

14 West Street, Shoreham-by-Sea (Ramshackle Cottage)

Replacement Cast Iron Rainwater Goods

Drawing Notes for 1:10 and 1:2 Details

The property is a Grade II listed early eighteenth-century cottage constructed in flint with red brick dressings and a plain tiled roof. Existing rainwater goods are to be replaced on a like-for-like basis in black painted cast iron to preserve the character and appearance of the listed building.

1:10 SECTION DETAIL

Standard Half-Round Cast Iron Gutter and Downpipe

General Arrangement

- Replace existing rainwater goods with traditional cast iron half-round guttering.
- Gutter profile: 100 mm nominal diameter half-round cast iron.
- Cast iron fascia brackets at maximum 900 mm centres.
- Brackets fixed into sound timber fascia using stainless steel screws.
- Gutter falls to be 1:600 minimum towards outlet.
- Cast iron running outlet connected to cast iron downpipe.
- Downpipe diameter: 75 mm nominal.
- Downpipe secured using cast iron holderbats at maximum 1.8 m centres and within 150 mm of bends/shoes.
- All joints sealed using traditional gutter sealant and mechanically fixed in accordance with manufacturer's recommendations.

Materials

Component	Specification
Gutters	Cast iron half-round profile
Brackets	Cast iron rise-and-fall or fascia type to match existing
Outlet	Cast iron socket outlet
Downpipes	Circular cast iron
Fixings	Stainless steel grade A4
Finish	Factory-applied black gloss or satin micaceous iron oxide system

Performance Requirements

- Maintain existing drainage routes.
- No alteration to roof edge appearance.
- All components to BS EN 877 or equivalent heritage cast iron standard.
- Rainwater discharge to existing gullies and drainage system.

1:2 DETAIL A

Gutter to Fascia / Roof Edge Junction

Build-Up

1. Plain clay roof tiles.
2. Roofing underlay dressed into gutter.
3. Timber tilting fillet where existing.
4. Existing timber fascia retained and repaired as necessary.
5. Cast iron fascia bracket fixed with stainless steel countersunk screws.
6. 100 mm cast iron half-round gutter seated within bracket.
7. Rear edge of gutter positioned below roof tile line to avoid capillary action.
8. Minimum 10 mm clearance between back of gutter and masonry face.

Notes

- Existing fascia to be repaired rather than replaced where feasible.
 - Any decayed timber repairs to match existing species and profile.
 - Avoid cutting historic fabric unnecessarily.
 - Maintain ventilation paths at eaves.
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1:2 DETAIL B

Cast Iron Gutter Joint

Joint Construction

- Expansion allowance incorporated at each socketed joint.
- Proprietary cast iron gutter union with EPDM seal or traditional mastic system.
- Joint bolts in stainless steel with black coated heads.
- Tighten uniformly to avoid distortion.

Notes

- Allow for thermal movement.
 - Joints aligned flush with no visible offsets.
 - Finish to be continuous black coating after installation.
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1:2 DETAIL C

Running Outlet to Downpipe Connection

Construction

1. Cast iron gutter outlet bolted to adjacent gutter lengths.

2. Outlet throat centrally aligned over downpipe.
3. 75 mm circular cast iron downpipe socket connected directly below outlet.
4. Socket joint sealed and mechanically secured.

Notes

- Position outlet to correspond with existing drainage arrangement.
 - Ensure unobstructed flow through outlet.
 - Match existing outlet style where surviving historic examples exist.
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1:2 DETAIL D

Downpipe Holderbat Fixing to Historic Masonry

Construction

1. Cast iron pipe.
2. Traditional cast iron holderbat.
3. Stainless steel threaded fixing.
4. Resin-fixed anchor into mortar joint where possible.
5. Lime mortar making-good around fixing points.

Notes

- Fixings to be located within mortar joints wherever practicable.
 - Avoid damage to historic flint and brick dressings.
 - Existing redundant fixing holes to be repaired using matching lime mortar.
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1:2 DETAIL E

Downpipe Shoe at Ground Level

Construction

1. Cast iron downpipe.
2. Cast iron swept shoe.
3. Discharge into existing hopper, gulley or surface water drain.
4. Maintain minimum 75 mm clearance above gulley grating.

Notes

- Existing drainage arrangements to be retained.
 - Shoe orientation to match existing.
 - No discharge onto masonry walls or paving.
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Conservation Notes

- All rainwater goods to replicate the existing profile, dimensions and visual appearance.
- Existing historic cast iron components of significance to be retained where serviceable.
- Surface preparation and coating system to follow manufacturer's heritage recommendations.
- Any replacement components to be traditional cast iron and not aluminium, uPVC or steel substitutes.
- Works to comply with the requirements of the local planning authority and conservation officer for this Grade II listed building.

These notes can be placed directly alongside CAD details labelled:

- **D01 – 1:10 Typical Gutter & Downpipe Section**
- **D02 – 1:2 Eaves/Gutter Detail**
- **D03 – 1:2 Gutter Joint**
- **D04 – 1:2 Outlet Connection**
- **D05 – 1:2 Downpipe Fixing**
- **D06 – 1:2 Downpipe Shoe Detail.**