R3048	R4048	R6048
A	477mm	487mm	508mm	550mm
Shoes				
Description	65mm (2.5")	75mm (3")	100mm (4")	150mm (6")
Eared	R2551E	R3051E	R4051E	R6051E
A	165mm	180mm	210mm	290mm
Plain	R2551	R3051	R4051	R6051
A	165mm	180mm	210mm	290mm
Anti-Splash Eared	R2552E	R3052E	R4052E	R6052E
A	219mm	222mm	265mm	325mm
Anti-Splash Plain	R2552	R3052	R4052	R6052
A	219mm	222mm	265mm	325mm
Ears				
Description	65mm (2.5")	75mm (3")	100mm (4")	150mm (6")
Extra for Fitting Ears to Any Item	R2565F	R3565F	R4065F	R6065F
Holdfast				
Description	65mm (2.5")	75mm (3")	100mm (4")	150mm (6")
Holdfast (Steel)	R2555	R3055	R4055	R6055
Pipe Bracket				
Description	65mm (2.5")	75mm (3")	100mm (4")	150mm (6")
Screw to Wall (Zinc Plated)	R2561	R3061	R4061	R6061
A	45mm	45mm	45mm	45mm
Spacer Plate				
Description	65mm (2.5")	75mm (3")	100mm (4")	150mm (6")
30mm Projection	R2570	R3070	R4070	R6070
A	113mm	133mm	160mm	215mm
Bobbins				
Description				
Wooden 30mm Projection	R0001			
Metal 13mm Projection	R0002			
Pipe Nails				
Description				
75mm (3") to suit All Pipe Sizes	R0003			
100mm (4") to suit All Pipe Sizes	R0004			



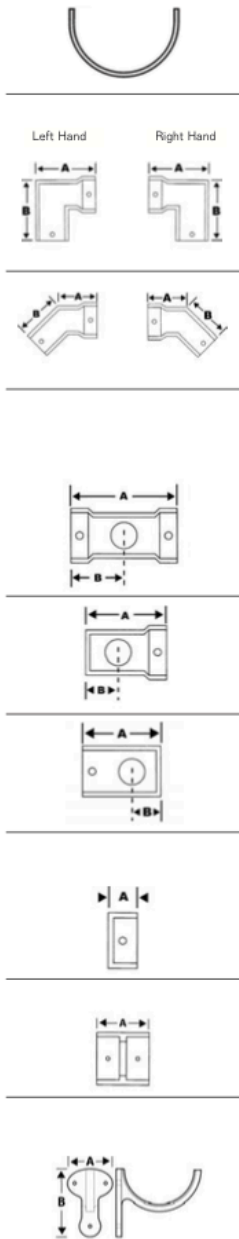
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Appendix 3.

Extract from Hargreaves Drainage catalogue.

3.2 Gutters – Half round – Option 1

plain deep half round gutters & fittings Premier



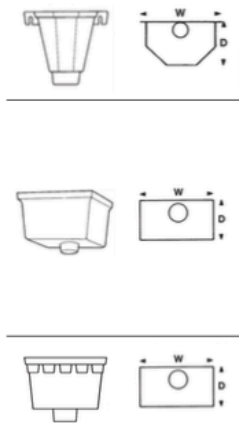
Plain Deep Half Round Gutter		
Description	100mm x 75mm (4' x 3')	125mm x 75mm (5' x 3')
1829mm (6')	DH4301	DH5301
Angles		
Description	100mm x 75mm (4' x 3')	125mm x 75mm (5' x 3')
Square (90°) Left Hand	DH4310	DH5310
Square (90°) Right Hand	DH4311	DH5311
A	280mm	297mm
B	285mm	295mm
Obtuse (135°) Left Hand	DH4312	DH5312
Obtuse (135°) Right Hand	DH4313	DH5313
A	185mm	184mm
B	185mm	184mm
Outlets		
Description	100mm x 75mm (4' x 3')	125mm x 75mm (5' x 3')
A = 65mm (2.5'), B = 75mm (3')		
Nozzle (Centre Drop)	DH4320A	DH5320A
	DH4320B	DH5320B
A	240mm	240mm
B	120mm	120mm
Dropend External	DH4321A	DH5321A
	DH4321B	DH5321B
A	175mm	200mm
B	60mm	60mm
Dropend Internal	DH4322A	DH5322A
	DH4322B	DH5322B
A	170mm	200mm
B	60mm	60mm
Stopends		
Description	100mm x 75mm (4' x 3')	125mm x 75mm (5' x 3')
External	DH4330	DH5330
Internal	DH4331	DH5331
A	45mm	50mm
Union Clip		
Description	100mm x 75mm (4' x 3')	125mm x 75mm (5' x 3')
Union Clip	DH4335	DH5335
A	100mm	100mm
Fascia Bracket		
Description	100mm x 75mm (4' x 3')	125mm x 75mm (5' x 3')
Fascia Bracket	DH4340	DH5340
A	131mm	117mm
B	89mm	87mm

Appendix 3.

Extract from Hargreaves Drainage catalogue.

3.3 Hoppers & Sundry items

standard rainwater heads Premier



Standard Heads			
Description	Width x Depth x Height		
H0 Flat Back 65mm (2.5')	210mm x 163mm x 195mm		RH025
H0 Flat Back 75mm (3')	210mm x 163mm x 195mm		RH03
H0 Flat Back 100mm (4')	253mm x 210mm x 210mm		RH04
H460 Rectangular Plain 65mm (2.5')	255mm x 178mm x 178mm		RH46010
H460 Rectangular Plain 75mm (3')	255mm x 178mm x 178mm		RH460103
H460 Rectangular Plain 100mm (4')	255mm x 178mm x 178mm		RH460104
H460 Rectangular Plain 100mm x 75mm (4' x 3')	255mm x 178mm x 178mm		RH4601043
H460 Rectangular Plain 65mm (2.5')	305mm x 250mm x 200mm		RH46012
H460 Rectangular Plain 75mm (3')	305mm x 250mm x 200mm		RH460123
H460 Rectangular Plain 100mm (4')	305mm x 250mm x 200mm		RH460124
H460 Rectangular Plain 100mm x 75mm (4' x 3')	305mm x 250mm x 200mm		RH4601243
H460D Rectangular Castellated 65mm (2.5')	255mm x 178mm x 178mm		RH46010D
H460D Rectangular Castellated 75mm (3')	255mm x 178mm x 178mm		RH460103D

sundries

Gutter Bolt, Nut & Washer	
Description	
M6 x 25mm Bolt, Nut & Washer (Zinc Plated)	HR0001
Silicone Sealant	
Description	
300ml Cartridge of Sealquick Sealant	HR0002
Gutter Fixing Screw	
Description	
16g x 30mm Mushroom Head Screw (Zinc Plated)	HR0003
Bracket Screw	
Description	
No. 10 x 1.25mm Round Head Pozzi Screw (Zinc Plated)	HR0004
Touch Up Paint	
Description	
250ml Black Semi-Gloss Finish	XP0007



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