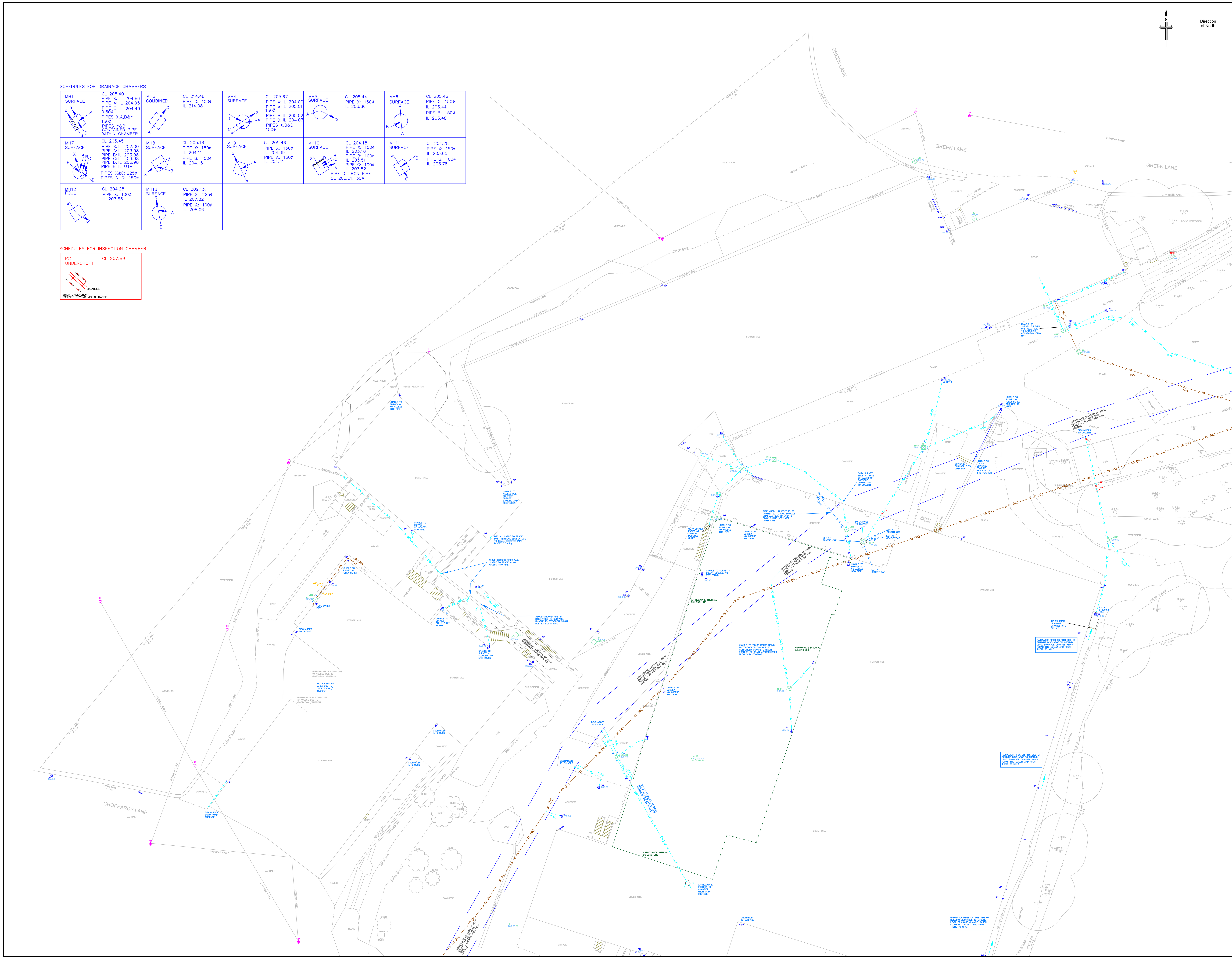


SCHEDULES FOR DRAINAGE CHAMBERS

Chamber	Type	Details
MH1	SURFACE	CL 205.40; PIPE X: IL 204.86; PIPE A: IL 204.95; PIPE C: IL 204.49 0.50ø; PIPES X,A,B&Y 150ø; PIPES Y&B: CONTAINED PIPE WITHIN CHAMBER
MH3	COMBINED	CL 214.48; PIPE X: 100ø IL 214.08
MH4	SURFACE	CL 205.67; PIPE X: IL 204.00; PIPE A: IL 205.01 150ø; PIPE B: IL 205.02; PIPE D: IL 204.03; PIPES X,B&D 150ø
MH5	SURFACE	CL 205.44; PIPE X: 150ø IL 203.86
MH6	SURFACE	CL 205.46; PIPE X: 150ø IL 203.44; PIPE B: 150ø IL 203.48
MH7	SURFACE	CL 205.45; PIPE X: IL 202.00; PIPE A: IL 203.98; PIPE B: IL 203.98; PIPE C: IL 203.98; PIPE D: IL 203.98; PIPE E: IL UTM; PIPES X&C: 225ø; PIPES A–D: 150ø
MH8	SURFACE	CL 205.18; PIPE X: 150ø IL 204.11; PIPE B: 150ø IL 204.15
MH9	SURFACE	CL 205.46; PIPE X: 150ø IL 204.39; PIPE A: 150ø IL 204.41
MH10	SURFACE	CL 204.18; PIPE X: 150ø IL 203.18; PIPE B: 100ø IL 203.51; PIPE C: 100ø IL 203.52; PIPE D: IRON PIPE SL 203.31, 30ø
MH11	SURFACE	CL 204.28; PIPE X: 150ø IL 203.65; PIPE B: 100ø IL 203.78
MH12	FOUL	CL 204.28; PIPE X: 100ø IL 203.68
MH13	SURFACE	CL 209.13.; PIPE X: 225ø IL 207.82; PIPE A: 100ø IL 208.06

SCHEDULES FOR INSPECTION CHAMBER

Chamber	Type	Details
IC2	UNDERCROFT	CL 207.89; 2xCABLES; BRICK UNDERCROFT EXTENDS BEYOND VISUAL RANGE

LAYOUT KEY

(1) (2) (3)

NOTES

1. This drawing is based upon drawing 11570–141_2DT.dwg.
2. All cover levels and invert levels are in metres and relate to the 11570–141_2DT.dwg drawing levels.
3. Unless otherwise stated, all services shown on this plan have been surveyed using approved detectors and the connections between manholes, if not traced, are assumed to be direct.
4. Locational accuracy is determined by referring to manufacturer's guidelines for the detectors used. In ideal conditions the vertical accuracy for the underground utilities located and mapped are ±10% of the depth. The horizontal accuracy is ±20cm, although the majority of traced utilities will be much more accurate than this.
5. Depths shown on the drawing are the depth in metres below ground level to the centre of the conductor and do not necessarily indicate the depth to a duct or pipe.
6. The results of electro–detection techniques are not infallible –although all reasonable effort is made during site detection the completeness of the underground services information cannot be guaranteed.
7. An electric current will flow along the path of least resistance. This means that when a current is induced into a feature it will 'jump' to adjacent features if they offer a better conducting pathway. It is possible therefore that features that are detected by connecting to one type of apparatus may not in fact be that type of utility. The identification of apparatus cannot be assumed to be totally accurate.
8. It should be noted that the technique is limited to detecting features that either generate an electromagnetic field, or empty pipes & ducts into which a conductor can be inserted. It cannot therefore be guaranteed to reveal the exact routes of all buried services or to detect their presence.
9. Drainage CCTV inspection was undertaken during this survey in order to locate junctions and to visually identify outflow points. This survey was not designed to provide information on the condition of the drainage routes and additional CCTV surveys may be required for a full condition report.
10. The position of the most severe damage identified by the CCTV works undertaken have been shown on the drawing. These represent defects that may require works in the short term. This should not be taken as an exhaustive list, as sections of the pipe may not have been visible during the survey work.
11. This drawing and the information contained therein is issued in confidence and is the copyright of Met Geo Environmental. Disclosure of this information to third parties and unauthorised copying or replication of this data without approval is forbidden.

ALWAYS EXERCISE CAUTION WHEN EXCAVATING

NO UTILITY MAPPING SURVEY CAN BE CONSIDERED 100% COMPLETE AND ADDITIONAL UTILITIES MAY EXIST BEYOND THOSE SHOWN ON THIS DRAWING. BE AWARE THAT SERVICES SHOWN MAY MASK OTHER UTILITIES BURIED BENEATH THEM. ALWAYS USE THIS INFORMATION ALONGSIDE UP–TO–DATE SERVICE RECORDS AND EMPLOY SAFE DIGGING PRACTICES IN ACCORDANCE WITH HSG47.

SUB–SURFACE KEY

KEY TO DRAINAGE FEATURES

- —> FD — FOUL DRAINAGE
- —> CD — COMBINED DRAINAGE
- —> SD — SURFACE DRAINAGE
- —> D — DRAINAGE – UNIDENTIFIED SERVICE
- —> SD (AR) — SERVICE NOT PROVEN – ASSUMED ROUTE LOCATED THROUGH SERVICE RECORDS AND/OR ONSITE INFORMATION.
- —> CD (NL) — SERVICE ROUTE POSITIONED FROM SERVICE RECORDS ONLY– NOT LOCATED DURING SITE SURVEY.
- (0.75) —> SD — APPROXIMATE DEPTH BELOW GROUND LEVEL OF APPARATUS IN METRES

INFORMATION FROM CCTV INSPECTION (ALL POSITIONS ESTIMATED FROM CCTV METERAGE)

- INCOMING PIPE – ORIGIN UNCERTAIN

PIPE DAMAGE

- H — HOLE IN PIPE
- B — PIPE BROKEN
- APPROXIMATE CHAMBER EXTENTS
- APPROXIMATE ROUTE OF CULVERTED WATER COURSE ROUTE IDENTIFIED FROM CCTV POSITIONS

UTR	UNABLE TO RAISE	mbgl	METRES BELOW GROUND LEVEL
UTT	UNABLE TO TRACE	CL	COVER LEVEL
UTM	UNABLE TO MEASURE	*	MEASUREMENT ESTIMATED
OS	SERVICE EXTENDS OFF SITE	SL	SOFFIT LEVEL OF PIPE/DUCT
ø	DIAMETER OF PIPE OR DUCT	IL	INVERT LEVEL OF PIPE/DUCT
EOT	END OF TRACE / SERVICE		

Rev	Date	Drawn	Description	Check
-	--/--/----	--	--	--

Met GEO ENVIRONMENTAL
Southgate House
Pontefract Road
Stourton
Leeds
West Yorkshire
LS10 1SW
T: +44 [0] 1132 008 900
F: +44 [0] 1132 008 901
E: admin@metgeoenvironmental.com
W: www.metgeoenvironmental.com

Client: EASTWOOD & PARTNERS (CONSULTING ENGINEERS) LTD

Site: WASHPIT MILL, HOLMFIRTH WEST YORKSHIRE, HD9 2RD

Title: DRAINAGE SURVEY

Surveyed	AP, OLD	Drawn	AP
Chk.	SR	Date	10/01/2017
Scale [A0 Sheet]	1/200	DWG Ref (Layout No) 12376-118_DRA (1)	Status FINAL
Job No	12376/118	Rev	ø

Washpit Mills culvert

Culvert size based on dimensions provided by Prospect Estates on their culvert walk-through on 29 December 2016

	Chainage	shape co-efficient*	width (m)	height (m)	cross-sectional area (m^2)	
inlet	0	0.95	4.00	2.50	9.50	
	13	0.70	4.00	1.20	3.36	**
	18	0.70	3.00	2.80	5.88	
	25	0.95	3.00	2.80	7.98	
	50	0.70	3.00	3.00	6.30	
	70	0.95	3.50	4.20	13.97	
	100	0.95	4.00	4.00	15.20	
	125	0.70	3.50	3.00	7.35	
	130	0.70	4.40	1.80	5.54	
	150	0.95	3.40	2.00	6.46	
	175	0.95	3.40	1.80	5.81	
	200	0.95	3.60	1.80	6.16	
	215	0.95	3.60	2.70	9.23	
	225	0.95	3.00	2.00	5.70	
outlet	245	0.95	3.30	2.20	6.90	

* 0.95 equates to a rectangular cross section with allowance for downstands, piers and service pipes. 0.70 equates to a brick or stone arch with allowance for service pipes

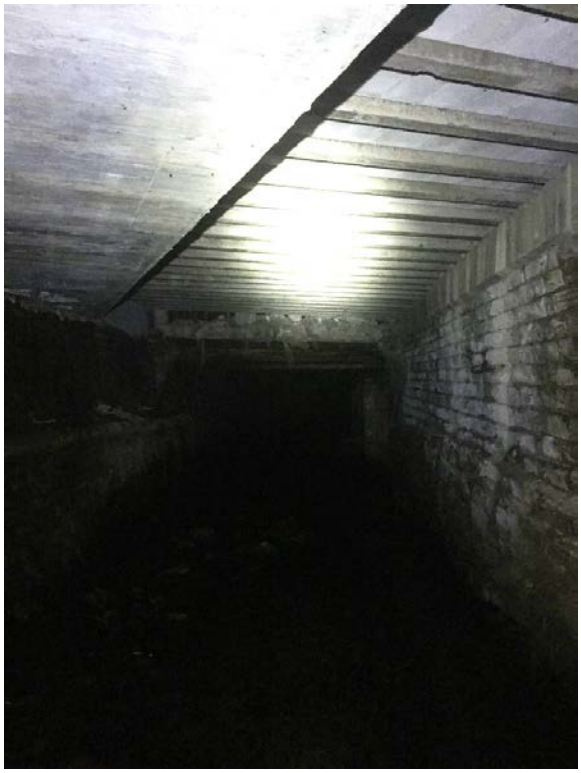
** The clear distance between the bridge arch deck and the soffit of the ground slabs is not recorded but the actual cross-sectional area available for river flow will be in excess of that stated

Typical section, upstream end of culvert

Remnant arch, chainage 13

Incoming surface water culvert, chainage 30

Barrel arch, upstream end of culvert

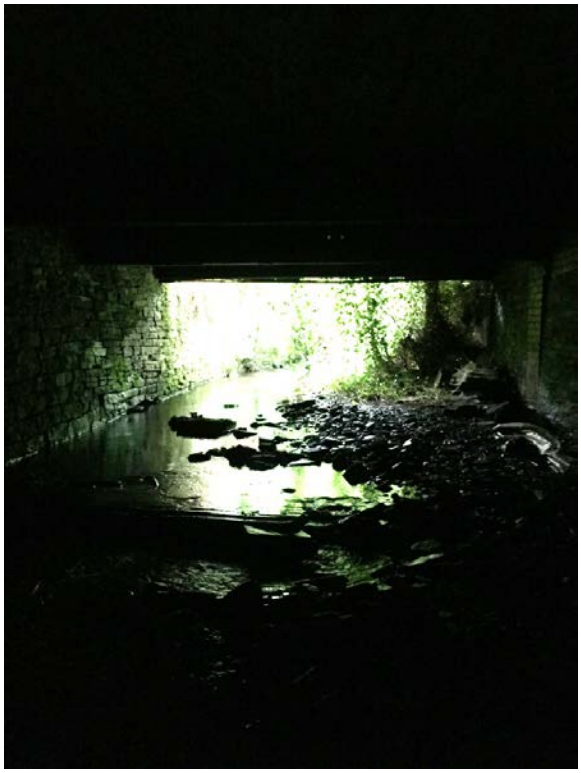


Typical section, midsection culvert

Brick piers, chainage 150

Brick arches, chainage 180

Cascade, chainage 210



Culvert inlet

Culvert outlet

Notes

Do not scale from drawing, use figured dimensions only.

All dimensions must be checked and verified on site prior to commencement of work and architect to be notified of any discrepancies.

This drawing is intended to permit overall scheme proposals only and cannot be used for construction purposes without further information.

Rev.		Drawn	Checked	Date
A	Block B revised - general minor amendments	MJN		7.10.16
B	Retaining wall and steps to North West of Block D updated	JE		13.10.16
C	Roof plan amendments to J&K	NW		21.10.16
D	Block B and G omitted, car parking increased. Block E revised.	NW		15.12.16
E	Minor update to parking	MJN		19.12.16
F	Culvert realigned following further survey, Block F staggered and repositioned, POS area & footpath redefined. General minor update.	MJN		23.01.17
G	Blocks F, J and K revised and staggered 3m away from Culvert. 1no. J Unit and 2 no. K units omitted.	MJN		24.02.17
H	Road level corrected	MJN		07.04.17
I	Block L & M updated and areas revised	MJN		17.10.17
J	Block H turning head revised and general update	MJN		01.12.17
K	Block D Omitted following council meeting. Block L revised. Areas updated.	MJN		11.12.17

N

Job Title:	Washpit Mills
Job No:	3068
Parking Numbers	
Building Ref:	**Parking**
Residential	
A	19
C	16
F	18
H	20
J	18
K	8
M	8
Total	**107**
Visitor	**27**
Total Residential	**134**
Non-Residential	
E	80
L	9
Total	**89**
Shared Visitor	**16**
Total Non-Residential	**105**
Total Parking Spaces = 239	

Job Title: Washpit Mills, Holmfirth, HD9 2RD
Job No: 3068
Unit Size and Area Schedule
Client: Prospect Estates
Rev Date: 11.12.2017
Revision: G

Building	No. of Units	Beds (per Unit)	Garage (GIA sqm)	GF (GIA sqm)	FF (GIA sqm)	SF (GIA sqm)	Unit (GIA sqm Exc Garage)	Unit (GIA sqft Exc Garage)	Circulation Area (GIA sqm)	Total (GIA sqm Exc Garage)	Total (GIA sqft Exc Garage)	Additional Notes
Residential												
A	9	3-5					1415.30	15234.29		**1415.30**	**15234.29**	Town House/Link Terrace
C	8	3-4					1256.00	13519.58		**1256.00**	**13519.58**	Town House/Link Terrace
F	9	4		51.31	55.05	55.86	162.22	1746.14		**1459.98**	**15715.22**	Town House
H	10	4		58.79	73.66	65.48	197.93	2130.52		**1979.30**	**21305.19**	Town House
J	6	3	38.08	15.55	53.62	57.48	126.65	1363.26		**759.90**	**8179.56**	Town House
K	5	2		41.89	33.65		75.54	813.11		**377.70**	**4065.56**	Cottage
M	4	2-4					629.46	6775.51		**629.46**	**6775.51**	Town House (Refurbished)
Total	**51**								**Sub-Total**	**7877.64**	**84794.92**	
Non-Residential												
L		N/A		270.88			270.88	2915.75	28.72	**270.88**	**2915.75**	GF Gym
		N/A			278.27		278.27	2995.30	21.51	**278.27**	**2995.30**	FF Shared Facilities
E	1	N/A								**110.82**	**1192.87**	GF Office
	1	N/A								**794.54**	**8552.43**	GF Car Storage
	1	N/A								**379.00**	**4079.56**	Upper GF Offices
	1	N/A								**1648.83**	**17748.01**	FF IK Classics Workshop
	1	N/A								**381.24**	**4103.67**	FF Ancillary Café
									Sub-Total	**3863.58**	**41587.58**	
									Total	**11741.22**		
Omitted from previous submission following meeting with Councillors												
D	12	1					70.10	754.40		**841.20**	**9054.68**	Apartments
	4	2					88.00	947.60		**352.00**	**3788.93**	Apartments

Proposed Site Plan 1:500

Job Title: Washpit Mills, Holmfirth, HD9 2RD
Client: Prospect Estates
Status: Planning
Company: AD
Drawing: Proposed Site Plan
Scale @ A1: 1:500
Date: Oct 16
Drawn: MJN
Checked:
Drawing No.: 3068 (0-) 200
Revision: K

ONE17
ARCHITECTS & INTERIOR DESIGNERS
The Dyehouse, Armitage Bridge
Huddersfield, West Yorkshire HD4 7PD
T 01484 668 000 F 01484 668 001
E solutions@one17design.com
ONE17DESIGN.COM

Environment Agency

Enter a postcode or place name: Holmfirth, Kirklees Go

Other topics for this area... Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

- Flood Map for Planning (Rivers and Sea)
  - Flood Zone 3
  - Flood Zone 2
  - Flood defences (Not all may be shown*)
  - Areas benefiting from flood defences (Not all may be shown*)
- Main River Line
  - Main River Line
- Other national environmental organisations
  - Natural Resources Wales Area of responsibility
  - Scottish Environment Protection Agency Area of responsibility

X: 414,309;Y: 406,698 at scale 1:10,000

Other maps | Data search | Text only version

More about flooding:

Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

creating a better place

GOV.UK

Long term flood risk information

BETA This is a new service – your feedback (https://www.gov.uk/long-term-flood-risk/feedback) will help us to improve it.

Learn more about this area's flood risk

From the list on the left, select the information you're interested in. The map view will then update.

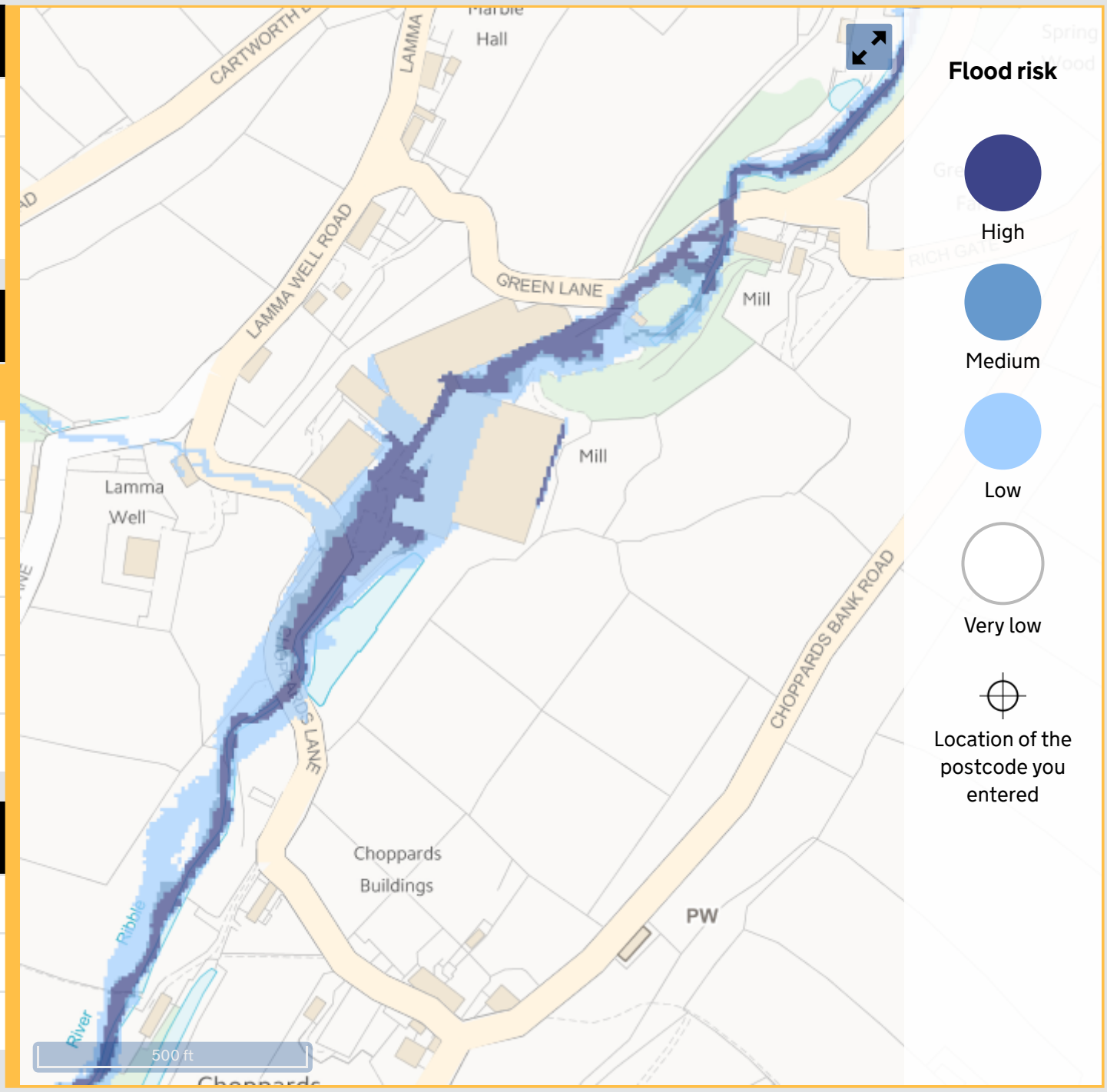
'Detailed view' shows more options.

Basic view Detailed view

- Extent of flooding
- Depth and flow estimates at monitoring stations

- Extent of flooding
- High risk: depth
- High risk: velocity
- Medium risk: depth
- Medium risk: velocity
- Low risk: depth
- Low risk: velocity

- Extent of flooding
- Flood depth
- Flood speed



View the flood risk information for the location you originally searched for (https://www.gov.uk/long-term-flood-risk/risk?address=83036901)

View the flood risk information for another location (https://www.gov.uk/long-term-flood-risk/)

Go to the national flood information service (https://flood-warning-information.service.gov.uk)

▶ Other ways of getting this information

05 October 2016

This information meets the requirements of the EU Floods Directive 2007/60/EC

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GOV.UK

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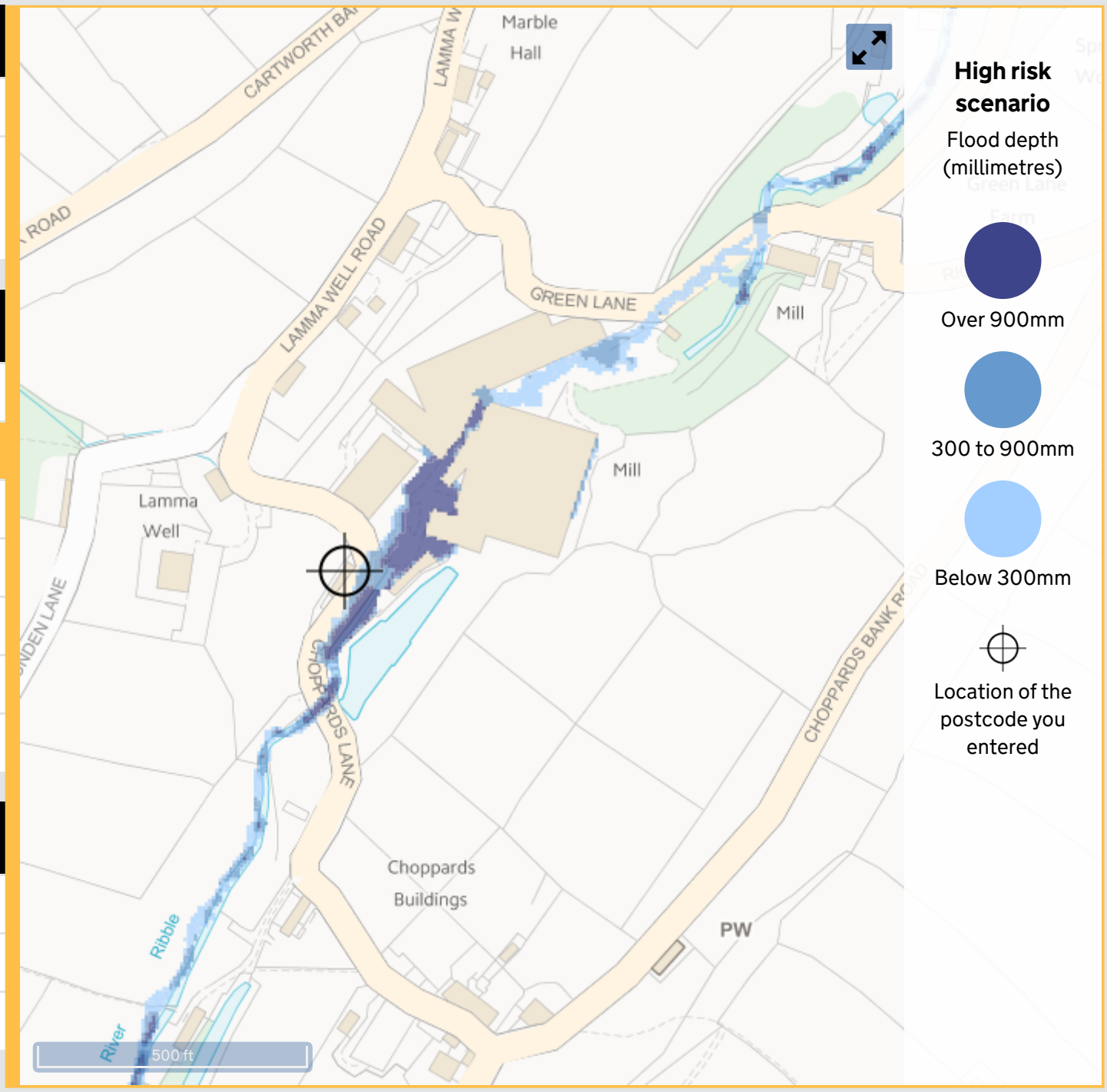

View the flood risk information for the location you originally searched for (https://www.gov.uk/long-term-flood-risk/risk?address=83051000)

View the flood risk information for another location (https://www.gov.uk/long-term-flood-risk/)

Go to the national flood information service (https://flood-warning-information.service.gov.uk)

▶ Other ways of getting this information

05 October 2016

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GOV.UK

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- High risk: depth
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- Low risk: velocity

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- Flood depth
- Flood speed

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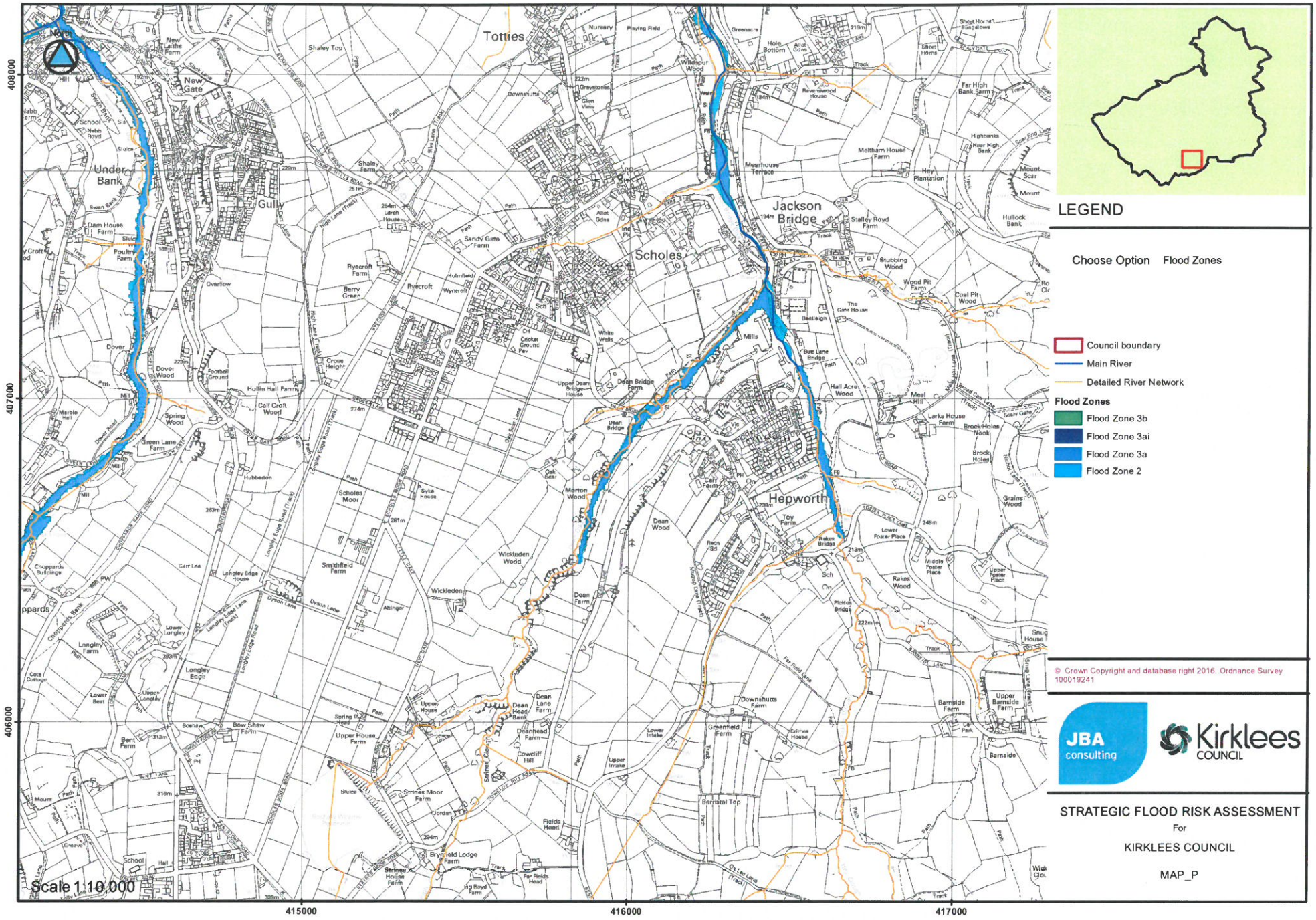

LEGEND

Choose Option Flood Zones

- Council boundary
- Main River
- Detailed River Network

Flood Zones

- Flood Zone 3b
- Flood Zone 3ai
- Flood Zone 3a
- Flood Zone 2

JBA consulting

Kirklees COUNCIL

STRATEGIC FLOOD RISK ASSESSMENT

For

KIRKLEES COUNCIL

MAP_P

YorkshireWater

Ms L Mee
Eastwood and Partners
St Andrew's House
23 Kingfield Road
Sheffield
S11 9AS

Yorkshire Water Services
Developer Services
Sewerage Technical Team
PO BOX 52
Bradford
BD3 7AY

Tel: 0345 120 8482
Fax: (01274) 372 834

Email:
Technical.Sewerage@yorkshirewater.co.uk

For telephone enquiries ring:
Chris Roberts on 0345 120 8482

Your Ref:
Our Ref: S015332

13th October 2016

Dear Ms L Mee,

Washpit Mill, Green Lane, Holmfirth, HD9 2SP - Pre-planning sewerage enquiry on R321439 - Residential / Commercial

Thank you for your recent enquiry. Our charge of £152.00 (plus VAT) will be added to your account with us, reference EOL039. You will receive an invoice for your account in due course.

Please find enclosed a complimentary extract from the Statutory Sewer Map which indicates the recorded position of the public sewers. Please note that as of October 2011 and the private to public sewer transfer, there are many uncharted Yorkshire Water assets currently not shown on our records. The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site and are valid for a maximum period of twelve months.

Existing Infrastructure

There is a small diameter public sewer recorded crossing the site. In this instance, building-over may take place under the control of Part H4 Building Regulations 2000.

(Please note:- due to the change in legislation on 01/10/2011 there may be public sewers within the site boundary which is not recorded on the Statutory Sewer Map the presence of which should be taken into account in the design of the scheme)

Foul Water

Development of the site should take place with separate systems for foul and surface water drainage. The separate systems should extend to the points of discharge to be agreed.

I will need you to provide some evidence for how the foul flows have been calculated as 20 l/s is high for a site of this size,

Surface Water

The developer's attention is drawn to Requirement H3 of the Building Regulations 2000. This establishes a preferred hierarchy for surface water disposal. Consideration should firstly be given to discharge to soakaway, infiltration system and watercourse in that priority order.

Sustainable Drainage Systems (SuDS), for example the use of soakaways and/or permeable hardstanding etc, may be a suitable solution for surface water disposal appropriate in this situation. You are advised to seek comments on the suitability of SuDS in this instance from the appropriate authorities.

The public sewer network does not have any capacity available to accept any discharge of surface water from the proposal. If SuDS are not viable, the developer is advised to contact the Environment Agency/local Land Drainage Authority with a view to establishing a suitable watercourse for discharge.

It is understood that a watercourses are located around the site. This appears to be the obvious place for surface water disposal (if SuDS are not viable).

Please note further restrictions on surface water disposal from the site may be imposed by other parties. You are strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority, with regard to surface water disposal from the site.

Other Observations

Any new connection to an existing public sewer will require the prior approval of Yorkshire Water. You may obtain an application form from our website (www.yorkshirewater.com) or by telephoning 0345 120 84 82.

An off-site foul and surface water sewer may be required which may be provided by the developer and considered for adoption under Section 104 of the Water Industry Act 1991. Please telephone 0345 120 84 82 for advice on sewer adoptions. Alternatively, the developer may in certain circumstances be able to requisition off-site sewers under Section 98 of the Water Industry Act 1991 for which an application must be made in writing. For further information, please telephone 0345 120 84 82.

Prospectively adoptable sewers and pumping stations must be designed and constructed in accordance with the WRc publication "Sewers for Adoption - a design and construction guide for developers" 6th Edition as supplemented by Yorkshire Water's requirements, pursuant to an agreement under Section 104 of the Water Industry Act 1991. An application to enter into a Section 104 agreement must be made in writing prior to any works commencing on site. Please contact our Developer Services Team (telephone 0345 120 84 82) for further information.

The public sewer network is for domestic sewage purposes. This generally means foul water for domestic purposes and, where a suitable surface water or combined sewer is available, surface water from the roofs of buildings together with surface water from paved areas of land appurtenant to those buildings. Land and highway drainage have no right of connection to the public sewer network. No land drainage to be connected/discharged to public sewer.

As a last resort, highway drainage may be accepted under certain circumstances. If it can be demonstrated, through satisfactory evidence, that SUDS are not a viable option, there are no watercourses or highway drains available and if capacity is available within the public sewer network, highway drainage discharges to the public sewer network may be permitted. In this event, the developer may be required to enter into a formal agreement with Yorkshire Water Services under Section 115 Water Industry Act 1991 to discharge non-domestic flows into the public sewer network.

The site is within an area that may be affected by river, coastal or estuarine flooding. We would advise you to contact the Environment Agency for details.

All the above comments are based upon the information and records available at the present time. The information contained in this letter together with that shown on any extract from the Statutory Sewer Map that may be enclosed is believed to be correct and is supplied in good faith.