Jade3 Architecture Ltd

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Job reference: 2026 enquiry 61

Address: Fartown Trinity Methodist Church, Spaines Road, Fartown, Huddersfield, HD2 2SD

Date: 30-10-2026

Extra notes: drainage report

change of use from vacant former church (use class F1f) to form nursery (use class Ef) with outdoor play area and associated new mezzanine for tuition centre (use class F1a) and associated car parking.

1. INTRODUCTION

1.1 Purpose of the Statement

This Drainage Statement has been prepared in support of the planning application for the proposed change of use of the former Fartown Trinity Methodist Church, Spaines Road, Huddersfield, to an early-years nursery and tuition centre, including a new internal mezzanine floor and associated internal and external alterations. The drainage statement describes the existing drainage arrangements, the proposed alterations to sanitary accommodation and the anticipated implications for foul-water and surface-water drainage.

The principal objectives are to:

- Confirm that the existing rainwater drainage arrangements will remain unchanged.
- Explain the proposed additional sanitary facilities and associated foul-water requirements.
- Establish the proposed approach to connecting new sanitary appliances to the existing drainage infrastructure.
- Demonstrate that the proposal is not expected to materially increase surface-water runoff, subject to confirmation that external impermeable areas remain unchanged.
- Consider the relevant national and local planning policies.

Identify the technical matters to be addressed through Building Regulations and, where necessary, consultation with the relevant drainage undertaker. The proposal principally involves the internal adaptation and reuse of an existing building. No new

roof area or significant increase in external impermeable area is proposed as part of the drainage works described in this statement.

1.2 Nature of the Development

The proposed development will provide:

- An early-years nursery at upper ground-floor level.
- At lower ground is proposed a multi purpose hall where the nursery can use it for additional indoor play area. However, it will mainly be used during evenings and weekends to respect safeguarding to the nursery.
- A tuition centre incorporating a new internal mezzanine floor.
- Additional child-sized sanitary facilities for nursery use.
- Separate male and female toilet facilities serving the tuition centre.
- Retention of existing staff sanitary facilities and kitchen drainage to be used by nursery staff.
- The drainage strategy is based on retaining the established drainage arrangements wherever practicable and making appropriate provision for the additional and connection of new drainage into the existing internal sanitary appliances.

2. EXISTING DRAINAGE ARRANGEMENTS

2.1 Existing Rainwater Drainage

The existing rainwater drainage system will remain unchanged. The existing roof drainage arrangements will continue to collect and convey rainwater in the same manner as before the proposed change of use. No alteration to the existing roof drainage layout is proposed as part of the works described in this statement. Subject to confirmation that the external roof and impermeable areas remain unchanged, the development is not expected to result in a material increase in the volume or rate of surface-water runoff.

Accordingly, the proposal does not introduce a new roof-water discharge requirement or propose a new surface-water drainage system. The existing rainwater system should nevertheless remain in serviceable condition and continue to be maintained appropriately.

2.2 Existing Foul-Water Drainage

The building contains existing sanitary and kitchen facilities, together with their associated foul drainage arrangements. The existing toilets and kitchen drainage will

be retained for staff use as shown. One existing small toilet at lower-ground-floor level will be modified for use by nursery children.

The existing foul-water drainage infrastructure will therefore continue to serve retained facilities, with additional sanitary appliances introduced to meet the requirements of the proposed nursery and tuition-centre uses. The precise routing, capacity and condition of the existing drainage pipework should be confirmed against the available drainage information and the final sanitary layout.

3. PROPOSED SANITARY FACILITIES

3.1 Nursery Accommodation

The nursery will require sanitary facilities designed to suit young children.
The proposal includes:

- Retention and adaptation of one existing small toilet at lower-ground-floor level for nursery use.
- Installation of 7no additional small toilets for children.
- Installation of 6no small washbasins positioned at a height appropriate for children.
- Associated water supply, waste connections and sanitary pipework.
- The additional facilities are intended to provide suitable toilet and handwashing provision for the proposed nursery operation.
- There are 2no new toilets and wash hand basins proposed for staff use
- The final sanitary layout will establish the position of each appliance and its connection to the foul-water drainage system.

The number and distribution of toilets and washbasins should also be reviewed against the final nursery capacity, age range, operational arrangements and applicable early-years and Building Regulations requirements.

3.2 Tuition-Centre Accommodation

The tuition centre will be served by 2no sets of separate male and female toilet facilities. These facilities will provide sanitary accommodation for the tuition-centre users, distinct from the nursery facilities. The proposed arrangement is intended to support the independent operation of the tuition centre and avoid unnecessary reliance on nursery sanitary accommodation.

The associated new foul-water drainage connections will be incorporated and swan neck to be connected into the existing foul drainage arrangements system on the upper ground level to minimise any new soil and vent pipes on the external facade.

3.3 Retained Staff Facilities

The existing toilets and kitchen foul drainage will remain available for staff use. Their retention will minimise unnecessary alterations to the existing building and drainage infrastructure. Any new or altered connections required to accommodate the proposed sanitary arrangements will be designed and installed in accordance with the applicable Building Regulations and relevant technical standards.

4. PROPOSED FOUL-WATER DRAINAGE STRATEGY

4.1 General Approach

The proposed development will increase the number of sanitary appliances served by the building. The foul-water drainage strategy is therefore to retain and utilise the existing drainage infrastructure wherever it is suitable, while connecting the additional nursery and tuition-centre appliances to the appropriate foul-water drainage system.

The intention is to avoid unnecessary excavation and replacement of existing drainage infrastructure where the existing system can adequately accommodate the proposed use. The final connection arrangements to be confirmed through the drainage layout and where necessary, investigation of the existing foul drainage pipework.

4.2 Additional Foul-Water Flows

The proposed additional toilets and washbasins will generate additional foul-water flows. The actual discharge will depend on the final number of users, appliance specifications and frequency of use. Before the drainage design is finalised, the suitability of the existing system should be checked against the proposed number of sanitary appliances and the anticipated occupancy of the building.

This assessment should consider:

- The capacity and condition of the existing drainage pipework.
- The location and suitability of proposed connection points.
- Pipe gradients and discharge arrangements.
- Ventilation of the drainage system.

- The need for access for inspection and maintenance.
- The potential for blockage or surcharge.
- The need for any local upgrades or additional pipework.

Where the existing drainage system is confirmed to have sufficient capacity and is in suitable condition, the additional appliances may be connected to that system without the need for wholesale replacement. If investigations identify inadequate capacity or defective pipework, the necessary remedial or upgrade works to be incorporated into the detailed final drainage design.

4.3 Public Sewer and Sewer Undertaker

Where the existing drainage system connects to a public sewer, the suitability of the proposed connections to be considered against the requirements of the relevant sewerage undertaker. No new public sewer connection or alteration to a public sewer is assumed in this statement.

5. FLOOD RISK AND DRAINAGE CAPACITY

5.1 Flood Risk

The proposal principally involves the internal conversion of an existing building. No new building footprint or additional roof area is proposed as part of the drainage works described in this statement. The proposal is therefore not expected to increase surface-water runoff merely as a result of the internal installation of sanitary appliances.

The site's formal flood-risk status should be checked against the current Environment Agency and relevant local authority mapping. This statement does not assume that the site is located within Flood Zone 1 or that there is no risk from surface-water flooding. Where the site location, flood-risk designation or proposed external works trigger a requirement for further assessment, the necessary flood-risk or surface-water drainage information should be provided.

6. RELEVANT PLANNING POLICY

6.1 National Planning Policy Framework (NPPF)

The NPPF includes policies concerning flood risk, climate resilience, effective use of land and the protection of the natural environment. In particular, the Framework seeks to ensure that development is directed away from areas at the greatest risk of flooding where appropriate, that flood risk is not increased elsewhere, and that development is designed to be resilient to the effects of climate change.

The drainage implications of this proposal to be considered proportionately, taking into account of the existing building, the limited nature of the proposed external works and the need to ensure that additional foul-water flows are safely accommodated.

6.2 Kirklees Local Plan Policy LP27 — Flood Risk

Policy LP27 addresses flood risk and the need for development to consider and manage flood-risk implications. The proposal does not involve a new building footprint or an increase in roof area as part of the drainage works described in this statement.

6.3 Kirklees Local Plan Policy LP28 — Drainage

Policy LP28 establishes the Council's approach to drainage and promotes the use of SuDS where appropriate. The policy addresses runoff rates, water quality, drainage infrastructure and the need to ensure that the required water supply and wastewater infrastructure is available or can be coordinated to meet the demand generated by development.

The proposal retains the existing rainwater drainage arrangements and introduces additional foul-water appliances within the existing building. The principal drainage consideration is therefore whether the existing foul-water system can accommodate the additional discharge safely and whether any necessary local improvements are required.

6.4 Kirklees Local Plan Policy LP34 — Conserving and Enhancing the Water Environment

Policy LP34 seeks to protect and enhance the water environment and includes provisions relevant to the appropriate management and discharge of surface water. The policy's surface-water discharge hierarchy gives preference to infiltration where feasible, followed by suitable discharge to a watercourse and where those options are not reasonably achievable, discharge to a public sewer.

The additional sanitary appliances will be connected into the existing foul-water drainage system. The drainage design will ensure that foul water is not discharged to the surface-water system and that the works do not introduce an avoidable risk of pollution. On this basis, the proposal is capable of complying with LP34.

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7.5 Kirklees Local Plan Policy LP47 — Healthy, Active and Safe Lifestyles

Policy LP47 relates principally to the promotion of healthy, active and safe lifestyles. Although it is not a primary drainage policy, the proposed nursery and tuition-centre uses will provide community-oriented facilities within an existing building. Appropriate sanitary accommodation, reliable drainage and hygienic facilities will support the safe and effective operation of the proposed uses. The policy to be read alongside the more directly relevant drainage policies, LP27, LP28 and LP34.

7.6 Building Regulations — Part H

The Building Regulations 2010, as amended, include requirements relating to foul-water drainage and waste disposal under Part H. Approved Document H provides guidance on foul-water drainage, rainwater drainage, pipework, inspection chambers, maintenance access and related matters. The detailed drainage installation will be designed and installed in accordance with the applicable requirements of Part H, including the safe disposal of wastewater from the additional sanitary appliances.

7.7 Building Regulations — Part G

Part G of the Building Regulations addresses sanitation, hot-water safety and water efficiency. The proposed child-sized toilets and washbasins will be designed and installed with regard to the relevant requirements for sanitary conveniences and washing facilities. The final design consider the appropriate provision of hot and cold water, safe water temperatures, hygiene and the specific needs of young children.

7.8 Other Relevant Requirements

The detailed design should also take account of any applicable requirements relating to:

- Building Regulations approval.
- The relevant sewerage undertaker's requirements.
- The provision of appropriate sanitary facilities for the proposed use.
- Access for inspection, cleaning and maintenance.
- Prevention of leakage, blockage and cross-connection.
- Any additional requirements arising from the final Building Control assessment.

8. CONSTRUCTION AND MAINTENANCE

8.1 Installation Works

The additional sanitary appliances and associated pipework will be installed by suitably competent contractors. The works will be planned to minimise disruption to the existing building and avoid damage to retained drainage infrastructure. Any necessary alterations to existing pipework will be undertaken in accordance with the approved detailed design and applicable technical requirements.

8.2 Inspection and Testing

New and altered foul drainage installations will be inspected and tested as required by Building Control and the relevant technical standards. Any defects identified during inspection to be addressed before the affected facilities are brought into use.

8.3 Maintenance

The operator will ensure that the sanitary facilities and accessible drainage components are maintained in suitable working order. Any blockages, leaks or drainage defects will be addressed promptly to maintain hygienic conditions and prevent damage to the building. The existing rainwater drainage system will continue to be maintained as part of the building's normal maintenance arrangements.

9. CONCLUSION

The proposed development involves the conversion of the former Fartown Trinity Methodist Church to an early-years nursery and tuition centre. The existing rainwater drainage arrangements will remain unchanged. The works do not propose a new roof area or a material increase in external impermeable area as part of the surface water drainage alterations described in this statement.

The existing staff toilets and kitchen drainage will be retained. One existing small toilet at lower-ground-floor level will be modified for nursery use, with 7no additional child-sized toilets and seven child-height washbasins proposed for the nursery. 2no sets of male and female toilet facilities will also be provided for the tuition centre. The principal drainage consideration is the additional foul-water discharge associated with these sanitary appliances. The proposal is to utilise the existing foul-water drainage infrastructure wherever it is suitable, with the final connections and any necessary improvements confirmed through the detailed drainage design.

The proposal is considered capable of being accommodated within the existing drainage infrastructure arrangements, subject to confirmation of the capacity and

condition of the relevant foul-water pipework and appropriate connection points. The existing rainwater drainage arrangement will be retained, and no material increase in surface-water runoff is anticipated provided the external impermeable areas remain unchanged.

Having regard to Kirklees Local Plan Policies LP27, LP28 and LP34, the NPPF and the relevant Building Regulations, the proposed foul drainage arrangements are considered acceptable in principle and seeks Kirklees approval.

Prepared by

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