

DRAINAGE STRATEGY REPORT

The Lawn Club

for

Spinningfields Estate Limited



01/07/2025



COMPLEX CHALLENGES ...
MADE SIMPLE

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TITLE	NAME	SIGNATURE	DATE
Report Author	WILL CRANE		01/07/2025
Approved By	JON SMITH		01/07/2025
Issue No. P01	FINAL		
Report Reference	4964-ROC-XX-XX-RP-C-DSR1		

REVISION	DESCRIPTION	SIGNATURE	DATE
Issue No.			



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1.0 INTRODUCTION

The project comprises of a retrospective planning application for the Lawn Club building and associated outside seating areas constructed at Hardman Square, Spinningfields, planning ref: 142116/FO/2025.

RoC Consulting has been engaged by Spinningfields Estate Limited to provide some additional drainage information that has been requested by the case officer in support of this application. The specific requirements are as follows:

- Preparation of a drainage layout overlaid with the current building footprint and the surrounding drainage network, including all components. This should include confirmation of levels, connectivity, and proposed overland flow routes for extreme weather events.
- Evidence demonstrating how the proposed development connects to the previously approved drainage network under application 117430/FO/2017, with reference to supporting details submitted under CDN/18/0960 and CDN/19/0248.

This report has been prepared for the purposes of providing the above requested information.

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2.0 BACKGROUND

RoC Consulting were previously appointed by Allied London to undertake the civil engineering design of the redevelopment of Hardman Square Spinningfields, planning ref: 117430/FO/2017. This comprised the construction of one four storey building for bar/restaurant uses (Use Classes A3 and A4) and two kiosk units for retail or storage use (Sui Generis) and redevelopment of public realm including public art, related access, servicing and associated works.

The four-storey building, now occupied by the Ivy restaurant, was referred to as the Pavilion and the redevelopment of the public realm was referred to as the Field. The two kiosk units were referred to as the Barn and the Cabin respectively.

Subsequent to the completion of the public realm works in 2018, the larger of the two kiosk units (the Barn) has been expanded to include extensive areas of covered and open outside seating and is now operating as a bar called the Lawn Club.

3.0 OVERVIEW OF ORIGINAL DRAINAGE DESIGN

3.1 Surface Water Drainage

The Field consists of a mixture of hard and soft landscaping and contained two small buildings, known as the Barn and Cabin. Positive drainage for surface water is provided to the whole of the Field development.

The majority of the Field is located over the existing basement to 3 Hardman Square. In this area the drainage takes the form of a 50mm deep “Versavoid” drainage plate that sits on top of the basement roof slab and below the hard/soft landscaped finishes (see figure 1).

Three outlets are provided from this drainage plate that connect into the existing surface water sewer in Hardman Square, via catchpit manholes. This surface water sewer is part of the private Spinningfields infrastructure drainage network that outfalls into the river Irwell.

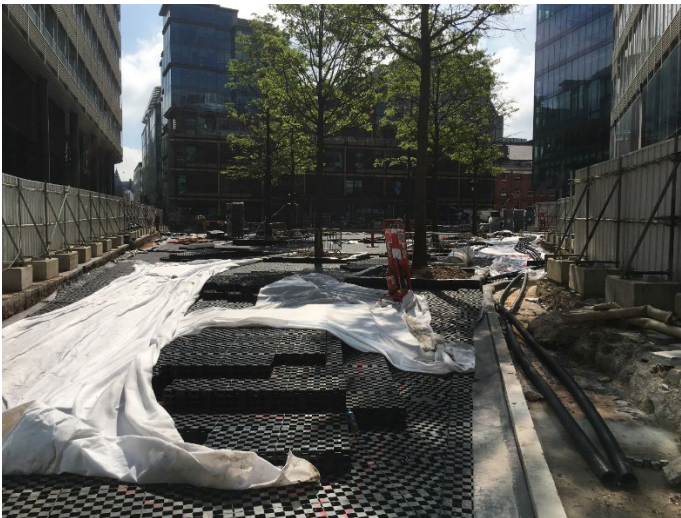


Figure 1. View of drainage plate installation

The soft landscaping is permeable, and rainfall will infiltrate through to the drainage plate. A layer of geotextile fabric has been provided to prevent the transmission of fines into the drainage system.

The hard landscaping is impermeable, and ACO brickslot/channel drains are provided to intercept surface water run-off and discharge it directly into the drainage plate.



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Land drainage is provided to the soft landscaped areas not on top of the basement roof. This has been connected into the surface water drainage system for the Pavilion building, again via a catchpit manhole, that also drains into the existing surface water sewer in Hardman Square.

The surface water drainage has a restricted discharge into the surface water sewer, by virtue of a limitation in the size of the connections. Because of this there is a requirement for surface water attenuation storage on top of the existing basement structure and this storage volume is contained within the “Versavoid” drainage blanket.

3.2 Foul Water Drainage

There is no foul drainage provision to the Cabin.

Foul drainage was provided to the Barn. This discharges via a single 150mm diameter pipe into the foul drainage network serving the Pavilion building and thereby to the public sewer network at the corner of Hardman Street and Byrom Street.

A copy of the final construction issue drainage plan from 2018 showing both the foul and surface water drainage is included within this report at Appendix A.

4.0 OVERVIEW OF LAWN CLUB DRAINAGE

In order to understand how the Lawn Club buildings and roof areas are drained a site visit was undertaken by RoC Consulting on 25th June 2025. A copy of our site visit report is included within this report at Appendix B.

Based upon this we have produced a new drainage drawing, ref 4964-ROC-XX-XX-DR-C-220, that shows the Lawn Club building overlaid on the original drainage layout. The points of connection to the original network are indicated on this plan. This drawing is included within this report at Appendix C.

4.1 Surface Water Drainage

The roof drainage to both the main building and above the various seating areas is collected at high level and discharged directly onto either the hard or soft landscaping around the building.

The majority of the roof area is drained via a pipe at high level within the structure and discharges onto the soft landscaping on top of the basement to 3 Hardman Square. From there it is considered to enter the attenuated “Versavoid” drainage blanket via infiltration through the ground.

From our observations on site, it would appear that the outside seating areas around the main Lawn Club building have built on top of the public realm finishes installed as part of the Field works. As such it is understood that no changes were made to the previously constructed surface water drainage system.

4.2 Foul Water Drainage

From our observations on site, it would appear that all toilets and all sinks in the bar and kitchen areas inside the building have been connected above ground to the previously constructed foul water pop-ups installed to serve the Barn.

Again, it is understood that no changes were made to the previously constructed below ground foul water drainage system during construction of the Lawn Club.

4.3 Overland Flows

Overland flow routes for extreme weather events are indicated on a separate RoC plan drawing ref 4964-ROC-XX-XX-DR-C-221 included within this report at Appendix D.

The levels on this plan are taken from the topographical survey drawing ref 24J269/001 and the landscape setting out plan ref HS-LYR-F-XX-DWG-L-4001 included within this report at appendices E and F respectively.



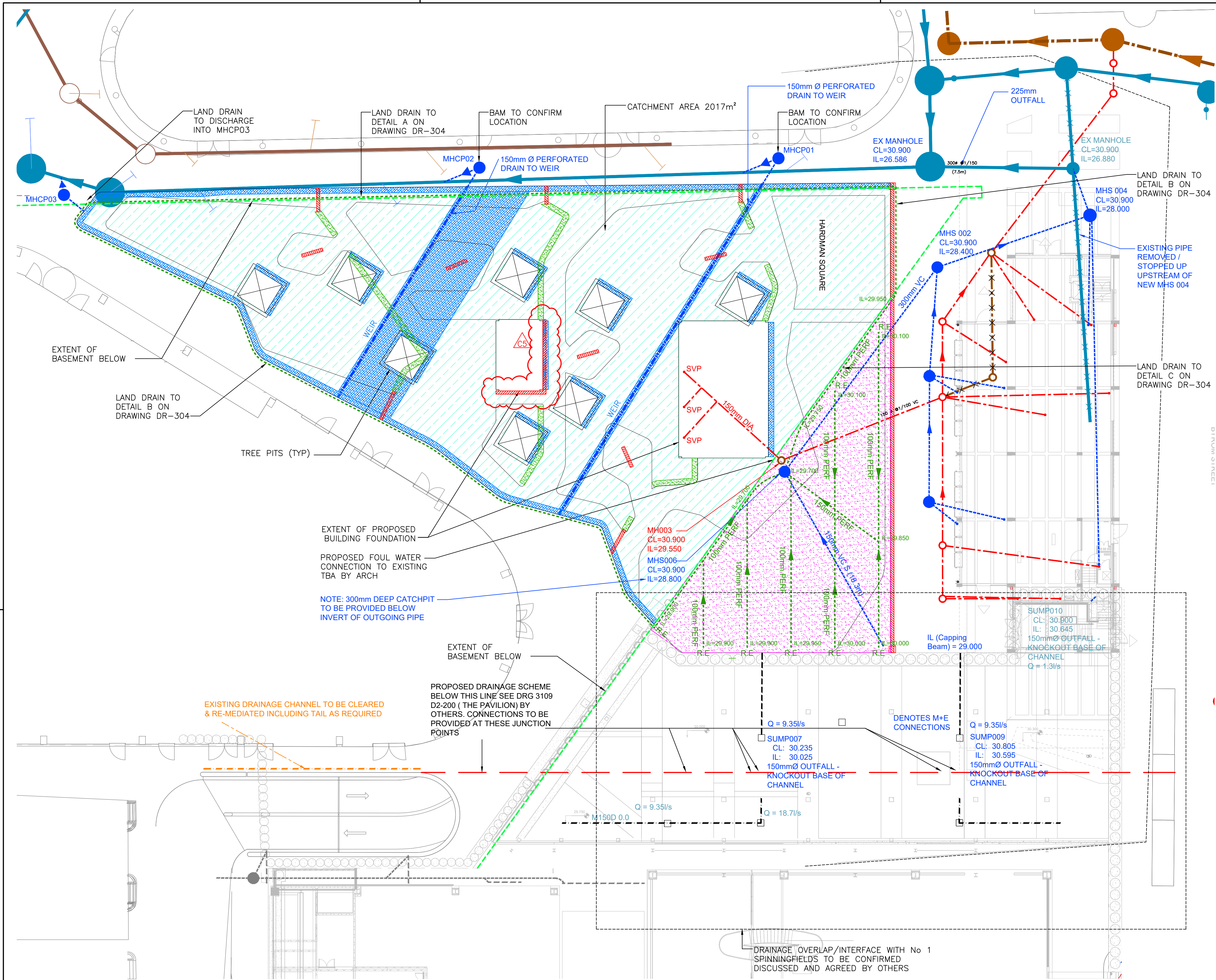
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Outside of the Lawn Club, the external levels have not been changed. Thus, overland flows within the wider area of the Field generally are unchanged from those indicated on the sketch plan submitted with Condition Discharge ref CDN-19-0248.



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APPENDIX A – THE FIELD, DRAINAGE GA



TOPO SURVEY AND INVERT LEVEL OF DRAINAGE BASED ON SURVEY SYSTEMS DRAWING A0 11L049/001 JANUARY 2012

DRAINAGE LAYOUT AND DETAILS BASED ON LANES FOR DRAINS CCTV SURVEY JULY 2013 AND MODIFIED TO SUIT SITE OBSERVATIONS.

ALL DRAINAGE INFORMATION, LEVELS AND CONNECTIONS TO EXISTING NETWORKS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION OF DRAINAGE WORKS.

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- LINEAR SLOT DRAIN.
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- EXISTING TREE PIT
- OUTFALL VIA A 450mm Ø CATCH PIT. 150mm OUTFALL TO CONNECT BACK TO EXISTING PIPE WORK
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- APPROXIMATE EXTENTS OF THE No 3 HARDMAN SQUARE BASEMENT
- 100mm PERF PERFORATED LAND DRAINAGE SIZE AS PER THE ANNOTATION

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----- CARRIER PIPE- FINAL ROUTE WITHIN THE BUILDING TO BE ADVISED BY M&E/SYPHONIC DRAINAGE SPECIALIST.

RWP- RAINWATER PIPE(SIZE & LOCATION TO BE ADVISED BY M&E/SYPHONIC DRAINAGE SPECIALIST & CO-ORDINATED WITH ARCHITECT.

C5	06.06.18	LAND DRAIN ADJACENT TO THE CABIN	JA	JS
C4	04.05.18	LAND DRAIN ADDED, PERFORATED LAND DRAINAGE AMENDED	JA	JS
C3	13.03.18	CL OF MH003 REVISED	JA	JS
C2	05.03.18	NOTE RE: CATCHPIT ADDED TO MHS006. PIPE FROM MHCP003 UPDATED.	JA	JS
C1	09.02.18	FOR CONSTRUCTION	JA	JS
T1	29.01.18	FOR TENDER	JA	JS
REV	DATE	DETAILS	DRN	CHK

DRAWING STATUS

RIBA STAGE

STAGE E ISSUE



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DRAWN MT	DATE 10.2016	SCALES 1:200
CHECKED AR	DATE 10.2016	THE ABOVE SCALES APPLY WHEN PLOTTED AT A1 SIZE -DO NOT SCALE-
APPRVD.	DATE	EMAIL FOR DRAWINGS info@roccoconsulting.com

CLIENT

ALLIED LONDON

PROJECT TITLE

HARDMAN SQ
MANCHESTER

DRAWING TITLE

GROUND FLOOR
DRAINAGE

DRAWING No.	REV.
3466 DR-200	C5

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ACADFILE

PLOTDATE



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APPENDIX B – ROC SITE VISIT REPORT

SITE OBSERVATION RECORD

Site Visit to:	The Lawn Club Spinningfields Manchester
Client:	Allied London
Job Number:	4964
Site Visit by:	William Crane
Date & Time of Inspection:	06.25.2025 11am
Weather Conditions:	Dry / Sunny
Purpose of Inspection:	Review / visually survey areas of additional FW and SW drainage
Person Seen on Site:	Chris – Shiko Group
Areas Inspected:	Internal area of The Lawn Club and External perimeter and seating area
Photographs Taken and Attached:	Yes – see attached
Sketches Provided and Attached:	Yes – see attached

Visual Inspection of Building Internally and Externally

Scope

Building Internal

1. Review all areas – toilets, bar, kitchen, store rooms and internal sitting areas
2. Determine locations of recently additional toilet facilities and drainage connections to extg SVP's

Building Perimeter - External

1. Review all areas – sitting areas, external building perimeter
2. Determine any modifications to existing drainage / drainage points from kitchen and toilet facilities
3. Determine locations of RWP's

Roof

1. Review main building roof, roof over seating area and any other small structures added to main building
2. Determine means of SW drainage from roof and determine flow direction where discharged onto either hard or soft landscaping

Findings

Ground Floor Main Building

1. The floor to the main building is generally of timber construction to the toilets, bar and kitchen areas. The main internal seating area is of timber construction covered with decking boards. Other areas within the bar area were noted as original cobble stone

paving. There was a smaller separate seating area where again the floor construction is timber.

2. Due to large amounts of equipment in kitchen areas the number and location of drainage points could not be accurately determined
3. The wc drainage generally passed through the back partition walls and were boxed out on the opposite side of wall, and indicated on drwg 4964-ROC-XX-XX-DR-C-220 rev P1

Building Perimeter – External

1. Various discharge pipes from the kitchen indicated on drwg 4964-ROC-XX-XX-DR-C-220 rev P1
2. External discharge pipes from the toilet facilities indicated seen on 4964-ROC-XX-XX-DR-C-220 rev P1

Roof

1. The roof to the main building is of timber construction external covering not determined
2. The roof to the main seating area is of timber construction with a clear Perspex roof covering
3. Surface water is collected via multiple outlets into a single large dia pipe at high level running the length of the building at the junction of the main building roof and main seating area, at each end of the pipe there is an external rwp discharging directly on to surfacing indicated on drwg 4964-ROC-XX-XX-DR-C-220 rev P1

Summary

The additional toilet facilities appear to have been positively connected to the original FW system designed and detailed by ROC on drawing 3466-DR200 rev C5.

The new Architects floor plan and FW drainage connections can be found on ROC drawing 4964-ROC-XX-XX-DR-C-220 rev P1

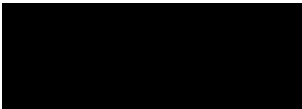
The roof drainage of both the Main building and various seating areas is discharged directly onto either the hard or soft landscaping around the building

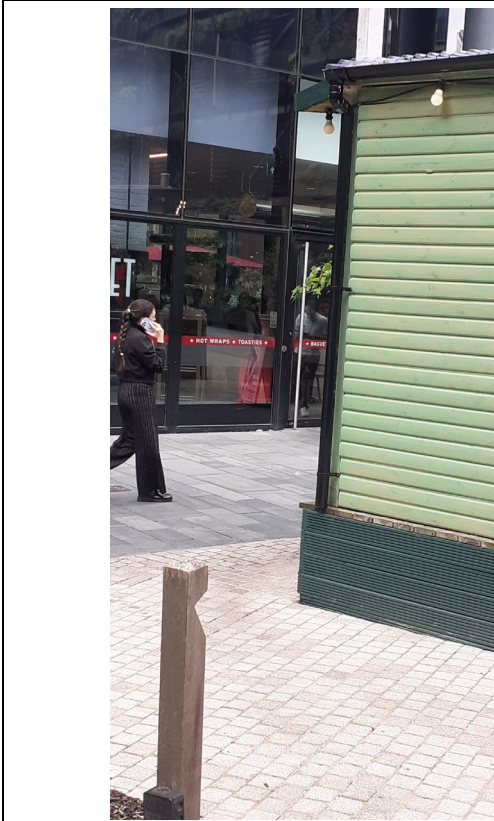
Where soft Landscaping the water percolates into the SW system designed and detailed by ROC on drawing 3466-DR200 rev C5

Where hard landscaping the water flows to slot drains and into the SW system designed and detailed by ROC on drawing 3466-DR200 rev C5

The new Architects floor plan, additional FW Drainage and additional SW RWP's can be found on ROC drawing 4964-ROC-XX-XX-DR-C-220 rev P1

Refer to ROC sketch 4964-ROC-XX-XX-SK01 for anticipated flow direction toward extg slot drains of RWP's discharging onto areas of hardstanding

Signed 



RWP discharging onto hard landscaping



RWP discharging main roof onto soft landscaping



External drainage from kitchen



External drainage re-entering building



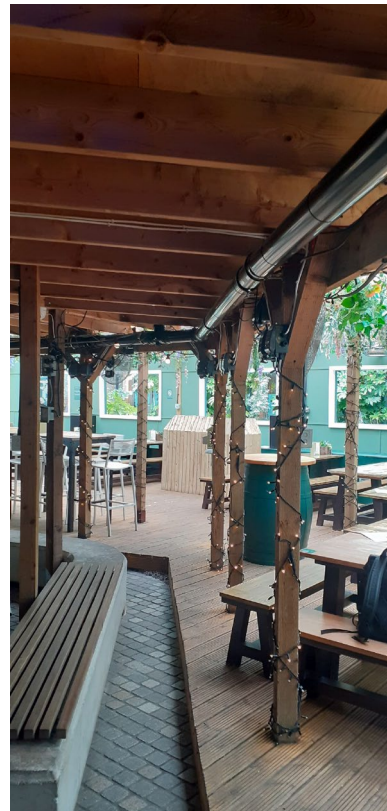
External drainage from kitchen



Rodding eye for WC drainage



RWP discharging main roof collector pipe through decking boards

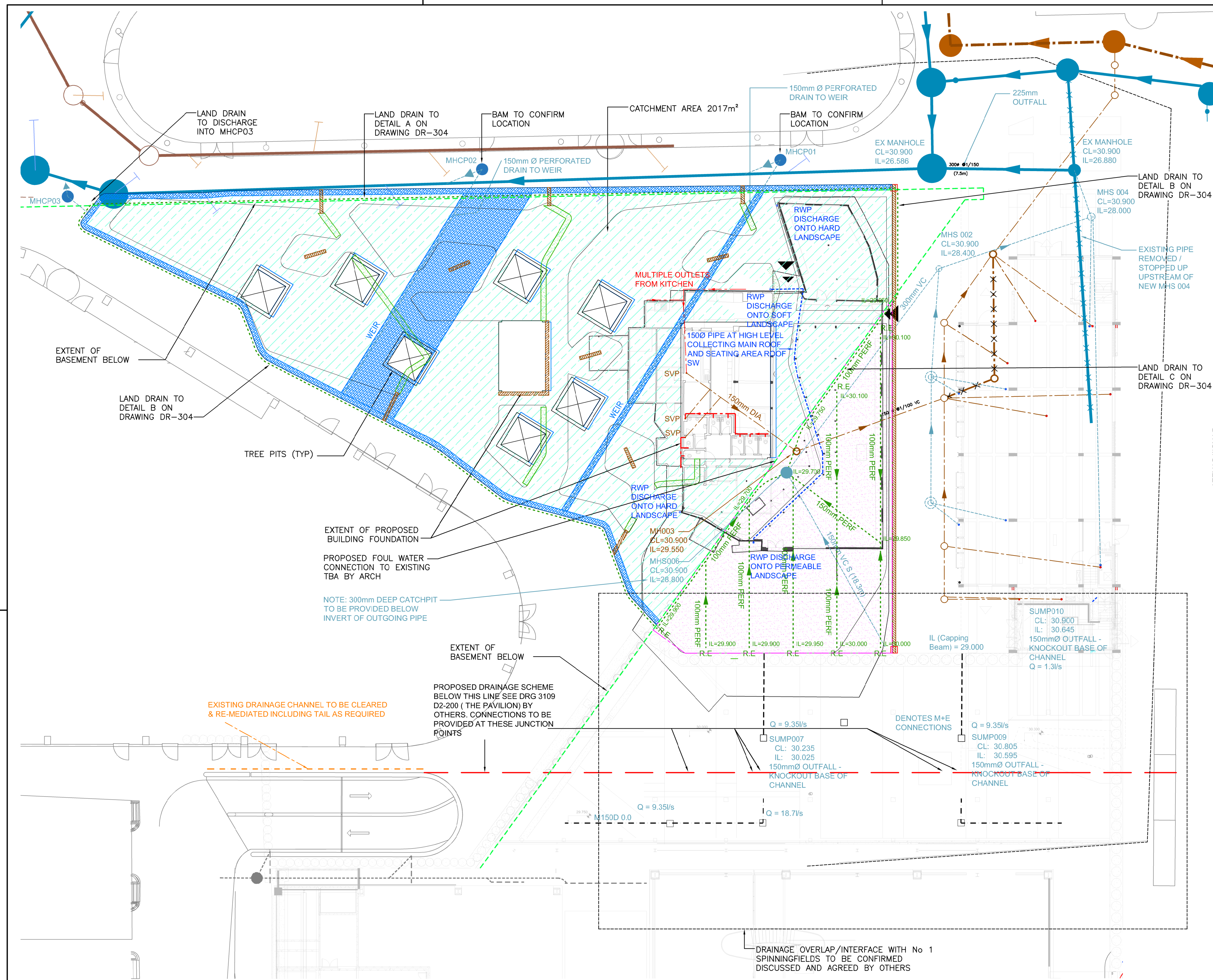


Internal collector pipe for main building roof and roof over seating area



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APPENDIX C – DRAINAGE GA



TOPO SURVEY AND INVERT LEVEL OF DRAINAGE BASED ON SURVEY SYSTEMS DRAWING A0 11L049/001 JANUARY 2012

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P1	27.06.2023	ISSUED FOR INFORMATION	wdc	JS
REV	DATE	DETAILS	DRN	CHK

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DRAWN wdc	DATE 06.2025	SCALES 1:200
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**HARDMAN SQ
MANCHESTER**

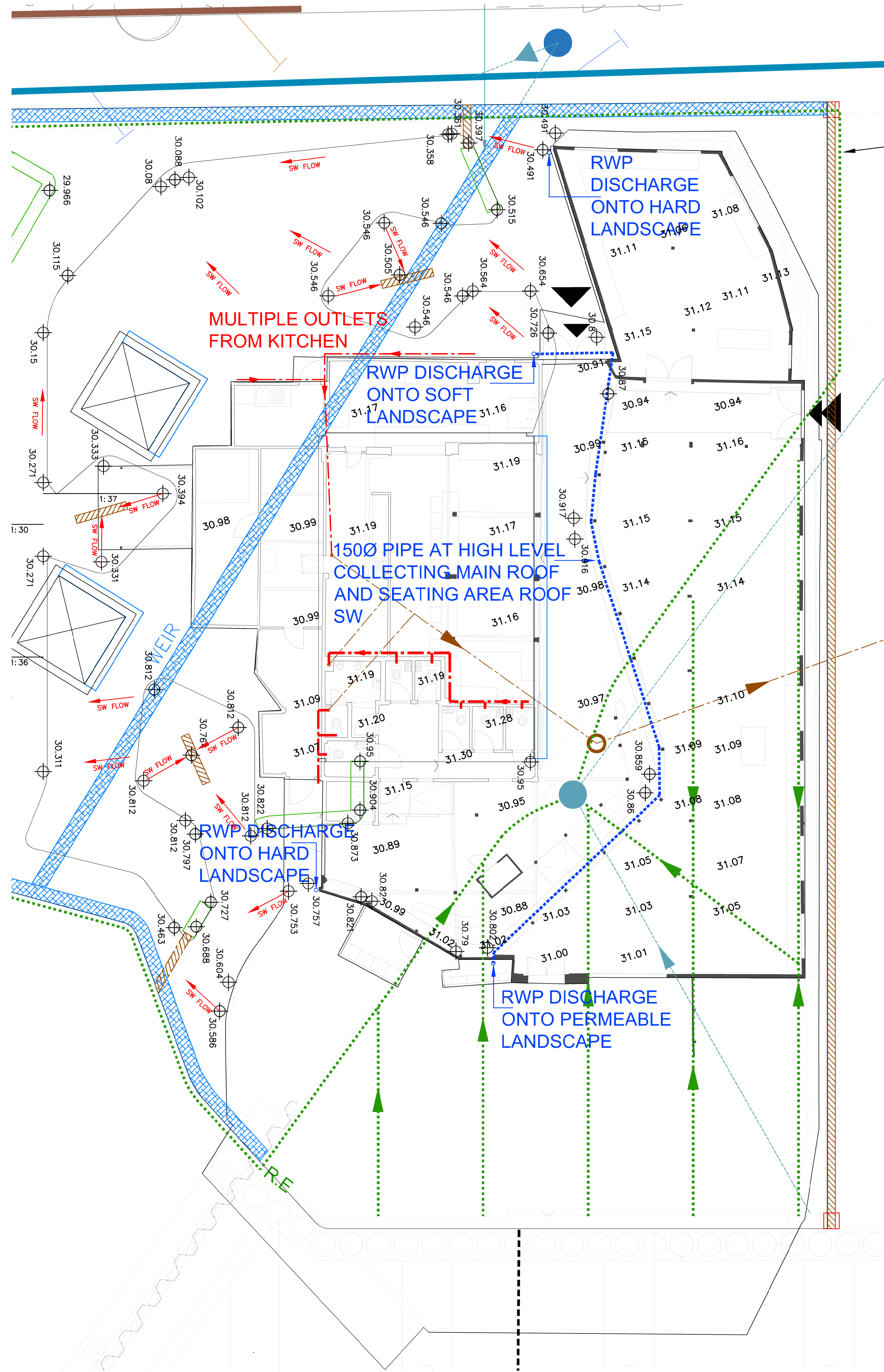
DRAWING TITLE
**GROUND FLOOR
DRAINAGE
AS BUILT**

DRAWING No. 4964-ROC-XX-XX-DR-C-220	REV. P1
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- TOPOGRAPHICAL LEVELS TAKEN FROM HS-LYR-F-XX-DWG-L-4001-CON-03
- LAWN CLUB FLOOR LEVELS TAKEN FROM SURVEY OPERATIONS DRAWING A2 24J269/001

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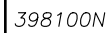
DRAWING TITLE
**THE LAWN CLUB
EXISTING LEVELS &
SW FLOW TO CHANNELS**

DRAWING No. 4964-ROC-XX-XX-DR-C-221	REV. P1
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COMPLEX CHALLENGES ...
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APPENDIX E – TOPOGRAPHICAL SURVEY



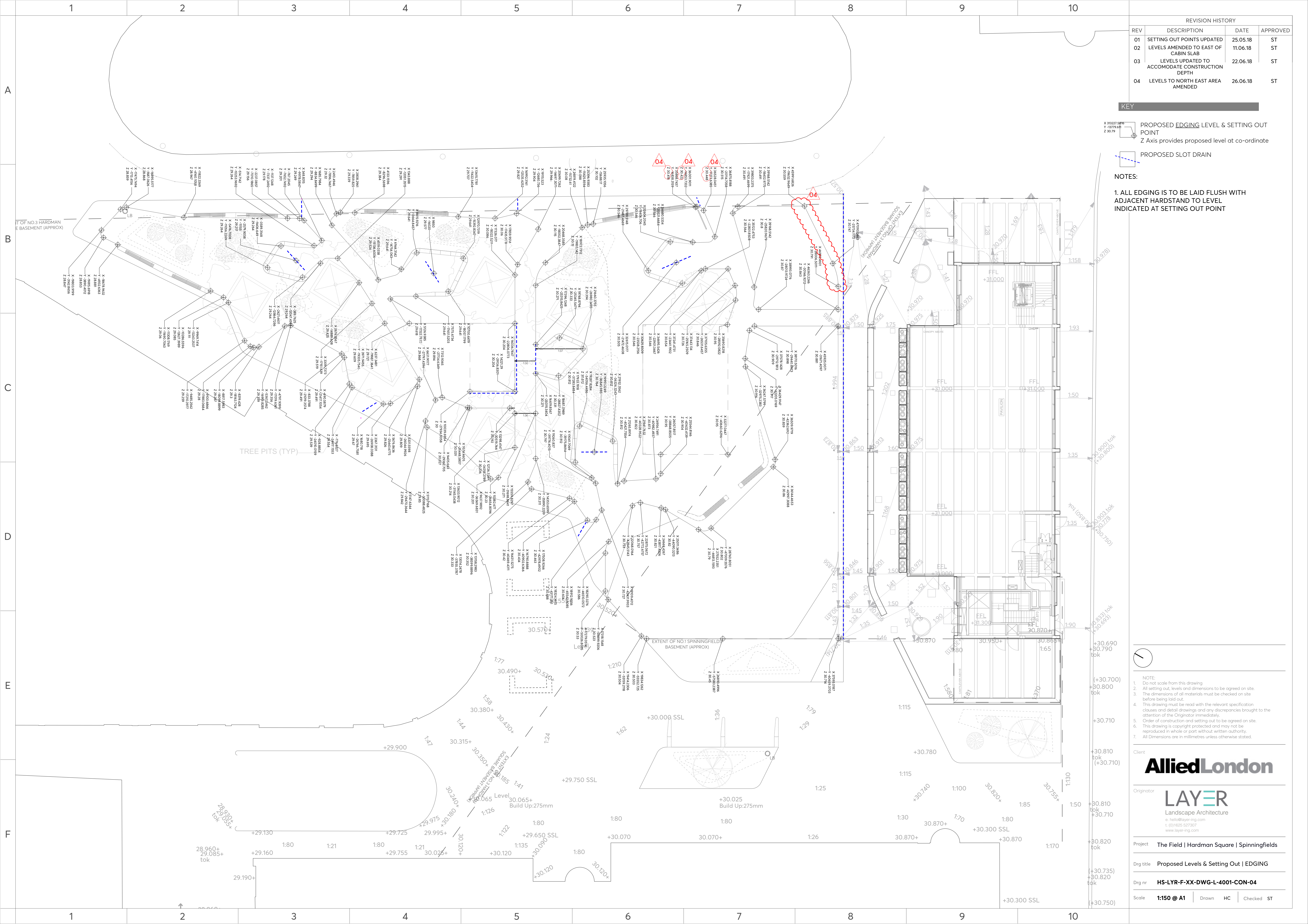
A2 24J269/001

398100N



COMPLEX CHALLENGES ...
MADE SIMPLE

APPENDIX F – LANDSCAPE SETTING OUT PLAN



REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED
01	SETTING OUT POINTS UPDATED	25.05.18	ST
02	LEVELS AMENDED TO EAST OF CABIN SLAB	11.06.18	ST
03	LEVELS UPDATED TO ACCOMMODATE CONSTRUCTION DEPTH	22.06.18	ST
04	LEVELS TO NORTH EAST AREA AMENDED	26.06.18	ST

KEY

 PROPOSED EDGING LEVEL & SETTING OUT POINT
Z Axis provides proposed level at co-ordinate

 PROPOSED SLOT DRAIN

NOTES:

1. ALL EDGING IS TO BE LAID FLUSH WITH ADJACENT HARDSTAND TO LEVEL INDICATED AT SETTING OUT POINT

NOTE:

1. Do not scale from this drawing
2. All setting out, levels and dimensions to be agreed on site.
3. The dimensions of all materials must be checked on site before being laid out.
4. This drawing must be read with the relevant specification clauses and detail drawings and any discrepancies brought to the attention of the Originator immediately.
5. Order of construction and setting out to be agreed on site.
6. This drawing is copyright protected and may not be reproduced in whole or part without written authority.
7. All Dimensions are in millimetres unless otherwise stated.

Client

AlliedLondon

Originator

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Project **The Field | Hardman Square | Spinningfields**

Drg title **Proposed Levels & Setting Out | EDGING**

Drg nr **HS-LYR-F-XX-DWG-L-4001-CON-04**

Scale **1:150 @ A1** Drawn **HC** Checked **ST**



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