

Technical Note – Drainage Statement

Conversion of Premises at 59 Hope Street, Wrexham LL31 1BE

Introduction

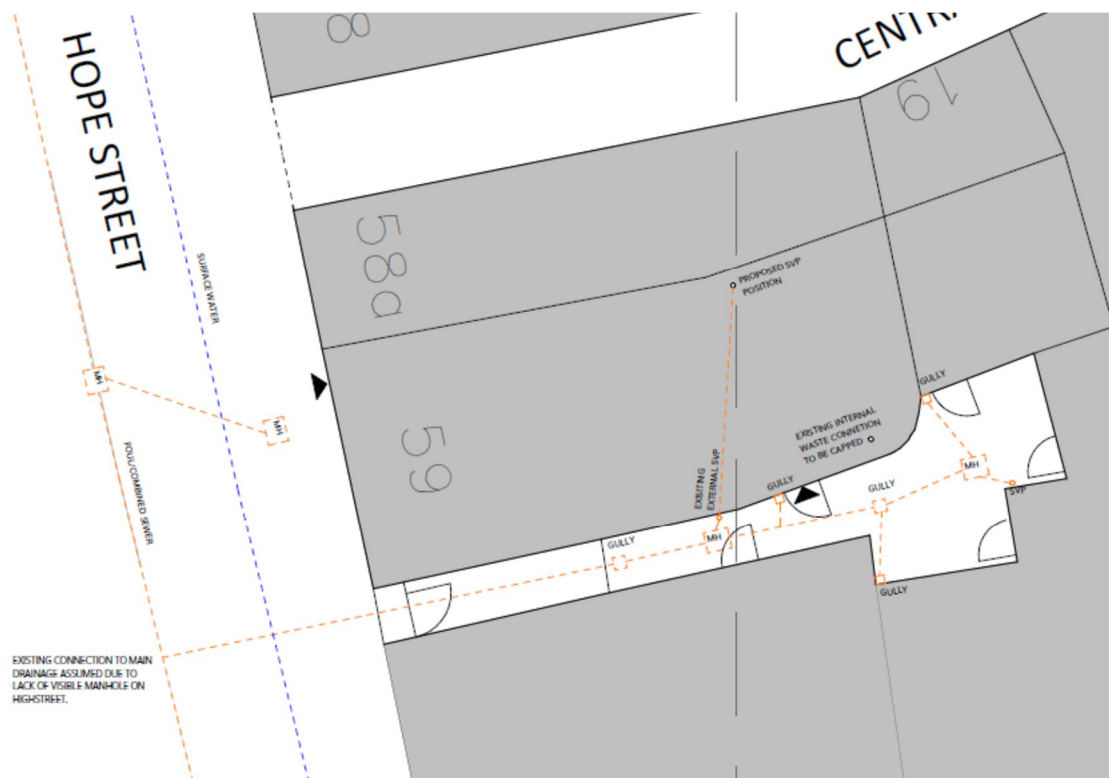
ICS Ltd has been commissioned by the Applicant to produce a Drainage Statement to support a planning application for the proposed conversion of the upper two floors of the existing premises at 59 Hope Street, Wrexham. The first and second floors of the building have previously been in use as office accommodation. The proposed scheme is to provide two two-bed apartments, one on each of the two floors.

The ground floor will remain for commercial/retail use.

This Technical Note should be read in conjunction with AGA drawings of Existing and Proposed.

Existing Site Description

The existing building is located on the main pedestrianised street at 59 Hope Street. The building is thought to date from the late 1800s and sits in a terrace of buildings of various ages. The streetscape is predominantly retail at ground floor. There is a narrow alley to the right hand side (facing) of the building which gives access to the rear of No. 59, the rear of No. 60 Hope Street and the rear of No. 3 High Street.



Existing Foul and Surface Water Drainage

Foul water is disposed of via a combined drain within the alleyway which in turn connects to main drainage within Hope Street.

Roof run off is disposed of partly via a shared system of gutters and downpipes with the adjacent and partly abutting building at No. 58a and partly via the combined system within the alleyway. The roof water disposal arrangements will be unchanged for the proposed conversion.

Foul water disposal for the proposed conversion will use a new soil vent pipe (svp) to serve ground, first and second floor accommodation. The new svp will connect below ground floor level to make use of the existing svp connection into the combined drain within the alley.

The existing connection from the current ground floor wc will be capped off and abandoned.

Conclusion

By adhering to the drainage strategy outlined above, suitable drainage can be provided to cater for both the surface and foul water generated by the proposed conversion. There will be no adverse impact on flood risk in the local area due to surface water runoff.

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