



Mann Williams
Consulting Civil and
Structural Engineers

Glove Factory Studios - Cafe

Drainage Strategy Report

Job Number: 13091

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Suitability Codes as stated within QA data describe documents intended use and are in accordance with BS EN ISO 19650-2-2018.

Code	Description
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S5	For Review & Acceptance
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A3	Stage 3 Authorized (Not For Construction)
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A5	Stage 5 Authorized (Final Design Record)

Quality Assurance

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Whilst all reasonable care has been taken in this assessment, we cannot guarantee that during the lifetime of this development the flood risk may not exceed that stated in this report. This report has addressed the risk of flooding to the site from surface water runoff, and the conclusions stated in it are based on our best estimate using available data with a precautionary approach taken where possible. We must make it clear that the assessment of weather generated flooding is inexact and that analysis is limited by the accuracy and availability of recorded data. Higher flood risk may occur in the future due to the actions or omissions of third parties, or to poor maintenance, blockage, storm events in excess of the design standard quoted, inaccuracy or unavailability of data. Flooding beyond that estimated in this report may also occur due to climate change.

1.0 Introduction

- 1.1.1 Mann Williams (MW) have been appointed by the Work Rural Glove Factory Studios to prepare a drainage strategy report for the proposed extension works to the café located at Glove Factory Studios, Brook Lane, Holt, BA14 6RL.
- 1.1.2 There is an existing café on the site which is to be upgraded with improved facilities including additional toilets. The proposed works have triggered the need to review the below ground drainage facilities on site.
- 1.1.3 Currently the café waste water discharges via a below ground grease interceptor into a pumping chamber that pumps flows to the foul drainage located on the southeast side of the site (manhole MH-F2) near Brook Lane. Both the existing below ground grease interceptor and the pumping chamber currently cause maintenance issues on the side, resulting in foul water backing up in the sewers upstream.
- 1.1.4 According to the Environment Agency's (EA) Flood Map for Planning (refer figure 2), the site of the café is located in Flood Zone 1, at low risk of fluvial or tidal flooding, A slight accumulation of surface water is noted on the EA surface water flooding map (refer Figure 3) in the open ditch to the west of the site.
- 1.1.5 To the north of the café there are a pair of lakes within the Glove Factory wider ownership boundary. The northern lake provides flow attenuation to the Leigh Road area to the west and the brook that runs alongside the east side of the Glove Factory Studios. The southern lake level tracks ground water levels and maintains a good freeboard level throughout the year.
- 1.1.6 This report assesses the flood risks to the development and describes the sustainable drainage strategy for the proposed development.
- 1.1.7 The proposals have been developed with consideration of the Wiltshire Council Local SuDS Design Standards (SLSDS) in addition to National Policies the NPPF, PPG and DEFRA National standards for sustainable drainage systems (SuDS).

2.0 Site Location, Setting & Flood Risk

- 2.1.1 The site is located at national grid reference ST 86000 61975. The proposed development aims to formalise the buildings on the site providing improved facilities allowing crockery service, improved circulation, additional toilets and additional storage.
- 2.1.2 The site boundary is shown on the architects drawings.



Figure 1 Site Location – Glove Factory Studios (Google Maps)

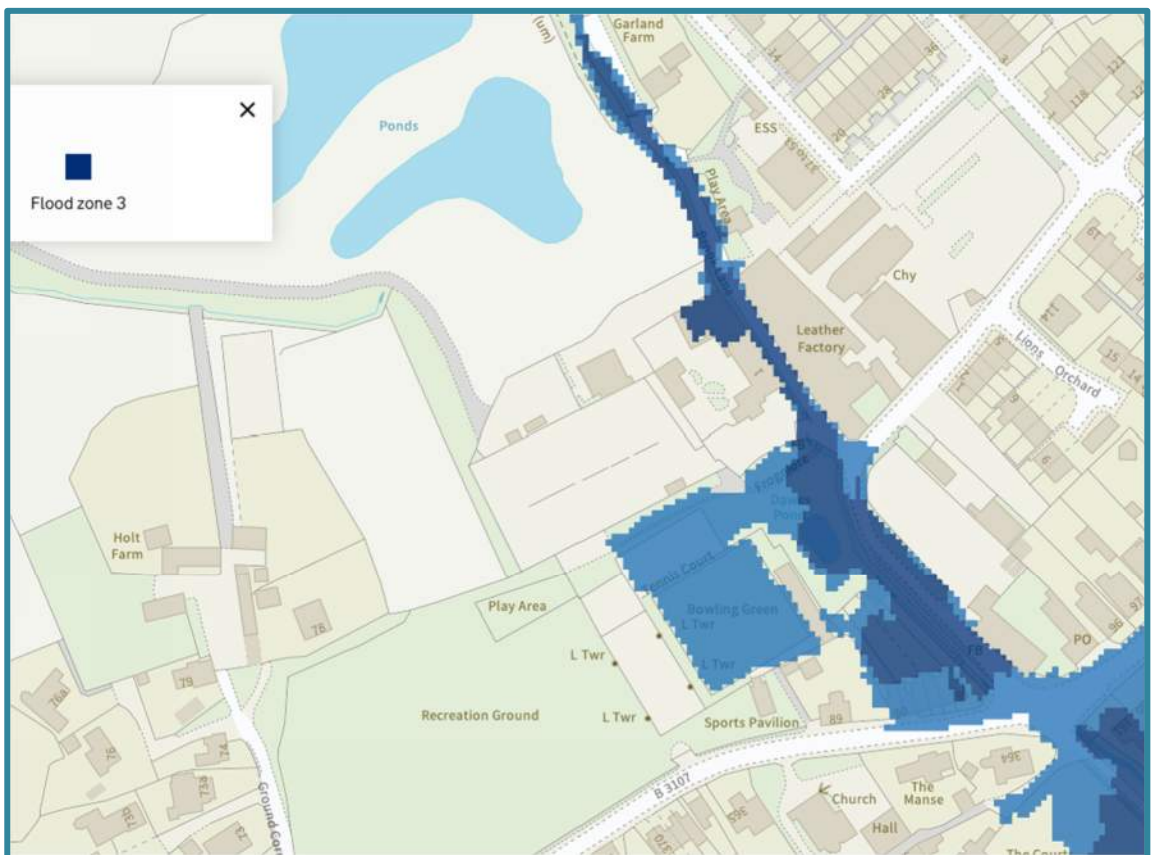


Figure 2 EA Flood Map for Planning (Flood Zones 2 & 3)

- 2.1.3 The café site sits on a raised section of land which according to the Environment Agency's (EA) Flood Map for Planning is located in Flood Zone 1 (FZ1) at low risk of fluvial or tidal flooding, The

site area is less than 1,000m², which being less than 1Ha in size means a formal Flood Risk Assessment is not required for planning. The site does lie next to the brook that flows through Holt and is noted on the EA flood map as flooding in an extreme flood even. However as noted in section 2.1.3 the café sits on a raised area of land and is not at risk from any flooding from the brook.

- 2.1.4 To the west side of the site a field ditch is noted as having a shallow depth of water collecting in times of inclement weather.

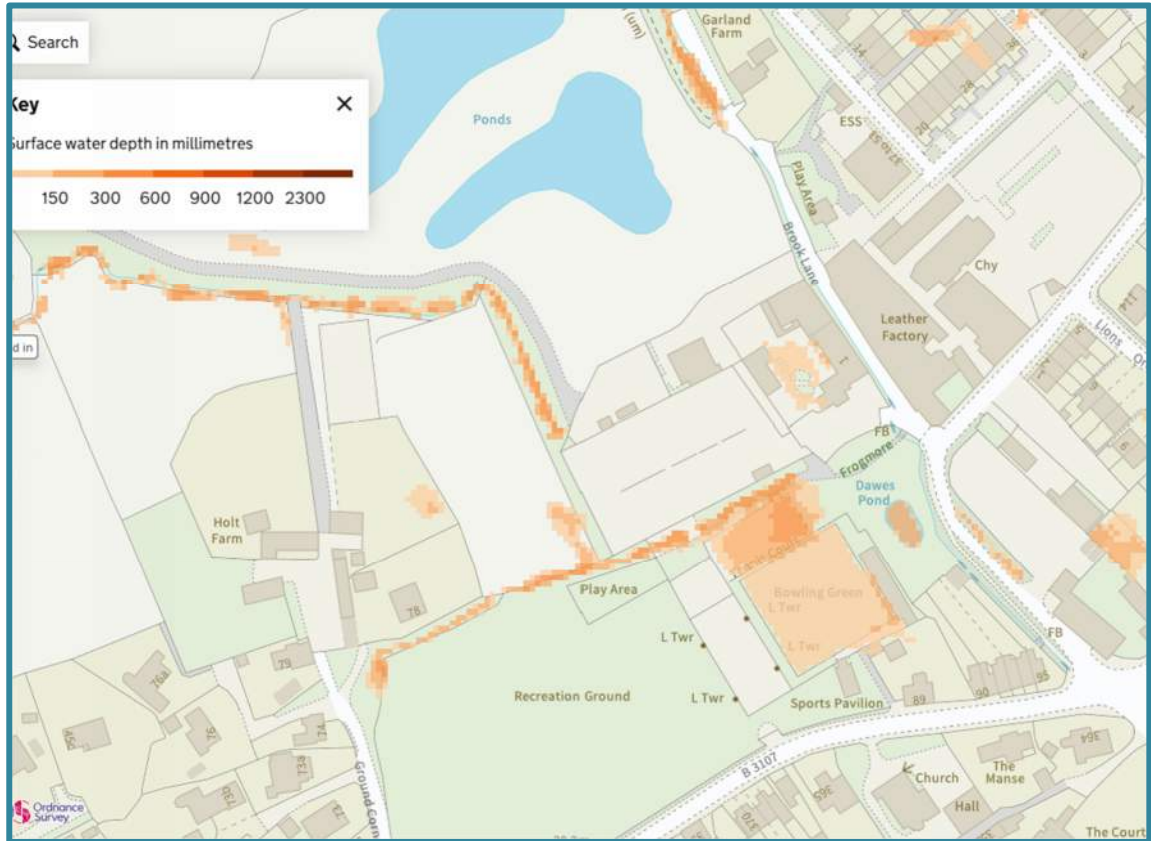


Figure 3 EA Flood Map for Planning (Surface Water)

- 2.1.5 There are no existing sewers or ground water flooding risks on this site. Access to the main site would be compromised in an extreme rainfall event, but there is freely available public access through to Leigh Road to the west should this be needed by persons cut off by flooding of the brook at the site entrance.

3.0 Existing Site, Ground Conditions, and Infiltration Characteristics

- 3.1.1 The café has a proposed roof area of 300m² compared with an existing roof area of around 400m²; an increase of 100m².
- 3.1.2 The surrounding areas of the café will remain as self-draining finishes as currently configured.
- 3.1.3 There is no superficial geology recorded on the British Geology Survey (BGS) online viewer, however, the underlying geology is recorded as the Kellaway Formation; this is described as a sandy mudstone.
- 3.1.4 Cranwell Soilscales online viewer records the surface soils as; slowly permeable.

- 3.1.5 An intrusive site investigation has not been carried out, but the café sits on a raised area of ground that utilised the sands and gravel arisings from the lake formation to form the base for the existing car park and café area. This material will be free draining to a degree, but the preference is to pipe the storm water from the café roof to the nearby lake to the north as this lake currently is not used for storm attenuation and thus makes a suitable attenuation area for such a small increase in roof area.
- 3.1.6 There is an open ditch to the west of the café area but this is known to hold water therefore utilising the freeboard in the lake would seem to make more sense and wouldn't increase the flooding risk elsewhere by doing so.
- 3.1.7 The site usage falls into the less vulnerable category, therefore the proposed development is appropriate for this site. With the site being in Flood Zone 1, the Sequential Test and Exception Test do not apply.

4.0 Proposed Development

- 4.1.1 The proposed works include a slight increase in the café footprint together with the replacement of the existing side buildings to the west side with a more coherent set of buildings. As noted above this does lead to a slight increase in roof area.
- 4.1.2 The landscape design elsewhere though maintains the existing self-draining surface finishes as currently laid.

5.0 Foul Water Drainage Strategy

- 5.1.1 The existing café is served by gravity sewers that flow through a grease interceptor and into a pump chamber installed to serve the café when it was located on lower ground to the east.
- 5.1.2 The elevated location of the current café will allow the pump chamber to be decommissioned and the existing gravity sewer off site to be utilised taking flows to the public foul sewer in Brook Lane.
- 5.1.3 A new grease trap is proposed which will be located nearer to the 'pot wash' in order to improve the performance of the grease separation from the café waste water.
- 5.1.4 Beneath the site there is a ground water source protection zone therefore taking foul water flows off site to the public sewerage system is the optimum solution for this site.

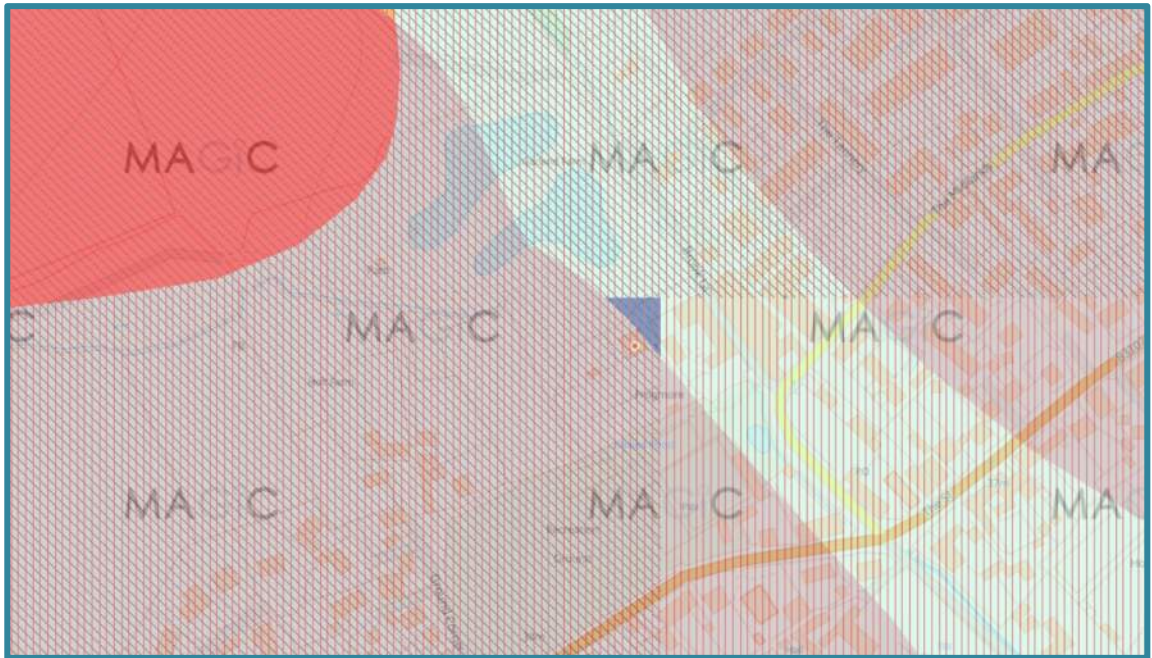


Figure 4 Ground Water Source Protection (Magic Map)

6.0 Surface Water Drainage Strategy

- 6.1.1 The rainwater runoff from the building roofs is proposed to be taken to the existing pond to the north of the café. Currently there are two ponds in this area; the northern pond serves as storm water attenuation to Leigh Road and the brook itself, the southern pond does not receive any direct piped or culverted rainfall flows but simply reflects the level of the ground water in the area.
- 6.1.2 As such the existing freeboard in the pond will be more than capable of dealing with the runoff from the proposed café roof (lake plan area 3000m²); a 50mm/hr rainfall intensity storm lasting 60 minutes would equate to a roof runoff volume of 22.5m³ which would result in a lake level rise of 7.5mm. The current lake freeboard is well in excess of 300mm from peak ground water lake levels, therefore the potential flood risk is minimal.
- 6.1.3 The management of everyday rainfall will easily be catered for in the existing freeboard to the lake.
- 6.1.4 Vehicular access to the site is provided by the existing car park. As noted above the car park has been constructed using a depth of 0.8-1.0m of fill comprising excavated and compacted sands and gravels. This depth of material provides an adequate filter medium to any contaminants or hydrocarbons emanating from the vehicles using the parking area. The SUDS manual quotes a depth of 0.3m as being adequate to filter contaminants. Contamination of groundwater from vehicular activity is therefore a very low risk.
- 6.1.5 This drainage strategy has been developed in accordance with the GOV.UK National standards for sustainable drainage systems (SuDS); Priority 3 discharge to an above ground surface water body.

7.0 Maintenance

- 7.1.1 The management company at the Glove Factory Studios will be responsible for the maintenance and operation of the proposed foul sewerage and surface water sustainable drainage system.
- 7.1.2 Following the technical design phase, a full maintenance and operations schedule is to be prepared to identify the maintenance intervals for each SuDS feature present on site.

8.0 Conclusion

- 8.1.1 The proposed development intends to provide a slightly increased café area and improved catering and toilet facilities.
- 8.1.2 The existing foul sewerage system of grease interceptor and pumping chamber causes operational issues and requires high levels of regular maintenance. The proposed foul sewerage system allows a gravity system to be utilised with outfall into the public foul sewer in Brook Lane.
- 8.1.3 A new grease interceptor close to the source of the grease is proposed to improve grease collection and reduce any incidents of drain blockage either on site or within the public sewer.
- 8.1.4 Emptying of the grease interceptor will be put on a regular maintenance contract.
- 8.1.5 The café area is not threatened by either fluvial or surface water flooding. The surfaces around the café are to be maintained as self draining surfaces as currently installed.
- 8.1.6 The roof drainage is proposed to be diverted to the existing lake to the north. The lake does not attenuate storm flows from elsewhere and the water level in the lake mimics the natural ground water levels in the area. The peak annual ground water level never reduces the lake freeboard to less than 300mm. This freeboard is more than adequate to cope with the storm water run-off from the proposed café roof area in an extreme rainfall event. No other storm water controls are deemed necessary for the proposed roof area changes.
- 8.1.7 The ground water source protection is not compromised as only clean roof drainage will be deposited in the lake. The car park that serves the site is currently finished with free draining material and is not proposed to be altered as part of this scheme.

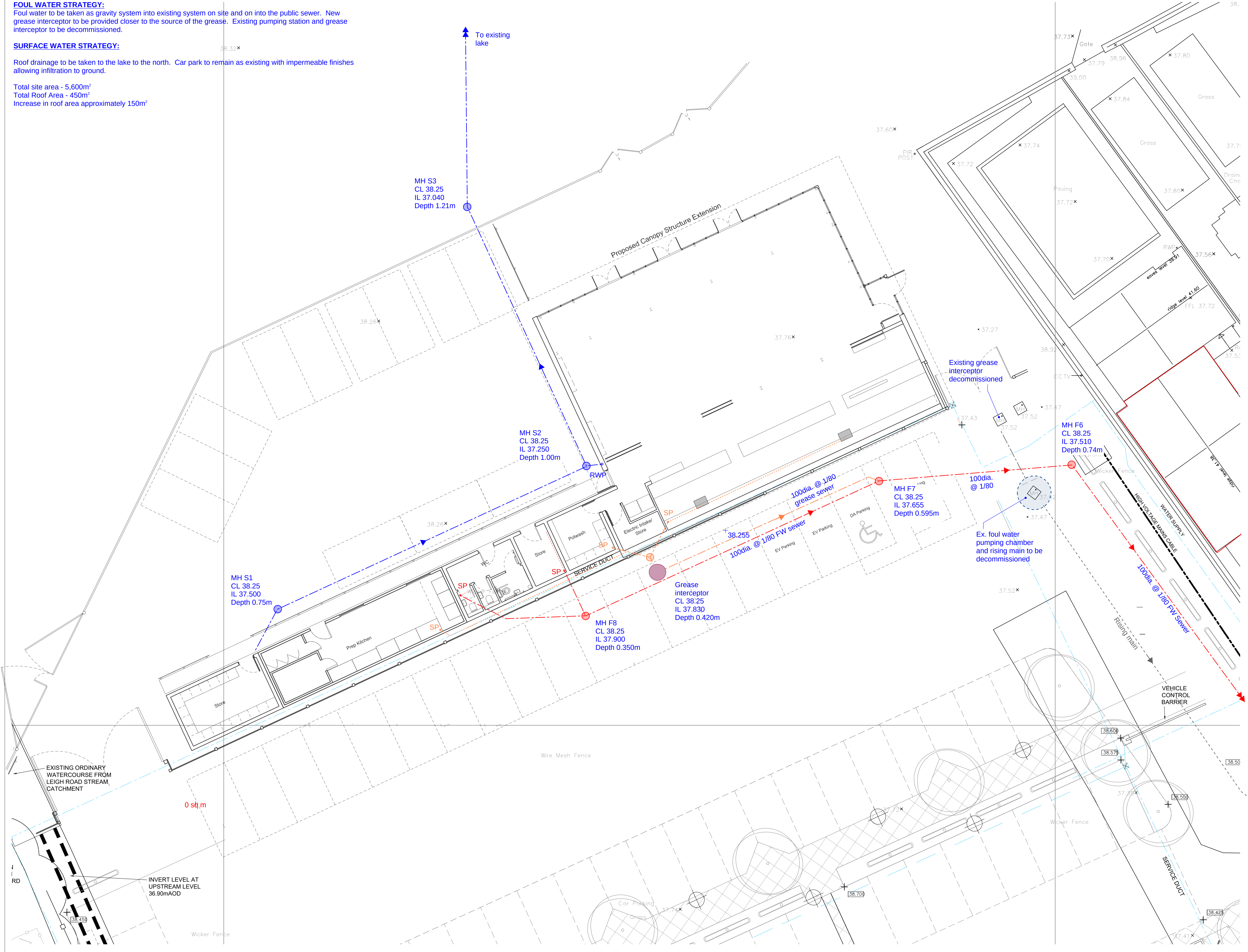
Appendix 1 – Drainage Strategy

FOUL WATER STRATEGY:
Foul water to be taken as gravity system into existing system on site and on into the public sewer. New grease interceptor to be provided closer to the source of the grease. Existing pumping station and grease interceptor to be decommissioned.

SURFACE WATER STRATEGY:

Roof drainage to be taken to the lake to the north. Car park to remain as existing with impermeable finishes allowing infiltration to ground.

Total site area - 5,600m²
Total Roof Area - 450m²
Increase in roof area approximately 150m²

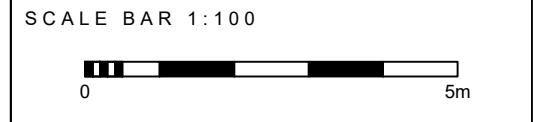


STATUS CODES FOR DRAWINGS ACCORDANCE WITH BS EN ISO 15926-2:2018	
CODE	DESCRIPTION
SHARED (NON-CONTRACTUAL - NOT FOR CONSTRUCTION)	
S1	SUITABLE FOR COORDINATION
S2	SUITABLE FOR INFORMATION
S3	SUITABLE FOR REVIEW AND COMMENT
S4	SUITABLE FOR STAGE REVIEW AND AUTHORIZATION
S5	SUITABLE FOR STAGE REVIEW AND ACCEPTANCE
PUBLISHED (CONTRACTUAL)	
A1	STAGE 1 AUTHORIZED (NOT FOR CONSTRUCTION)
A2	STAGE 2 AUTHORIZED (NOT FOR CONSTRUCTION)
A3	STAGE 3 AUTHORIZED (NOT FOR CONSTRUCTION)
A4	STAGE 4 AUTHORIZED (FOR CONSTRUCTION)
A5	STAGE 5 AUTHORIZED (FINAL DESIGN RECORD)

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 - ONLY FIGURED OR CALCULATED DIMENSIONS SHOULD BE USED AND NO DIMENSIONS IN ANY FORMAT SHOULD BE SCALED

DRAINAGE NOTES:

AJ Grease interceptor to be Trappzilla TZ-600 unit with extension collar to adjust for required sewer inlet level



DRAWING TO BE READ IN COLOUR	
REV	DESCRIPTION
P1	PRELIMINARY ISSUE
P2	DRAINAGE UPDATED
P3	LAYOUT UPDATED
P4	DRAINAGE UPDATED

BY	DATE
PEB	01.04.26
PEB	09.09.26
PEB	10.09.26
PEB	21.09.26

PROJECT
GLOVE FACTORY STUDIOS
HOLT

TITLE
DRAINAGE PLAN

Sheet 1 of 2



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7 OLD KING STREET
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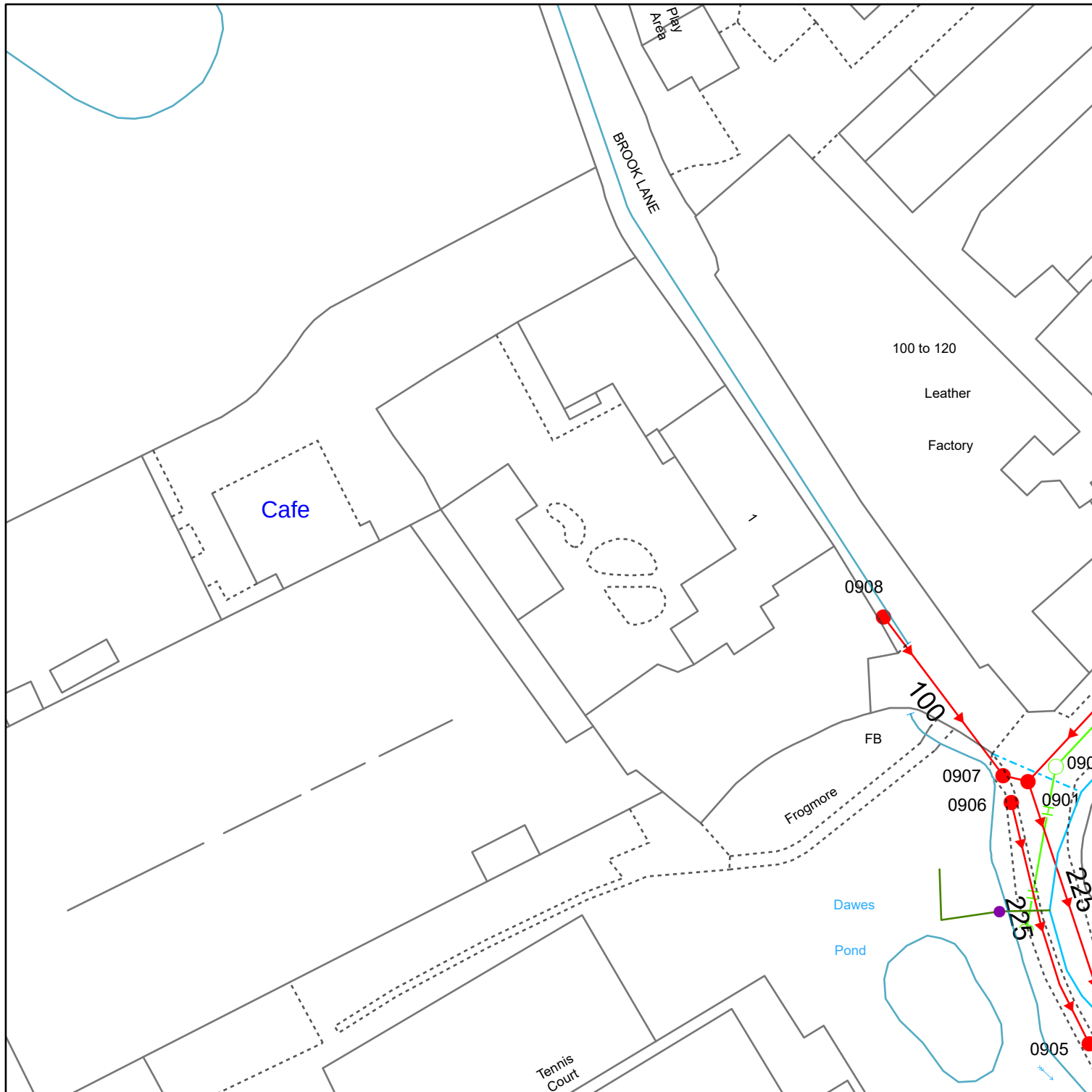
DRAWN	CHECKED	SUB	SCALE	DATE	MW JOB NO
PEB	A1	1:100	MAR 2026	13091	

S2 | INFORMATION
(NOT FOR CONSTRUCTION)

ZONE/SYSTEM	LEVEL	TYPE	ROLE	ORIGINATOR
XX	XX	DR	S	MWB
PROJECT CODE		NUMBER	REVISION	
GFS		9000	P4	

Appendix 2 – Wessex Water Mapping

Wessex Water Network Map



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WATER MAINS		SEWERS	STRATEGIC PUBLIC	PRIVATE	SECTION 104	OTHER WESSEX PIPES	NON-WESSEX / UNKNOWN		
	Distribution	Foul				Rising Mains		Private Rising Mains	
	Washout	Surface				Standby Rising Mains		Culverted Watercourse	
	Raw Water	Combined				EDM Effluent Disposal		Highway Drain	
	Abandoned	Abandoned				Overflow		Use Unknown	
	Private	Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow).					Syphon		Status Unknown
Some styles of line and symbol are shown on the key in sample/typical colours.									
FITTINGS		STRUCTURES			Pumping Station - Surface				
	Hydrant		Manhole - Foul		Pumping Stn - Foul/Combined				
	Other		Manhole - Surface		Gully				
			Manhole - Combined		Vent Column				
			Inlet		Rodding Eye				
			Outfall		Catchpit				
			Lamphole		Flushing Chamber				
			Bifurcation - Foul		Soakaway				
			Bifurcation - Surface		Non Return Valve				
			Bifurcation - Combined		Air Valve		Hatch Box	X	Washout
			Combined Sewage Overflow						
Information in this map is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, tel: 01225 526333 or e-mail: developer.enquiries@wessexwater.co.uk to discuss your proposals. Details of assets within Wessex Water's land ownership are unavailable through this service.									
						OTHER STRUCTURES			
							Attenuation Tank		Tunnel
							Storage Tank		Interceptor
						 YTL GROUP			
						Date: 22/09/2026			
						Centre: 386013E, 161969N			
						Scale: 1:625 (when printed at A4 size)			