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Drainage Strategy

PLANNING APPLICATION & LISTED BUILDING CONSENT FOR CONVERSION OF FORMER TEXTILE MILL into 14no, 2 BEDROOM SELF CONTAINED RESIDENTIAL APARTMENTS at WELL St, MILL, WELL St, LEEK

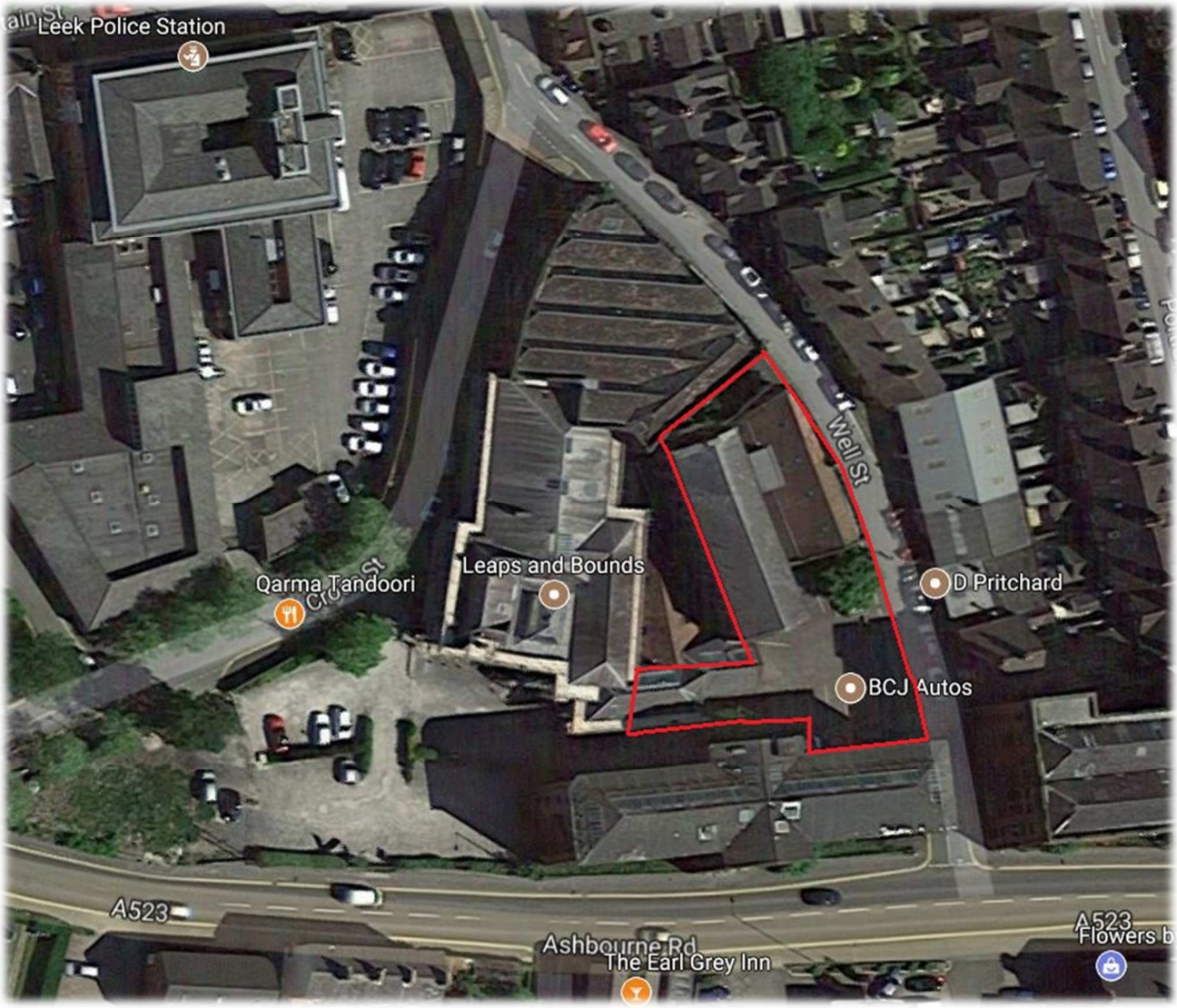


Photo courtesy of google earth

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Planning application & listed building consent for conversion of former textile mill into 14no, 2 bedroom self contained residential apartments at Well st, mill, Well st, Leek

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Introduction/background

The buildings subject to this application, were converted from the redundant textile mill, in/around 2007 as approved by planning application and listed building consent (SMD/2007/0450 & SMD/2007/0449). The approval was to convert the redundant Mill into a HMO providing staff Accommodation for Alton Towers comprising 39 bedroom, each having ensuite shower/WC and associated communal facilities.

This application relates to two buildings on the site both of which form part of the larger Cross Street Mill complex. These comprise of a four storey brick faced rectangular building known as Well Street Mill and also a two storey annexe building which is linked to the main Mill via a timber framed two storey corridor.

Proposal

The application is to convert the former 4 storey mill building into self contained residential accommodation. The main building shall have 3no self contained apartments per floor. Conversion of the 5no studios, in the main Cross st Mill into a further 2no apartments, totalling 14 new dwellings on the site.

The existing condition has 39 bedrooms, of which 28 are within the main Well st Mill building, each having a shower and WC, there is also a communal kitchens, and laundry rooms. In this instance it deemed there is sufficient internal soil stacks within the building to suit the new proposed layout, and therefore no new stacks are required or mechanical ventilation grilles required. The images below are from the current situation, example of an ensuite bathroom, and a communal kitchen.





The existing annexe building is proposed to be demolished and removed from site to leave only the external wall against the pavement boundary.

Drainage strategy

The proposed development is designed to suit the existing layout of the building, and the constraints the building itself provides.

Demolition of the annexe building shall require the existing soil stacks serving the various bathroom and kitchen facilities to be capped off below ground, to the Building Inpsectors on site approval..

The foul water drainage for the proposed apartments shall use the existing soils stacks. Rodable connections shall be made for each bathroom/kitchen as required using approved waste pipe fittings to suit the application. 100mmØ soil pipe connection to the WC's, Sinks, and showers/baths shall be connected via a water trap connection with 40mmØ waste pipes. Washbasins shall use 32mmØ with water traps.

The existing condition having 28 ensuite bathrooms for 28no occupants is considered to be a similar usage as the proposed 12no apartments. The removal of the annexe building with the 11no bedroom and associated bathrooms, and kitchens will therefore reduce the capacity of the site on the existing drainage infrastructure. There are sufficient number of soils stacks serving the building to negate the requirement to provide any additional drainage below ground.

In respect of the proposed apartments formed in the main Cross street building from the redundant studio/offices, the rooms are located above a catering kitchen for an Indian restaurant. There are also the WC facilities in the adjacent room to the offices to allow an above ground waste pipe connection for the proposed bathrooms and kitchen to avoid the need for additional soil stack and drainage connection below ground.

In respect of storm water drainage. The buildings are an existing condition. There are no proposals to provide an extension, or further hard standing, therefore there are no proposals to provide additional drainage. Storm water gullies providing the connection for down pipes serving the annexe building shall be retained for the hardstanding run off following demolition.