

Applications HPK/2022/0376 and HPK/2022/0377

Planning and Listed Building Condition 16 – summary of submission – May 2024

The existing below ground drainage system is a combined surface and foul water system. A CCTV survey has been undertaken to establish both the condition and the layout of the existing below ground drainage runs. This has been used to develop the drainage strategy for the new apartments.

The tightness of the site with limited external space makes splitting the foul and surface water and the use of soakaways impossible. The Nutrient Neutrality report submitted as part of this application shows that the level of nitrates and phosphates being discharged by the new development is a reduction on that when the building was in use as a hotel. Consequently, it is proposed to re-use the existing gulleys and underground drainage to discharge both the surface and foul water, as is currently the case with all the other properties in this terrace of buildings.

The existing positions of the rain water pipes and soil stacks are to be re-used together with the existing below ground drain runs. The proposed new below ground drainage system is shown on drawing GK3243-C-001_B. The as-existing CCTV drainage plan has also been submitted.