



EXISTING MANHOLE CLASHES
WITH PROPOSED FOUNDATIONS
AN WILL NEED TO BE DEMOLISHED
/ ABANDONED

PROPOSED FLOW CONTROL DEVICE
MAXIMUM DISCHARGE RATE 300/s

CONNECTION TO EXISTING
COMBINED SEWER SUBJECT TO
APPROVAL BY YORKSHIRE WATER

DRAINAGE PROPOSALS SUBJECT TO
APPROVAL FROM YORKSHIRE WATER
REDUCED DISCHARGE RATE AND BELOW
GROUND ATTENUATION MAY BE REQUIRED

EXISTING RAIN WATER
PIPE CONNECTIONS TO BE
CONFIRMED BY CCTV

SITE BOUNDARY
OVERALL AREA
8025.3m²

KEY

- EXISTING COMBINED WATER SEWER
- ASSUMED LOCATION OF EXISTING SURFACE WATER DRAIN/ SEWER
- PROPOSED SW GULLY
- EXISTING SW GULLY TO BE RETAINED
- EXISTING SW GULLY TO BE REMOVED
- PROPOSED SURFACE WATER DRAIN & MANHOLE
- PROPOSED RAINWATER PIPE AND CONNECTION
- EXISTING RAINWATER PIPE WITH CONNECTION TO BE RETAINED
- PROPOSED ACO DRAIN
- PROPOSED OPEN DRAINAGE CHANNEL
- EXISTING ACO DRAIN TO BE REFURBISHED AND RETAINED
- PROPOSED FILTER DRAIN
- EXISTING CHANNEL DRAIN TO BE REMOVED
- PROPOSED ACO SUMP UNIT / RODDING ACCESS
- ASSUMED LOCATION OF EXISTING ACO SUMP UNIT / RODDING ACCESS
- ASSUMED LOCATION OF EXISTING GULLY CONNECTION
- ASSUMED LOCATION OF EXISTING GULLY CONNECTION TO BE ABANDONED
- INDICATIVE LOCATION OF PROPOSED M&E SERVICES

THE FOLLOWING STATEMENT PROVIDES A GENERAL OVERVIEW AS TO THE PHILOSOPHY
ADOPTED WITHIN THE BELOW GROUND SURFACE & FOUL WATER DRAINAGE DESIGN FOR
PLANNING PURPOSES ONLY.

DRAINAGE DESIGN STRATEGY

THE SITE WILL BE SERVICED BY SEPARATE SYSTEMS FOR BOTH FOUL AND SURFACE WATER
AND WILL DISCHARGE INTO THE COMBINED PUBLIC SEWER NETWORK AT MULTIPLE
LOCATIONS.

EXISTING FOUL AND SURFACE WATER DRAINS AND OUTFALLS WILL BE UTILISED WHERE
PRACTICABLE. ADDITIONAL DRAINAGE SURVEYS WILL BE REQUIRED PRIOR TO DETAILED
DESIGN STAGE TO ESTABLISH MANHOLE CONNECTIVITY AND FLOW PATHS. IT IS ANTICIPATED
THAT REMEDIATION (PIPE JETTING, STRUCTURAL LINING) WORKS WILL BE REQUIRED, AND
PARTS OF THE SYSTEM MAY NEED TO BE REPLACED.

THE PROPOSED FOUL AND SURFACE WATER DRAINAGE SYSTEMS SHALL BE DESIGNED IN
ACCORDANCE WITH APPENDIX C OF THE SEWERAGE SECTOR GUIDANCE, BUILDING
REGULATIONS DOCUMENT PART H, BS EN 12056-2 AND BS EN 752.

THE ESTIMATED DISCHARGE RATES FOR BOTH FOUL AND SURFACE WATER WILL BE SUBJECT
TO AGREEMENT IN PRINCIPAL WITH YORKSHIRE WATER AND KIRKLEES LLFA. THE
CONTRACTOR SHALL ALSO BE REQUIRED TO SUBMIT A SECTION 106 APPLICATION AT THE
APPROPRIATE TIME FOR ALL NEW CONNECTIONS TO YORKSHIRE WATER ASSETS.

MARKET STALLS & PUBLIC REALM

SURFACE WATER NETWORK

PUBLIC REALM DRAINAGE WILL BE RE-CONFIGURED WHERE NECESSARY TO ACCOMMODATE
THE PROPOSED WORKS. IT IS ENVISAGED THIS WILL ENCOMPASS THE RELOCATION OF
EXISTING GULLIES & NEW GULLIES/ CHANNELS AS NECESSARY TO SUIT THE DEVELOPMENT
PROPOSALS.

THERE WILL BE NO INCREASE IN IMPERMEABLE HARD SURFACING AS A RESULT OF THE
DEVELOPMENT.

ALL PIPES IN THE SURFACE WATER SYSTEM WILL BE DESIGNED TO ENSURE THAT THE
MINIMUM SELF-CLEANSING VELOCITIES OF 1.00M/S ARE ACHIEVED AT FULL FLOW
THROUGHOUT THE NETWORK.

SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)

IT IS CURRENTLY ANTICIPATED THAT ALL-INCLUSIVE SUDS APPROACH IS NOT FEASIBLE
WITHIN THE DESIGN OF THE PROPOSED MARKETS DEVELOPMENT DUE TO THE LIMITED SPACE
AND REQUIREMENT FOR NON PERMEABLE PAVING IN THIS AREA.

Do not scale from this drawing.
Use written dimensions only.
If in doubt ask.

GENERAL

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL LEVELS ARE IN METRES.
- ALL DIMENSIONS, LEVELS AND DATUMS TO BE
CONFIRMED ON SITE, PRIOR TO FABRICATION
AND CONSTRUCTION.
- ALL DRAINAGE WORKS TO BE CARRIED OUT IN
ACCORDANCE WITH BUILDING REGULATIONS LAID
OUT IN THE BUILDING REGULATIONS DOCUMENT
H, SPECIFICATION FOR HIGHWAY WORKS AND
CIVIL, STRUCTURAL AND ARCHITECTURAL
SPECIFICATIONS.
- WITH THE EXCEPTION OF OUTFALL PIPES FROM
ACO SUMP UNITS & GULLY POTS, WHICH ARE TO
BE 150mm Ø PVC, ALL PIPES SHALL BE 100mm Ø
UNLESS OTHERWISE NOTED.
- PIPES WITH LESS THAN 1200 COVER UNDER
ROADS AND HARDSTANDINGS AND LESS THAN
600 COVER ELSEWHERE TO BE SURROUNDED IN
CONCRETE.
- REFER TO STANDARD DETAILS DRAWINGS FOR
SPECIFICATION OF DRAINAGE CHANNELS.
- INVERT LEVELS OF EXISTING ADOPTED DRAINAGE
TO BE CONFIRMED ON SITE PRIOR TO
CONSTRUCTION AND ANY DISCREPANCIES
REPORTED TO THE ENGINEER.
- LOCATION OF ALL RWPS, SVPS AND OTHER
ABOVE GROUND DRAINAGE ARE INDICATIVE
ONLY. ALL ABOVE GROUND DRAINAGE & SETTING
OUT CO-ORDINATES TO BE PROVIDED BY THE
ARCHITECT AND M&E ENGINEER.

P05	28/08/2025	IRRHODEN	A-JONES	M-HAMER	ISSUED FOR PLANNING
P04	08/07/2025	IRRHODEN	A-JONES	M-HAMER	UPDATE TO DRAINAGE IN MARKET YARD AND PUBLIC REALM AREAS
P03	05/02/2025	IRRHODEN	A-JONES	M-HAMER	ISSUED FOR RIBA PRICING
P02	03/07/2024	IRRHODEN	A-JONES	M-HAMER	ISSUED FOR RIBA STAGE 2
P01	08/01/2023	IRRHODEN	A-JONES	M-HAMER	FIRST ISSUE
Revision	Date	Drawn	Checked	Approved	Modifications

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Issued for
**A - ISSUED FOR
COORDINATION**



Project
HUDDERSFIELD MARKET

Title
**PROPOSED SURFACE
WATER DRAINAGE STRATEGY**

Scale
1:250

Revision
P05

Original Size
A1

Drg. No.
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