

**HEAD**

**W**hen the proud owner of a new conservatory looks out from the upstairs window of the property, it can be a little disconcerting to see rainwater apparently ponding in either the pvc-u integral gutter system or 165/265mm box gutter. However

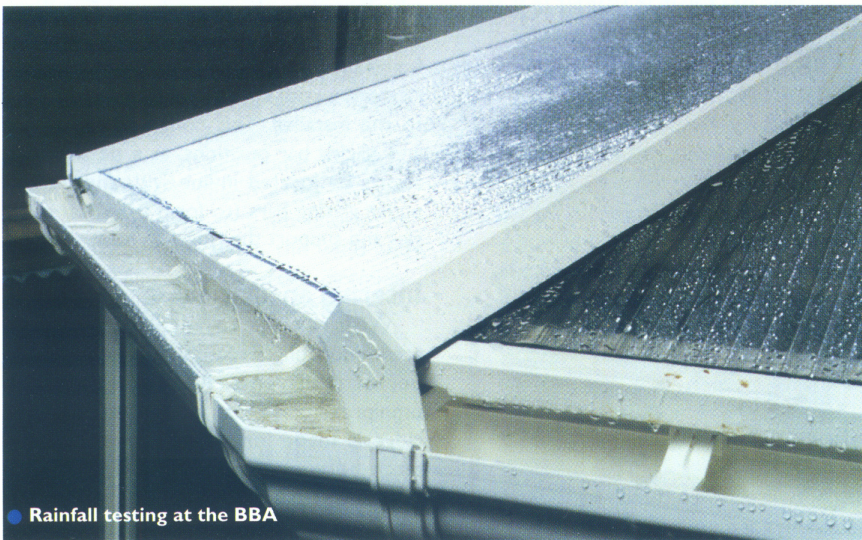
**TO**  
In this Head2Head, Ultraframe technical support engineers Bill Kenyon and Mick Rowley examine why gutters on conservatories are always laid level.



**HEAD**

rainfall from an adjoining existing tiled roof. Installers need to calculate the total area to be drained and specify the appropriate number of outlets - contact either of us and we will be glad to help you in this task.

One final thought - more problems could occur with gutters 2-3 years down the line as homeowners often forget their maintenance responsibilities. Regular cleaning of the gutter is essential. Ensuring that the homeowner undertakes these duties is a difficult task for the homeowner - but now Ultraframe has come up with the solution. An A5 landscape sized maintenance and service handbook can be purchased from Ultraframe for only 20p per copy and handed to the homeowner upon completion, thereby serving two critical functions -they understand that gutters are always laid level (and therefore do not hold back on your cash) and it makes them aware of their maintenance responsibility.



● Rainfall testing at the BBA

it is perfectly acceptable but occasionally we are called in to mediate between an installer and a homeowner who is holding back a sizeable financial penalty.

According to BS 6367:1983 Code of Practice for Drainage of Roofs and Paved Areas and the Building Regulations 1985 "Rainwater Drainage" approved document HP part 3 it is perfectly acceptable to lay gutters level. Basically, provided the depth of the gutter is deeper than the depth needed to prevent an overspill and, most importantly, the outlet is large enough for the gutter to discharge freely, then there will be no problem at all.

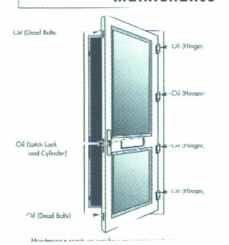
Ultraframe's Victorian and Ultralite low pitch roofing systems both utilise Marley classic guttering. Ultraframe subjected its complete roof systems to independent testing by the BBA. 75mm of rain must fall in one hour and, with one outlet positioned centrally or

at one corner, the roof coped admirably.

The guttering supplied as standard by Ultraframe can drain an area of 100m<sup>2</sup> with one outlet, and it does not matter if that outlet is at one end or in the middle of a run of gutter. The only real cause for concern is when a box gutter is employed to catch



● A typical situation with tiled roof draining onto the box gutter.

general cleaning	GUTTER AND BOXGUTTER CLEANING	maintenance
<p><b>CONSERVATORY &amp; PORCH ROOF CLEANING</b> Hydrochloric coating panels. fitted to these structures must be cleaned in a similar manner to PVC-U frames. Clean gutters of leaves and debris as necessary. Do not use a high pressure washer and ensure additional drainage.</p> <p><b>REPAIRS - ALWAYS USE QUALITY BRASS OR ALUMINIUM</b> Always use quality materials for repairs to PVC-U frames.</p> <p><b>NOTE - DO NOT WALK ON CONSERVATORY ROOFS - ALWAYS USE CLEAN BOARDS TO SPREAD THE LOAD. DO NOT LEAN LADDERS AGAINST THE ROOF.</b></p> <p><b>DRAINAGE</b> Your double glazed products are designed with an inbuilt drainage system. Inspections take within the framework bear allow the water to flow to the outside. To ensure an efficient system, roof panels should be checked regularly, remove dirt, clear drain holes and check drainage system.</p>	<p><b>WEATHERSEALS</b> During fitting all weather seals are fitted to your products, do not remove them from their grooves. Should this occur, slide back into position immediately, to avoid damage when the product is closed.</p> <p><b>CAWING BOARDS</b> If the manufacturer's instructions and all parts are left against the product, ensure proper replacement by connecting after product.</p>	<p><b>LUBRICATION</b> For lubrication of hinges, locks and hinges etc., use light machine oil (eg. 3-in-1 or WD40) lubricant for moving parts and patches only where indicated in the booklet.</p> <p><b>MASTIC SEAL</b> Please note that some discolouration of the mastic seal is a normal occurrence and cannot be avoided.</p> <p><b>BRASS WORK</b> When mastic is being replaced with mastic in new seal through normal wear and tear, the lacquer may peel or become discoloured.</p> <p>To maintain your brasswork, carry out the following procedures:  <ul style="list-style-type: none"> <li>Remove all lacquer with mild polish remove from hinges</li> <li>Clean and polish with a suitable proprietary brass polish</li> <li>Carefully rub away with a good quality product</li> </ul> </p> <p><b>GOLD WORK</b> Never use abrasive cleaning systems. Warm soapy water and a soft cloth are sufficient.</p> 

● A section from the new 12 page maintenance and service booklet for victorian conservatories.